



**Proposal for
Sandpiper Towers Condominium Association Inc
205 HIGHWAY A1A
SATELLITE BEACH, FL 32937
Fire Alarm System Installation
03/25/2019**

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. Johnson Controls' provision of the equipment, systems, and/or services described in this Proposal is expressly conditioned upon Company's acceptance of the terms and conditions of the standard Johnson Controls Security Solutions "AGREEMENT" COMMERCIAL TERMS AND CONDITIONS. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of sixty (60) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Juan Cortes
Johnson Controls Security Solutions
Phone #: 407-747-9278
Email: juan.r.cortes@jci.com



DATE 03/25/2019

DEAR Delores Melton:

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide Sandpiper Towers Condominium Association Inc with our proposal for Sandpiper HOA - FA CONVERSION INSTALL 032319.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Juan Cortes
 Commercial Business Solutions

License Information: **AL** 1498, 1499, 1500, 1501, 1502, A-0244, The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 **AK** 125516; 1058473, 5430 Fairbanks Street, Suite 7 Anchorage, AK 99507 **AR** 0000199, 0030740118 Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 **AZ** ROC281489, 18267-0 **CA** 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 **CT** 0106099-L5 **DC** ECS1327 **FL** EF20000890, EF20000341, EF0000478 **GA** LVA002833, LVA205386, LVU004635 **HI** CT-32427 **ID** PWC-C-12256-A-4, RCE-33602, EC012834 **IL** 127001526, 128000247, 128000246, 128000243 **LA** 24889, F523, F489 **MA** 401-C, **MI** 3601206912, A-0352, A-0170, 3602206914, A-0638, 3602206913, A-1058, A-1199 Whitcomb Avenue Madison Heights, MI 48071; **MN** TS651063 **MS** 15024088, 19530-**SC** **NC** 846-CSA, 28510-SP-FA/LV, 19385-SP-FA/LV, 27353-SP-FA/LV, 19718-SP-FA/LV, 24191-SP-FA/LV, 22850-SP-FA/LV 101 Industrial Drive, Ste 104 Raleigh, NC 27069, (919) 788-5320 **NJ** 34BF00050200, P00451, 607013 **NM** 375283 **NV** 0077542, F470, F469, **NY** 12000327404, Licensed by NYS Dept. of State **OH** E16782, 50-18-1052, 50-25-1050, 50-48-1032, 50-57-1119, 53-31-1582 **OK** AC-67 **OR** CLE-322, 197010, AC-67 **PA** Pennsylvania Home Improvement Contractor Registration Number; PA010083 **RI** 18004, AF-09170 **TN** ACC1704, ACC1705, ACC1707, ACC1708, ACC1709, ACC1710, ACC1711 **TX** B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752, ACR-1460 **UT** 8390557-6501 **VA** 11-7587, 11-7575, 11-7591, 11-7573, 11-7589, 11-7578, 2705147765 **WA** JOHNSCS837N4, 19625 62nd Ave South, Ste C112 Kent, WA 98032 **WV** 050291.

See a comprehensive list of licenses on <http://www.johnsoncontrols.com>. **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

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SCOPE OF WORK FOR Sandpiper Towers Condominium Association Inc

This proposal presented by Johnson Controls is being provided at the request of Sandpiper Towers Condominium Association Inc to successfully meet the specifications of the Sandpiper HOA - FA CONVERSION INSTALL 032319 Project at the 205 HIGHWAY A1A, , SATELLITE BEACH, FL 32937 location.

We propose to install and maintain a FA system which will consist of the following:

- Contact Information: Carolyn Kendall
321-773-7344
.
Juan R Cortes
407-747-9278
- System Operation: *** THE FOLLOWING IS FOR REMOVAL OF OLD FIRE ALARM SYSTEM AND CONDUITS AND INSTALLATION OF NEW FIRE ALARM SYSTEM AND CONDUITS***
1-JCI to upgrade existing Fire Alarm System due to obsolete system and location not to present code, per fire alarm permit drawings
2- Remove existing Fire Alarm Control Panel (FACP) in stairwell #, new FACP at main electrical room 1st floor
3- Replace existing communicator with Sole Path Cellular communicator unit with outdoor extension antenna in stairwell #2
4- Replace all existing and add new, Manual Pull Stations throughout building
5- Replace all existing and add new, Smoke Detectors and Heat Detectors throughout building
6- Replace all existing and add new, Horn/Strobes and Strobes throughout building
7- Add new Elevator Recall Fire monitor modules
8- Add new Knox Box (outdoor key box) by stairwell #2 entrance
9- Add new NAC Power Supplies per floor to support Horn/Strobes and Strobes
10- Replace all and add new Conduit runs by JCI Electrical-Sub Contractor throughout building to support FACP system

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11- JCI electrician to provide dedicated 20amp breaker and wire run from electrical. Panel to all FACP and 5ea NAC Power Supplies, and make final connections for power. location per fire alarm permit drawings

12- Note: per customer all a/c units below 3-tons, no smoke duct detectors to be installed, If required by AHJ additional rider will need to be generated to install smoke duct detectors

13- Note: Customer will need to have Fire Watch in-place from start to finish of installation process, Customer will need to contact AHJ on list of Fire Watch Service Providers in the area, Fire Watch Services fees not covered on this agreement and not covered by JCI Security Solutions.

14- For fire alarm systems required by law, the System shown in this Agreement may be subject to approval by the local Authority Having Jurisdiction (AHJ). Any changes required by the AHJ may result in additional charges to the Customer.

- Programming Info:
 - 1-JCI to to have all FA zones uploaded with zone number and description to monitoring center
 - 2-JCI to Sharpie on FACP inner door zone number and description

- Site Conditions:
 - 1-Existing 6 Story Condominium with 8-9 foot hard ceiling throughout building

- Existing Equipment:
 - 1-All existing fire alarm devices to be removed and returned to warehouse for proper disposal

- Customer Expectations:
 - 1-All work to be done during normal business hours, between the hours of 8am-4:30pm, Monday-Friday (excludes JCI observed holiday) .
 - 2-Will be working while the Facility is open for business. Disruptions to be kept to a minimum and ensure areas of work are clean before leaving.
 - 3-JCI to sign in and out of customer's premise, shall personally check in the contact person upon arrival and upon departure
 - 4-System installation shall be in a professional and workmanlike manner.

- Training Expectations:
 - 1-JCI is to train the designated person or persons on the full operation of all systems. This is to include adding, deleting user codes, viewing alarm history on the keypads, reviewing zones and resetting of the system.
 - 2-Train customer on use of system including silencing and resetting of alarms and troubles.

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- 3-Ensure that they have been given the master code and personal identification code.

4-Ensure that the customer has been given JCI Security Solutions Customer Support number, 1-800-289-2647
- **General Comments:**
 - 1-Customer to have property owner sign and notarized Fire Alarm Permit and NOC forms.
 - 2-Once forms have been signed and notarized,, the original forms will be picked up by Juan Cortes
- **Customer Responsibilities / Tyco Exclusions:**
 - 1- Customer to coordinate with Elevator company for connection and testing of elevator recall sys and placing elevator out of service to remove smokes detectors top of shaft
 - 2- AHJ requires that all apartments have battery smoke detector in all bed rooms and common areas, customer responsibility, will not be connected and not be monitored by FACP system.
 - 3-Access to the facility between the hours of 8am-4:30pm, Monday-Friday (excludes JCI observed holiday) for system installation.
 - 4-Customer will assist in the removal of any customer-owned furniture and/or inventory impeding the installation of wiring and/or peripheral devices
- **Documentation Needs:**
 - 1-Tech Completion and acceptance Packet.
 - 2-Inspection tag and NFPA 72 inspection forms.
 - 3-Attached fire alarm permit prints
 - 4-Fire alarm permit and NOC.
 - 5-Fire Alarm zone list sharpie on FACP
 - 6-Fire Alarm updated plaque by Annunciator

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BILL OF MATERIALS FOR Sandpiper Towers Condominium Association Inc

Sandpiper HOA - FA CONVERSION INSTALL 032319 System

QTY	PRODUCT CODE	DESCRIPTION
1	MS-9600UDLS	FACP Addressable MS9600UDLS W/DACT-2UD
1	SLC-2LS	Optional module to add second SLC loop providing
1	ANN-80-A8	ANN-80-A8 LCD ANNUNCIATOR, 80 CHARACTER
1	IPGSM-4G	IP/4G COMMUNICATOR, DUAL PRIMARY, UL
1	CELL-ANT3DB	ANTENNA,ACCESSORY,KIT CELL-ANT3DB
1	HONEYWELL	SMA TO N ADAPTOR CABLE WA7626-CA
1	7626-25HC	Low Loss Cable (25')
1	HONEYWELL.	ANTENNA ADAPTOR CABLE, MMX TO K14207LF
1	D8004	TRANSFORMER KIT UL APPROV
23	BG-12LX	ADDRESSABLE PULL STATION
73	SD355	Addressable low-profile photoelectric smoke detector
26	H355	Fast-response, low-profile heat detector 135 degrees Fahrenheit
1	5601P	135 degrees Fahrenheit Fixed Temp/Rate-of-Rise,
2	MMF-300	Addressable Monitor Module
4	CRF-300	Addressable Relay Module DPDT
7	SMB500	This module isolates the SLC loop from short circuit conditions
5	FCPS-24FS8-A8	24 Volt, 8 Amp Remote Power Supply 4 Class B or A (with ZNAC-4 module)
36	PC2RL	2-Wire Ceiling Horn Strobe, Red
39	SCRL	Ceiling Strobe, Red
71	MHR	MINI HORN SYNCHRONIZABLE RED
1	P2WHK	2W H/S HI CD WHT OUTDOOR
6	FAS-120AC	SURGE SUPP AC DIST 120VPWRSPLY
12	477967	Battery, Sealed Lead-Acid, 12 Volt, 7.0Ah
2	PW-PS12180F2	12V 18AMP FAST/ON BATTERY - POWER-SONIC
1	O6-SSU00672	FIRE DRAWING BOX RED
1	3262/ANIXTER INC.	3200 KNOX BOX SURFACE MOUNT WITH TAMPER
1	Sub Contractor	Electrical-Sub Contractor Fire Alarm System Installation
1	Sub Contractor	Electrical-Sub Contractor to re-conduit fire alarm wire runs
Lot	493491-L	14/2c, SOL, Unshielded, CL3P/FPLP, Plenum, Red,
Lot	493490-L	18/2c, SOL, Unshielded, CMP/FPLP, Plenum, Red,
1	Line Item Comment	Note: per customer all a/c units below 3-tons, no smoke duct detectors to be installed, If required by AHJ additional rider will need to be generated to install smoke duct detectors.
1	Line Item Comment	Note: Fire Alarm Protection is for common areas, and apartments as required by AHJ
1	Line Item Comment	Note: Customer will need to have Fire Watch in-place from start to finish of installation process, Customer will need to contact AHJ on list of Fire Watch Service Providers in the area, Fire Watch Services fees not covered on this agreement and not covered by JCI Security Solutions.
1	Line Item Comment	Note: AHJ requires that all apartments have battery smoke detector in all bed rooms and common areas, customer responsibility, will not be monitored by FACP.

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Sandpiper Towers Condominium Association Inc
205 HIGHWAY A1A
SATELLITE BEACH, FL 32937
Estimate Name: Sandpiper HOA - FA CONVERSION INSTALL
032319

PAYMENT OPTION

Customer Outright Sale Purchase

Provides your business with ownership of the electronic security equipment upon purchase.

Total Installation Cost: \$ 135,000.00

- **Half will be invoiced by mail before start**
- **Balance will be progress billing on installation**

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