



**Proposal for
Sandpiper Towers Condominium Association Inc
205 HIGHWAY A1A
SATELLITE BEACH, FL 32937**

03/26/2019

Fire Alarm System Services

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 03/26/2019

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 PROGRAM 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 PROGRAM 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: *** This estimate is for the following on newly installed FACP System on estimate #1-4KLS6BV ***
1-Program and Test FA System and Cellular Unit
2-Fire Alarm Permit Fees
3-Fire Alarm Permit Drawing Sets Signed/Sealed by Engineer fee
4-Fire Alarm Final Inspection with Fire Marshall scheduled date
- 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
3-JCI to program cellular communicator as sole-path communication with 5-minute daily test of signals
- Site Conditions: 1-Existing 6 Story Condominium with 8-9 foot hard ceiling throughout building
- 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.

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- 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.
 - 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 PROGRAM 032319 System

QTY	PRODUCT CODE	DESCRIPTION
1	Monitoring Service	Monitoring Service PROVIDED
1	Sole Path Cellular	Sole Path Cellular 5 Minute Supervision Services PROVIDED
1	Maintenance/Service Plan & Fire Alarm Inspection	Maintenance and Service Quality Plan and 1ea Fire Alarm Inspection PROVIDED
1	This Agreement is for the following on newly installed FACP System on estimate #1-4KLS6BV for:	
1	Programming	Program and Test New Fire Alarm System and Cellular Communicator
1	CAD Price	Fire Alarm Permit Drawing Sets, signed and sealed by Engineer Fee
1	Permit Fees	Fire Alarm Permit Fee
1	Inspections	Fire Alarm I Final inspection with Fire Marshall inspection date
1	AS NOW INSTALLED	The Following is the newly installed FA System: devices
1	MS-9600UDLS / UNIMODE/	Addressable Fire Alarm Control Panel (FACP)
1	Cellular Communicator	Cellular Communicator
1	Annunciators	Annunciators
73	Smoke Detectors	Addressable Smoke Detectors
27	Heat Detectors	Addressable Heat Detectors
23	Manual Pull Stations	Addressable Manual Pull Stations
71	Horns	Horns
39	Strobes	Strobes
36	Horn-Strobes	Horn-Strobes
5	Power Supply	NAC Power Supply
1	Knox Box	Outdoor Knox Box (key box)
2	Control Monitor Modules	Addressable Monitor Modules
4	Control Relay Modules	Addressable Relay Control Modules
1	Zone Expander	Addressable SLC Zone Expander
1	Horn-Strobe	Horn/Strobe Outdoor Weather Proof
1	Heat Detector	Heat Detector Weather Proof

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PAYMENT OPTION

Customer Purchase Sale

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

Installation Investment Package: \$9,430.33

- Half will be invoiced by mail before start
- Balance will be invoiced by mail upon completion

Total Monthly Payment Services: \$ 535.00/month

- Fire Alarm Monitoring Services
- Fire Alarm Cellular Sole-Path Communication Service
- Fire Alarm Annual Inspection
- Fire Alarm Service/Maintenance Plan

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