



QUALITY FIRE PROTECTION, INC.
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07/20/2023

IKON USA
P.O. Box 980022
Park City, UT 84098404

Sommet Blanc
Buildings A-C
9300 Marsac Ave
Park City, UT 84060

Tel # 801-891-1787
mhuber@aspengroupusa.com

Attention: Mark Hubner

We propose a budget price to design, furnish, and install complete wet fire sprinkler systems, and standpipe fire protection systems with an electric horizontal split-case fire pump drawing from a water tank filled from the city water supply, for the buildings to conform with the plans, NFPA 13, 14, 20, and local codes.

Buildings A, B and C

Design, Material & Labor: \$2,665,000.00

This price is good for 60 days. After 60 days price may increase at a rate of .25% of the total price per month.

This price includes all necessary design, plans, approvals, labor, and 1 year warrantee on labor and materials provided.

The contract will begin at a flanges inside the building for the tank supply, pump test header, fdc and tank.

The systems will come complete with a 460 VAC electric fire pump with a controller, 460 VAC jockey pump and controller, with control valves, back flow device, fire department connection, inspectors test valves, check valves, fire sprinklers, flow and tamper switches, and all necessary drain valves. Where steel pipe is required, it will be black, grooved sch. 10 for pipe sizes 1.25-8", or threaded or grooved black steel sch. 30, or Sch. 40. All areas in the parking garage and retail areas without ceilings will have a wet system with upright ordinary hazard fire sprinklers. All areas with ceilings in the commercial and residential areas will be wet systems and have white concealed fire sprinklers.

This price is based on the following conditions:

- All tubs, showers, and surrounds will be of non- combustible construction and gyp. board behind the bathtubs and showers will go to the floor.
- CAD Drawings (dwg files) will be made available free of charge for our use in submittal of the shop drawings.
- Some furring may be required for the fire sprinkler standpipe and mains. All such furring would be by others.
- Residential Unit calculation is to be made using a .5 gpm/per square foot density. No alternative means and methods agreements have been made with Summit County regarding the fire sprinkler system.
- Combustible interstitial spaces (in common areas, attics, dwelling units & corridors) will be filled with insulation or covered with gypsum board so that no fire sprinklers will be required.
- This bid is based on the use of the specified pump supplied by a tank filled by the city water main, pressure to meet the requirements of a high-rise building.



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- The standpipe will be installed at the ceiling level in the parking garages assuming that this area will be maintained at 40 degrees all year around. If required, all heat tracing would be by others.
- All fire sprinkler work is design build.
- Fire sprinklers have been eliminated from residential closets 12 sq. ft. or smaller per NFPA 13 Annex D.1.1.6.
- The fire sprinkler contract begins at flanges inside the building.
- If all exposed surfaces of the balconies have a Class A fire rating balcony protection is usually not required.
- Bid based on plan set dated 11/18/22.

This price excludes:

- all electrical work, including heat tracing,
- painting of steel pipe,
- fire caulking,
- the underground water supply,
- Davis -Bacon wages,
- BIM coordination.
- The water storage tank construction, water proofing, sizing and design.
- Fire sprinklers under the exterior decks or balconies.
- Pollution insurance.
- Knox FDC and hose valve caps.

Thank you for the opportunity to bid this project. If you have any questions, please contact me.

P.S. To better serve you we have added an alarm division and would be happy to assist with any needs you have in that trade. Call Chuck Harding 801-677-0017 or e-mail at Chuck@qualityfirepro.com

David C. Merkley
385-399-7201
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