



QUALITY FIRE PROTECTION, INC.
1614 West 2350 South
Woods Cross, UT 84087
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11/02/2022

IKON USA
PO Box 98022
Park City, UT 84098

Tower C
Sommet Blanc
Park City, UT 84121

Tel # 801-891-1787

Attention: Mark Huber

We propose a budget price to design, furnish, and install complete wet and dry fire sprinkler systems, and standpipe fire protection system, for the building to conform with the plans, NFPA 13, 14, and local codes.

Tower C	
Design, Material & Labor:	\$ 481,000.00

This price is good for 30 days.

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

The contract will begin at a flange above the floor inside the building.

The systems will come complete 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, or threaded steel sch. 40. All areas in the parking garage and core areas without ceilings will have standard coverage ordinary hazard fire sprinklers. All areas with ceilings in the parking garage will have dry coverage concealed pendant heads installed. All areas with ceilings in the commercial and residential areas will 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 Park City 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 a fire to meet the requirements of NFPA 20 and a high-rise building.
- The standpipe will be installed exposed in the parking level assuming that this area will be maintained at 40 degrees all year around. If required, all heat tracing would be by others.
- The balconies on Tower C will not require fire sprinkler protection. This building is of all non-combustible construction.



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- 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

This price excludes:

- all electrical work, including heat tracing.
- fire caulking,
- the underground water supply,
- Davis -Bacon wages,
- BIM coordination.
- The fire pump to be located in Tower B.
- A water storage tank and the supply piping to it.

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

David C. Merkley
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