

# **FIRE ALARM SYSTEM: BID ANALYSIS REPORT & RECOMMENDATIONS**

## **Valiant House**

801 Ocean Dr.  
Hollywood, FL 33019

### **PREPARED FOR:**

Board of Directors

### **DATED:**

October 31, 2025



## **SOCOTEC**

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**Valiant House – Hollywood, FL  
FA Bid Review**

**Valiant House Condominiums**

**Attn: Board of Directors**

801 S Ocean Drive  
Hollywood, FL 33109

**SUMMARY OF CONTRACTORS BIDS & INITIAL REVIEWS**

Dear Board of Directors:

SOCOTEC Life Safety, LLC. (Socotec) prepared a Request for Proposal for **Valiant House Condominiums ELSS Project: Fire Alarm System**, and bids were received from the following companies:

- **Everon Building Solutions**
- **Premier Fire**
- **Pye-Barker**
- **Universal Fire**

In review of the bids submitted by contractors, they summed up the following metrics:

- Pricing for an inclusive project
- Performance and schedule understanding
- Warranty, Bonding, & Insurance coverage

**OVERVIEW OF BIDS**

Bids were received from the prospective vendors and were in varying compliance with the requirements of the project specification. A brief review of each bid follows:

<b>VENDOR</b>	<b>BID BASE PRICE</b>
<b>Everon Solutions</b>	<b>\$403,653.21</b>
<b>Premier Fire</b>	<b>\$205,000.00</b>
<b>Pye-Barker</b>	<b>\$385,000.00</b>
<b>Universal Fire*</b>	<b>\$286,001.17</b>

**\*Added \$921.00 for missing 3 multicriteria smoke detectors.**

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### EVERON SOLUTIONS:

Submitted a bid through their Miramar office with a base price of **\$403,653.21**. The cost includes all project requirements except permit fees. They have provided a Schedule of Values for this project.

Below is some insight into who they are:

Everon™ is a leading provider of integrated security, fire, and life safety solutions for enterprise-scale commercial customers across the United States. Through our predecessor companies, we built a reputation as one of the nation's most trusted commercial security providers, with decades of experience and a proven record of excellence in customer service. Today, we are Everon™. We're ever committed to delivering superior customer service and innovative security, fire, and life safety solutions for commercial customers in nearly every industry.

### PREMIER FIRE:

Provided a bid through their Fort Lauderdale office with a base price of **\$205,000.000**. Even though their cost is lower than the other bidders, the device count seems to be missing some devices on the field. Permit costs are the responsibility of the property, which will be likely a passthrough cost.

Below is some insight into who they are:

Premier Fire Alarms & Integration Systems Installation Division Inc. is at the frontline of protecting the lives and properties of our customers and their families. We work tirelessly to offer dependable systems and great service, striving to maintain our leadership position in the alarm industry. We respect and value your trust and are committed to providing the best customer experience possible. We offer a broad range of services, including fire alarm monitoring, maintenance, repair, and installation.

### PYE-BARKER - UNITED FIRE:

Provided a bid through their Cora Springs office with a base price of **\$385,000.00**. Their proposal includes all project requirements, although the multicriteria smoke detectors required for each unit has been presented as an Add Alternative price. Permit costs are not included in the base price but will be a pass-through cost to the customer with no additional markups. Tests and Inspections are not included in the base price.

Below is some insight into who they are:

Pye-Barker Fire & Safety's United Fire branches in St. Petersburg, Fort Lauderdale, and Orlando, Florida, are dedicated to protecting what matters most – your people, property, and peace of mind. With decades of trusted experience, United Fire delivers complete fire protection solutions, including system design, installation, inspections, and 24/7 emergency service. From fire alarms and sprinkler systems to suppression systems and safety equipment, our expert team ensures you stay compliant, protected, and ready when it matters most.

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### UNIVERSAL FIRE:

Provided a bid through their Miami office with a base price of **\$286,001.17**. Their proposal include all project requirements. Permit costs are not included in the base price but will be a pass-through cost to the customer with no additional markups. Since they were missing a few multicriteria smoke detectors, their price was adjusted.

Below is some insight into who they are:

Universal Fire & Security Services designs and installs effective, competitive fire alarm systems for condos, schools, churches, malls, healthcare facilities, military facilities, theaters, restaurants, factories, warehouses, to name a few. We also perform Code Compliant annual inspections and testing of all types of fire alarm systems. Our team with 20 years of industry experience brings unmatched expertise and knowledge with hands-on solution to every challenge.

DEVICE COUNTS

Devices/Quantity	EVERON	PREMIER FIRE	PYE-BARKER	UNIVERSAL FIRE
Smoke Detectors	150	109	58	68
Multi-Criteria Detectors	69	63	63	60 (63 adjusted)
Manual Fire Alarm Boxes	36	26	26	29
Heat Detectors	8	19	1	9
Duct Smoke Detectors	14	0	1	4
FACP	1	1	1	1
Audible/Visible alarm NA	106	48	37	69
Audible Alarm NA	170	135	166	113
Visible Alarm NA	40	33	0	2
Transponders (remote FAC cabinets)	0	0	0	0
Fire-fighters phone jacks	40	0	0	0
Waterflow Alarm switches	0	0	0	0
Supervisory monitor switches	0	0	0	0
Addressable Output Control Modules	24	0	22	0
Addressable Monitor Module	60	70	49	3
Annunciators	1	1	0	1
Remote Power Supply	5	2	2	0
Addressable Relay Modules	40	0	16	6
Voice Evac Amplifiers	5	0	1	0
CO Detectors	0	0	0	0

PRICING SUMMARY

FIRE ALARM COMPARISON				
Contractors	EVERON	PREMIER FIRE	PYE-BARKER	UNIVERSAL FIRE
Base Price	\$403,653.21	\$205,000.00	\$385,000.00	\$286,001.17
Permit Fees	Excluded (Passthrough cost)	Excluded (Passthrough cost)	Excluded (Passthrough cost)	Excluded (Passthrough cost)
Sales Taxes	Excluded Est. \$11,300.00	Included	Included	Included
Fire Caulking	Included	Included	Included	Included
3-year warranty parts and labor	1-year only Service Plan required	Included	Included	Included
GPR Scan	Excluded Est. \$4,000.00	Included	Included	Included
Core Drilling	Excluded Est. \$8,000.00	Included	Included	Included
Patching/Painting	Excluded Est. \$12,000.00	Included	Excluded \$11,122.00	Included
Demo of old system	Included	Included	Included	Included
3 Years of Testing & Inspections (NFPA 72)	\$13,318.20	Years 1-2 Included +\$1,500.00 (year 3)	\$7,845.00	\$9,600.00
Monitoring (3 Years)	\$2,437.20	\$2,160.00	\$1,440.00	\$2,700.00
<b>TOTAL</b>	<b>\$454,708.61</b>	<b>\$208,660.00</b>	<b>\$405,407.00</b>	<b>\$298,301.17</b>
ADD/ALTERNATE/OTHERS				
Deposit	30%	22%	30%	30%
Bond	Not Available	2-3%	1.5%	Est. 4%
Inspections years 4-5	\$9,766.68	\$3,000.00	\$8,954.25	\$6,400.00
Monitoring years 4-5	\$1,787.28	\$1,440.00	\$1,440.00	\$1,800.00

**RECOMMENDATION AND STRATEGY**

Both contractors possess the necessary experience to successfully execute this project and demonstrate equal competence in delivering their respective scopes of work within the required timeframe. Based on the bids submitted, both firms have presented their best and final pricing, taking into account the urgency of the project.

- **Premier Fire**
- **Universal Fire**

Please feel free to reach out to us should you have any questions or comments.

Sincerely,

**SOCOTEC Life Safety, LLC.**



Prepared by:

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