



FIRE PROTECTION/LIFE SAFETY PROPOSAL: LIFE SAFETY CONSULTING SERVICES

Valiant House Condo - ELSS PH II & III
801 S. Ocean Drive
Hollywood, Florida 33019

PREPARED FOR:

Valiant House

ATTENTION:

Patrick Nolan

DATED:

May 30, 2025

SLS NO.: 1.6716.01

Proposal for Code Consulting Services
for the Valiant House Condo - ELSS PH II and III Project
located in Hollywood, Florida
May 30, 2025 November 25, 2024, SLS No. 1.6716.01
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I. INTRODUCTION

SLS Consulting, LLC. (SLS) submits this proposal to Valiant House, to provide fire protection and life safety consulting services associated with the proposed Valiant House Condo - ELSS PH II and III located in Hollywood, Florida. The intent of SLS's involvement is to assist the project team in developing a code compliance approach for the project, interfacing with the City of Hollywood Fire Department, providing peer reviews of architectural and engineering drawings prepared by the design professionals of record and supporting the project team with respect to issues associated with fire protection and life safety within the building.

The intent of SLS's involvement is to serve as the project's fire protection and life safety consultant to support Valiant House.

II. QUALIFICATIONS & RESUME

A summary of qualifications for Michael Sheehan (Principal of SLS) and references are provided in Attachment I of this proposal.

III. BASE SCOPE OF SERVICES

SLS proposes the following scope of services to Valiant House:

PHASE 2

A. Fire Alarm System Performances Specification

1. Preparation of Fire Alarm Bid Documents: Upon determination of the fire alarm scope of work, SLS Consulting, LLC. will prepare performance specification and associated contractor bid documents that outline the scope of work, minimum technical requirements, allowable means and methods and schedule/rules of Valiant House Condo - ELSS PH II and III. Additionally, bid forms with breakdowns of complete fire alarm contract project cost, unit costs and optional service costs will be provided and structured such that SLS Consulting, LLC. can complete a technical and financial review of provided fire alarm contractor bids.

B. Fire Alarm Contractor Solicitation, Bid Analysis & Contractor Walkthroughs, & Contractor Award Recommendation

1. Solicitation of Pre-Qualified Fire Alarm Contractor Bids: Upon agreement with Valiant House of qualified fire alarm contractors, SLS Consulting, LLC will solicit bids from up to three (3) prequalified fire alarm contractors or request a proposal from their existing fire alarm vendor only. SLS Consulting, LLC will provide the bid documents to each fire alarm contractor electronically and discuss project expectations with each contractor.
2. Facilitate Contractor Interviews: Attend in-person interviews with selected contractors to review proposals, while validating that contracts will be based on a complete turn-key installation.
3. Review & Recommendation of Fire Alarm Contractor: Review the provided bids of each fire alarm contractor for compliance with both drawings and the performance specification and provided bid documents, for "best value" with consideration of technical approach, project cost, staffing abilities and schedule. SLS Consulting, LLC will provide Valiant House with a bid review letter that quantitatively and qualitatively compares the fire alarm contractors provided bids and provide a recommendation, which in our opinion represents a "best value." The decision of which contractor (if any) will be the responsibility of the Condo.

C. Smoke Control Rational Analysis

1. Smoke Control Rational Analysis: Prepare a Smoke Control Rational Analysis required by Section 909.4 of the Florida Building Code (FBC) to outline the smoke control systems required to be implemented within the building. This report will be based on a complete airflow network computer model (CONTAMW) of the building and will outline the smoke control systems to be utilized, a conceptual sequence of operation, minimum airflows, and minimum performance criteria of the system.

D. SCRA Contractor Solicitation, Bid Analysis & Contractor Walkthroughs, & Contractor Award Recommendation

1. Solicitation of Pre-Qualified Mechanical Contractor Bids: Upon agreement with Valiant House of qualified mechanical contractors, SLS Consulting, LLC will solicit bids from up to three (3) prequalified mechanical contractors. SLS Consulting, LLC will provide the bid documents to each mechanical contractor electronically and discuss project expectations with each contractor.
2. Stair Pressurization System – Technical Bid Review: Review up to three (3) mechanical contractor proposals for compliance with the technical performance specification prepared by SLS and the ELSS report. The intent of SLS's scope will be to complete a review so that SLS can provide a recommendation of "best value" from a technical perspective. A review letter will be provided completing a comparison of each contractor bid. SLS will provide Valiant House Condo - ELSS PH II and III with a letter report with findings and recommendations. It is assumed that a single review of three (3) mechanical bids will be completed at one (1) time.

E. Fire Sprinkler System Performances Specification

1. Sprinkler System Performance Specification: Prepare a performance specification for the sprinkler, standpipe and fire pump systems within Valiant House Condo - ELSS PH II and III based on the requirements of NFPA 13, NFPA 14 and NFPA 20 that have been agreed to as part of the Engineered Life Safety System developed and accepted as part of Phase I of this proposal. The intent of this document is to outline technical requirements that can be made to be part of a bid package and contract with a fire protection system contractor who will then complete a design/build delivery for the execution of this scope of work.

F. Fire Sprinkler Contractor Solicitation, Bid Analysis & Contractor Walkthroughs, & Contractor Award Recommendation

1. Solicitation of Pre-Qualified Sprinkler Contractor Bids: Upon agreement with Valiant House of qualified fire sprinkler contractors, SLS Consulting, LLC will solicit bids from up to three (3) prequalified fire sprinkler contractors. SLS Consulting, LLC will provide the bid documents to each fire sprinkler contractor electronically and discuss project expectations with each contractor.
2. Sprinkler System – Technical Bid Review: Review up to three (3) sprinkler contractor proposals for compliance with the technical performance specification prepared by SLS and the ELSS report. The intent of SLS's scope will be to complete a review so that SLS can provide a recommendation of "best value" from a technical perspective. A review letter will be provided completing a comparison of each contractor bid. SLS will provide Valiant House with a report with findings and recommendations. It is assumed that a single review of three (3) sprinkler bids will be completed at one (1) time.

PHASE 3

G. Fire Alarm Engineering Oversight Period Services

1. Initial Review of Fire Alarm Permit Documents: Complete a review of the fire alarm drawings, battery calculations, specifications and submittals for the proposed fire alarm upgrade project for compliance with the minimum requirements of the applicable codes (i.e., 8th Edition of the Florida Building Code, Florida Fire Prevention Code and NFPA 72). Upon completion of our review, a letter report will be provided that identifies code compliance deficiencies along with the applicable codes section.

2. Back Check Review of Fire Alarm Permit Drawings: Complete a back check of the fire alarm drawings, battery calculations, specifications, and submittals for compliance with the previously provided drawing review comments provided by SLS Consulting
3. Site Surveys: Complete monthly site surveys to review the installation and construction associated with the installation and construction associated with the installation of new fire alarm infrastructure. It is assumed that site surveys will take place the same time as project team meetings to allow for greater efficiency of time and effort.
4. Fire Department Meeting: Attend up to three (3) meeting with the Fire Department to review the proposed scope, phasing and schedule of the fire alarm upgrade project.
5. Fire Alarm Pre-Testing: Attend up to two (2) days of pre-testing of the fire alarm system with the fire alarm contractor prior to testing with the Lauderdale Lakes Fire Department.
6. Fire Department Fire Alarm Acceptance Testing: Attend two (2) acceptance tests of the fire alarm system with the Fire Department, and the awarded fire alarm contractor.
7. Close-out Meeting with Client & Contractor: Schedule and coordinate project closeout meeting to review final deliverables (i.e., training materials, warranty documentation) and discuss annual service inspection offerings of contractor.
8. General Consulting: Provide general consulting to address miscellaneous issues, provide additional deliverables, attend additional meetings, respond to phone calls and emails etc. eight (8) hours of general consulting has been budgeted.

H. Stair Pressurization Engineering Oversight Period Services

1. Coordination Meetings – Schedule and attend constructions coordination meetings with project team coordination support of all testing and inspections to achieve all authority having jurisdiction approval.
2. Proposed Stair Pressurization Systems Review - Review stair pressurization system information (architectural, mechanical, and electrical drawings, fan schedules, etc.) in the approved permit and contractor submittals (mechanical drawings, fire alarm drawings, automatic sprinkler drawings, equipment submittal, and control diagrams). Comments and/or clarification questions may be provided in a letter report.
3. Site Surveys: Complete monthly site surveys to review the installation and construction associated with the installation of the of new stair pressurization.
4. Performance and Functional Testing: SLS Consulting, LLC will witness preliminary acceptance testing of the mechanical smoke control system prior to final acceptance testing with the Building Department.
5. Fire and Building Departments Testing: Participate with the Building and Fire Departments on final acceptance testing.
6. Close-out Meeting with Client & Contractor: Schedule and coordinate project closeout meeting to review final deliverables (i.e., training materials, warranty documentation) and discuss annual service inspection offerings of contractor.

I. Fire Sprinkler Engineering Oversight Period Services

1. Coordination Meetings – Schedule and attend constructions coordination meetings with project team coordination support of all testing and inspections to achieve all authority having jurisdiction approval.
2. Initial Review of Fire Sprinkler Specifications and Drawings: Complete a review of the fire sprinkler contractors permit drawings, specifications, and submittals for the proposed fire sprinkler project for compliance with the minimum requirements of the applicable codes (i.e., Sixth Editions of the Florida Building Code, Florida Fire Prevention Code and NFPA 13, NFPA 14 and NFPA 20. Upon completion of our review, a letter report will be provided that identifies code compliance deficiencies along with the applicable codes section.
3. Back Check Review of Fire Sprinkler Specifications and Drawings: Complete a back check of the fire sprinkler drawings, specifications, and submittals for compliance with the previously provided drawing review comments provided by SLS Consulting, LLC
4. Site Surveys: Complete monthly site surveys to review the installation and construction associated with the installation of the fire sprinkler system.
5. Fire Department Meeting: Attend three (3) meeting with the Fire Department to review the proposed scope, phasing, and schedule of the fire sprinkler installation project.
6. General Consulting: General Consulting: Provide up to eight (8) hours of general consulting to address miscellaneous issues, provide additional deliverables, attend additional meetings, etc.
7. Close-out Meeting with Client & Contractor: Schedule and coordinate project closeout meeting to review final deliverables (i.e., training materials, warranty documentation) and discuss annual service inspection offerings of contractor.

IV. ADDITIONAL SCOPE OF SERVICES

Based on SLS's role on the project, examples of possible additional services potentially required for the project is:

1. Additional site visits, meetings with the project team and/or Building and Fire Departments.
2. Preparation of additional deliverables.
3. All appeals and/or equivalencies consulting if considered a high-rise building.
4. Performance based design evaluations utilizing timed egress and/or fire dynamics simulator (FDS)/computational fluid dynamics (CFD) models.
5. Variance/Equivalencies.
6. Design of fire protection systems (fire pump, sprinkler and fire alarm). If desired, SLS can include

this scope of work.

7. Fire Pump Performances Specification

If additional services are required to be provided, a cost and detailed scope of services will be presented to Valiant House, for review and approval prior to proceeding.

V. CLIENT RESPONSIBILITIES

For SLS to complete the proposed scope of services, Valiant House, will be subject to the following responsibilities:

- 1) Provide electronic access to project drawings and relevant project reports; and
- 2) Coordinate meetings.
- 3) For SLS to complete the proposed scope of services, the condominium will be subject to the following responsibilities:
 - Fire pump performance test.
 - Wet sprinkler system annual inspection.
 - Fire alarm test and annual inspection report.
 - Building architectural backgrounds in CAD or PDF Format.
 - Fire sprinkler annual test and inspection report.
 - Items that may be required later include the following:
 - Generator emergency load test.
 - Contact for the roofing company, if there is an existing warranty.
 - Asbestos report (if required by AHJ).

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VI. PROFESSIONAL FEES & EXPENSES

The scope of services outlined in this proposal will be provided to Valiant House based on the following breakdown:

- | | |
|---|-------------------|
| 1. Fire Alarm System Performance Specification ----- | \$12,000 |
| 2. Fire Alarm Contractor Solicitation, Bid Analysis, & Recommendation ----- | \$2,500 |
| 3. Smoke Control Rational Analysis ----- | \$10,000 |
| 4. Smoke Control Performances Specification ----- | \$15,000 |
| 5. SCRA Contractor Solicitation, Bid Analysis, & Recommendation ----- | \$2,500 |
| 6. Fire Sprinkler System Performance Specification ----- | \$12,000 |
| 7. Fire Sprinkler Contractor Solicitation, Bid Analysis, & Recommendation --- | \$2,500 |
| 8. Engineering Oversight Period Services (Estimated 8-10 Months) ----- | \$4,000 (Monthly) |

Contract must be executed and received to either of the following emails Jorge.rubi@socotec.us or Oscar.hernandez@socotec.us by June 13th, 2025 to receive the monthly oversight fee of \$4,000.00.

TERMS AND CONDITIONS & ACCEPTANCE

Notes:

1. All lump sums are exclusive of reimbursable expenses.
2. Lump sums do not include an allowance for meetings or supervision except where specifically noted in the scope of services.
3. Hourly work will be charged according to actual hours spent as per the hourly rate schedule.
4. Payment terms: Invoices will be issued monthly and are due upon receipt. Consultant will invoice the Client based upon Consultant's work in place on a percent complete basis, based upon the shorter of work completed or time allotted. Budget estimates will be billed monthly as they occur. After 30 days, 1½ % per month a late fee will be charged. Consultant reserves the right to stop work on projects where invoices remain unpaid for over 60 days. Collection fees, including attorneys' fees, if required, will be charged to the Client.
5. Reimbursable expenses: are all expenses incurred by Consultant in connection with this Project on behalf of the Client and will be marked up by 15%. Reimbursable Expenses include, but are not limited to travel, long distance telephone charges, IT services, messenger service and reproduction costs. Subconsultants engaged by Consultant in connection with the Services to be provided shall be billed at Consultant's personnel rates as set forth herein. Laboratory fees and tests will be billed at a multiple of 1.25 of actual cost. All air travel in excess of four hours will be in business class. Travel time will be invoiced per the listed hourly rates.

EXCLUSIONS – LIFE SAFETY:

1. Consultant will not be responsible for coordination of work and payment requisition approvals.
2. All necessary documents, drawings and other relevant background information for the Project will be provided to Consultant by the Client.
3. Contract Documents: As used in this proposal, reference to "Contract Documents" shall include applicable: Project design drawings and specifications issued prior to the execution of the Construction Contract.
4. Approved Submittals: As used in this proposal, reference to "Approved Submittals" shall include applicable: shop drawings, schedules, catalog cuts, samples, or reports approved by the Architect.
5. When deviations or deficiencies are observed and reported by Consultant, Consultant will request that the engineer of record approve remedial details.
6. The Client will give five (5) business days prior written notice to Consultant before all monitoring, meetings, job site visits as well as prior to the commencement of each task and/or Scope of Services item.
7. Consultant will not have control or charge of and shall not be responsible for: (i) construction means, methods, techniques, sequences or procedures; (ii) for safety precautions and programs in connection with the work, for the failure of the Contractor, subcontractors, or any other person performing any of the work, to carry out the Work in accordance with the Contract Documents, (iii) coordination of drawings, (iv) permitting and/or permit expediting. If Consultant has knowledge of such failures it shall inform the Client.
8. The service provided by Consultant hereunder is a visual observation of readily accessible areas and systems. Latent or concealed defects which are not readily accessible and otherwise not visible or defects which could not be evaluated without using destructive testing methods (i.e. opening of column enclosures, opening of walls opening of ceilings, etc.) are not reviewed.
9. All issues regarding hazardous and toxic materials, sidewalk safety and bridges and all other issues regarding job site safety are the sole responsibility of the Client, and will not be addressed by Consultant.
10. Consultant does not provide or imply any warranty, guaranty, promise to perform or assurance of any kind whatsoever and shall perform its services consistent with the professional skill and care ordinarily provided by firms practicing in the same or similar locality under the same or similar circumstances.
11. With regard to monitoring elements which can be observed only when the walls are open (e.g., fire safing), the Client will have the sole responsibility of coordination between parties and of providing adequate notification to Consultant as to when the observations can be made before the wall is closed. If it becomes necessary for the wall to be reopened in order to allow for the appropriate observation (e.g., of the fire safing etc.), the Client will be responsible for all associated costs.
12. Any actions taken and/or decisions made as a result of any recommendation and/or services provided by Consultant shall be at the entire risk and obligation of the Client.

TERMS & CONDITIONS – LIFE SAFETY:

13. In the event that Consultant will be compelled to participate in any dispute resolution proceedings and/or fact witness depositions to which it is not a party arising from this Agreement, Consultant shall be compensated and reimbursed by Client for all reasonable expenses incurred by Consultant as a result of its participation.
14. Hazardous and Toxic Materials: Consultant shall have no responsibility for the discovery, removal, diagnosing and otherwise preventing the formation of, or protecting against hazardous and toxic materials, organisms and substances at the Project. The Client or Owner shall bring no claim against Consultant relating to the presence of asbestos, hazardous wastes or any other hazardous or toxic materials at the Project. To the fullest extent permitted by law the Client or Owner shall indemnify, defend and hold harmless Consultant from and against any and all claims, causes or action, damages, losses, liabilities and expenses, including but not limited to attorney's fees and insurance deductibles, arising out of the presence of asbestos, hazardous wastes or any other hazardous or toxic materials at the Project site.
15. Arbitration: In the event of a claim, dispute or other matter in question between the parties arising out of or relating to this Agreement, it shall be resolved by through binding arbitration administered by the American Arbitration Association in accordance with the American Arbitration Association construction rules and procedures then in effect. Such arbitration proceeding shall be conducted in New York, New York unless the parties mutually agree to another location. Arbitration shall be conducted by a single arbitrator jointly selected by the parties, and in the event the parties cannot agree on the selection of the arbitrator within twenty business days from commencement of such action, the arbitrator shall be appointed pursuant to the American Arbitration Association rules. The arbitrator shall decide the dispute expeditiously, the parties' objective being to have a reasoned award and decisions within ninety (90) calendar days from joinder of issue. The arbitrator may extend this period as necessary or appropriate. The arbitrator shall allow limited discovery as is appropriate and fair to the parties. A demand for arbitration shall be made in writing, delivered to the

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- other party to the Agreement, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all claims then known to that party on which arbitration is permitted or demanded. The unsuccessful party therein shall pay costs and reasonable attorneys' fees incurred by the prevailing party in such amount as shall be determined by the arbitrator.
16. **Limitation of Liability:** The principals, employees, affiliates, parents and agents of Consultant shall in no event be personally liable to the Client or any other third party. In no event shall Consultant be liable to the Client, or any other entity, for an amount in excess of the actual fees collected by Consultant for this engagement, nor for any consequential, incidental, economic, special, reliance, liquidated, performance, expectation or delay damages or for any design or construction defects. This provision shall survive termination or completion of this Agreement.
 17. **Indemnification:** Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold Consultant harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Client's negligence, acts, breach of this Agreement, errors or omissions and those of its contractors, subcontractors or consultants or anyone for whom Client is legally liable, and arising from the Project. This provision shall survive termination or completion of this Agreement.
 18. **Notice of Claims:** For purposes of notice hereunder and for any other notice required by this Agreement, notice shall be given by certified mail or by hand delivery as follows:
If to the Client: refer to cover page of this document.


If to Consultant:
Chief Executive Officer
SOCOTEC, Inc.
151 West 42nd Street, 24th Floor
New York, New York 10036
 19. **Suspension of Services and Termination:** The Agreement may be terminated by either party with seven calendar days advanced written notice to the other party. Consultant shall be entitled to suspend performance of its services under this Agreement if the Client fails to make payments in accordance with the terms of this Agreement. Client shall not be entitled to recover from Consultant any delay or other damages as a result of the invocation of Consultant's right to suspend its services or terminate the Agreement. Upon termination, Client agrees to compensate Consultant for all undisputed services provided up to the date of termination, and the foregoing provisions shall survive termination.
 20. **Captions and titles of the different sections of this Agreement are solely for reference and are not considered as substantive parts of this Agreement.**
 21. **The sole beneficiaries of this Agreement and the services to be provided hereunder are the parties hereto. This Agreement is not intended and shall not be deemed to confer any benefit or rights upon persons or entities other than the parties hereto, except as set forth in the indemnification section herein.**
 22. **Client's representative listed on the cover page of this document shall be the representative of the Client with the authority to bind the Client for purposes under this Agreement.**
 23. **This Agreement and the rights and obligations of the parties shall be interpreted, governed by, construed and enforced in accordance with the laws of the State of New York, without giving effect to principles of conflicts of laws.**
 24. **This Agreement is the entire agreement and expresses the entire understanding between the Parties as to the subject matter herein. All other agreements between the parties, either express or implied are superseded and replaced in their entirety by this Agreement.**

INFORMED CONSENT OF OWNER

I HAVE READ AND UNDERSTOOD ALL THE TERMS CONTAINED IN THIS PROPOSAL, IN ANY ATTACHMENT HERETO, AND IN THE APPLICABLE GENERAL TERMS AND CONDITIONS. I HAD TIME AND OPPORTUNITY TO CONSULT WITH MY ATTORNEY BEFORE ENTERING INTO THIS AGREEMENT. I FREELY AND WILLINGLY AGREE TO ALL THE TERMS CONTAINED IN THIS PROPOSAL, ANY ATTACHMENT HERETO, AND THE APPLICABLE GENERAL TERMS AND CONDITIONS.

Condominium Association of the Valiant House

Owner: _____

By:


dotloop verified
 06/12/25 7:15 PM EDT
 7Q4C-FXMQ-MEHJ-ZYXD

 Name: Patrick Nolan
 Title: President

SLS No. 1.6716.01