

FIRE SPRINKLER SYSTEM BID ANALYSIS REPORT & RECOMMENDATIONS

Valiant House

801 South Ocean Drive
Hollywood, Florida 33019

Prepared For:
Board of Directors

Date:
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**VALIANT HOUSE CONDOMINIUM
SUMMARY OF FIRE SPRINKLER CONTRACTOR BIDS & INITIAL REVIEWS**

Dear Board of Directors:

SOCOTEC Life Safety, LLC has prepared a Request for Proposal for Valiant House Condominium, and bids were received from the following companies for the **FIRE SPRINKLER** scope:

- **Johnson Controls Fire Protection (JCI)**
- **Mircom Engineered Systems**
- **Lucto Fire Sprinkler**
- **Patriot Fire**
- **Polaris Fire Protection**

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

All companies are required to provide a code compliant system with no change orders unless there is an unforeseen circumstance, additional scope of services, or requirement of the AHJ that is above and beyond a code requirement.

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:

Contractor	Bid Base Price
Johnson Controls	\$384,354.00
Mircom Engineered	\$349,750.00
Lucto Fire Sprinkler	\$496,095.00
Patriot Fire	\$378,000.00
Polaris Fire Protection	\$298,224.00

Johnson Controls: Provided a bid through their Miramar office with a base price of **384,354.00** to include the installation of a new single main system in the existing corridors using steel pipe with grooved and threaded fittings, to protect all common areas of the building and add a sprinkler inside each unit front door, secondary and mechanical closet that opens onto the egress corridor. The bid included all shop drawings, engineering, material, inspections, and sales tax. The proposal includes a three (3) year warranty on all parts and labor as well as three (3) years of testing and inspections. Johnson Controls provide galvanized pipes and fittings for the garage, along with Nickel Teflon Sprinklers, which offers a higher level of corrosion resistance. A performance bond could be added for an additional 1.5% of the project value. Refer to add/alternates for additional information. Permit Fees are excluded, to be bill separately, subject to additional fees.

Mircom Engineered Systems: Provided a bid through their Hollywood office with a base price of **\$349,750.00**. The bid included the installation of a new single main system in the existing corridors using steel pipe with grooved and threaded fittings, to protect all common areas of the building and add a sprinkler inside each unit front door, secondary and mechanical closet that opens onto the egress corridor. The bid included all shop drawings, engineering, material, inspections, and sales tax. The proposal includes a three (3) year warranty on all parts and labor and three (3) years of test and inspection that was included as a line item. Mircom included galvanized pipes and fittings for the garage, along with Nickel Teflon Sprinklers, which offers a higher level of corrosion resistance. A performance bond could be added for an additional 1.30% of the total project value. Refer to add/alternates for additional information.

Lucto Fire Sprinkler Corporation: Provided a bid through their Miami Office with a base price of **\$496,095.00**. The bid included the installation of a new single main system in the existing corridors using steel pipe with grooved and threaded fittings, to protect all common areas of the building and add a sprinkler inside each unit front door, secondary and mechanical closet that opens onto the egress corridor. The bid included all shop drawings, materials, inspections and sales tax. Lucto Fire Sprinkler included a three (3) year warranty along with three (3) years of test and inspections. They also included the use of galvanized pipe and fittings with Nickel Teflon Sprinklers for all areas exposed to the elements. A performance bond could be added for an additional 2% of the total project value.

Patriot Fire: Provided a bid through their Davie Office with a base price of **\$378,000.00**. The bid included the installation of a new single main system in the existing corridors using steel pipe with grooved and threaded fittings, to protect all common areas of the building and add a sprinkler inside each unit front door, secondary and mechanical closet that opens onto the egress corridor. The bid included all shop drawings, materials, inspections and sales tax. Patriot Fire included a one (1) year warranty along with three (3) years of test and inspections. There is an additional cost of \$5,000.00 to upgrade to a three (3) year warranty. There is an additional cost of \$5,000.00 to upgrade to a three (3) year warranty. They also included the use of galvanized pipe and fittings with Nickel Teflon Sprinklers for all areas exposed to the elements. A performance bond could be added for an additional 2% of the total project value.

Polaris Fire Protection: Provided a bid through their Pompano Beach office with a base price of **\$298,224.00** to include the installation of a new single main system in the existing corridors, using steel pipe with grooved and threaded fittings, which provides protection to all common areas of the building and add a sprinkler inside each unit front door, secondary and mechanical closet that opens onto the egress corridor. The bid includes all shop drawings, engineering, material, inspections, and sales tax. A three (3) year warranty on all parts and labor as well as three (3) years of test and inspection is included in the base bid. performance bond could be added for an additional \$2,800.00. Refer to add/alternates for additional information.

The following table summarizes the pricing for the project, including bid alternatives.

Contractors	Johnson Controls	Mircom Engineered	Lucto Fire	Patriot Fire	Polaris Fire
Base Bid	\$384,354.00	\$349,750.00	\$496,095.00	\$378,000.00	\$298,224.00
Permit Fees / Runner	Excluded	Excluded Pass-Through at Face Value	Included -\$5,000.00	Excluded Pass-Through	Excluded Pass-Through at Face Value
Sales Taxes	Included	Included	Included	Included	Included
Fire Stopping	Included	Included	Included	Included	Included
Warranty	3 - Years	3 - Years	3 - Years	1 – Year +\$5,000.00	3-Years
Floor Protection (Area of Work)	Included	Included	Included	Included	Included
GPR Scan	Included	Included	Included	Included	Included
Core Drilling	Included	Included	Included	Included	Included
Indoor Piping	Black SCH-10/40	Black SCH-10/40	Black SCH-10/40	SCH-40	Black SCH-10/40
Exterior Piping	Galvanized SCH-10/40	Galvanized SCH-10/40	Galvanized SCH-10/40	Galvanized SCH-10/40	Galvanized SCH-10/40
Stainless Steel Rod & Galvanized Hanger Rings	+\$1,500.00	Included	+\$6,450.00	Included	+\$2,355.00
Exterior Sprinkler Finish	ENT	ENT	ENT	ENT	ENT
Test Header	Included	Included	+\$8,760.00	Included	+\$5,365.00
Drywall Cutting	Included	Included	Included	Included	Included
Fire Watch	Excluded	Excluded	Excluded	Included	Excluded
PDF to AutoCAD	Included	+\$1,250.00	+\$2,500.00	Included	Included
Test and Inspections (3-Years)	Included	+\$6,787.61	Included	+\$4,674.00	Included
Total	\$385,854.00	\$357,787.61	\$508,805.00	\$387,674.00	\$305,944.00



Add/Alternates/Others					
Contractors	Johnson Controls	Mircom Engineered	Lucto Fire	Patriot Fire	Polaris
Downpayment	30%	15%	20%	20%	20%
Performance Bond %	1.5%	1.3%	2%	2%	+\$2,800.00
Test & Inspections Years 4&5	+\$5,200.00	+\$4,871.25	+\$5,670.00	TBD	+\$8,000.00
Cost for Concealed Horizontal Sidewall	+\$41.00	+\$250.00	Included, if Feasible	\$13,000.00	Included, if Feasible
Credit per Sprinkler	-\$120.00	-\$150.00	Pendent -\$94.30 Sidewall -\$122.75	TBD	-\$100.00
Project Schedule	5 Months	5 – 6 Months	9 – 10 Months	5 – 6 Months	9 Months

Notes:

1. **Johnson Controls Performance Bond:** If selected post-contract execution, additional charges may apply.
2. **Offsite parking:** No contractor has included provisions for offsite parking.
3. **Project Duration:** Timeline is based upon mobilization following permit issuance.
4. **Permit Fees:** Estimated at 3% of the total project value.
5. **ENT Sprinklers:** Electroless Nickel Teflon. Offers in higher level of corrosion resistance.



RECOMMENDATION AND STRATEGY

All contractors have the experience necessary to complete this project. All bidders are equally competent and capable of completing their corresponding scope of work on time. Based on the pricing, schedule and total added value of their proposals, we recommend the following vendors:

Fire Sprinkler

- **Mircom Engineered Systems**
- **Polaris Fire Protection**

Please call if you have any questions or comments.

Sincerely,

SOCOTEC Consulting



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