



AAA Fire Protection, Inc.
4805 Olive Street
Commerce City, CO 80022
Tel: 303-340-3473
State License # 24S-04206

JUNE 6, 2024

Mr. Kevin Brodkorb,

We are pleased to offer our proposal for design, installation, and testing for The Coach House Collection at Reunion, for a fire protection system located in Commerce City, CO.

Your cost for the above referenced project based on the scope of work and associated exclusions that follow is:

PROJECT COST (NFPA 13D Backflow / Passive Purge):

The Percheron – Plan 130.....	(\$5,970.00)
The Shire – Plan 131.....	(\$6,835.00)
The Beligan – Plan 132.....	(\$7,525.00)
The Friesian – Plan 133.....	(\$8,570.00)
The Haflinger – Plan 134.....	(\$7,810.00)
The Clydesdale – Plan 135.....	(\$7,525.00)
The Breton – Plan 136.....	(\$6,260.00)
The Suffolk – Plan 137.....	(\$8,065.00)

Total Design Cost, All 8 Models.....\$13,600.00

All pricing above includes 4.35% sales tax on materials, additional taxes to be covered by use taxes paid Owner and sufficient documents provided to AAA Fire for reduction in taxes on materials from local suppliers.

Please read through the remainder of the proposal for detailed descriptions of the scope of work we are including for the project above as well as clarifications and exclusions related to the scope of work.

Should you have any questions or require additional information, please contact us. This offer is valid for 60 days from the date of this proposal, after which it is subject to our review.

The price quoted is subject to a mutually agreed upon project schedule and mutually acceptable subcontract agreement. Should you have any questions, feel free to contact me directly at 303-340-3473 or damon@aaa-fireprotection.com.

Sincerely,

Damon Huff, Estimator / P.M.
Sales Representative
AAA Fire Protection

PROJECT SCOPE OF WORK

- Design, install, and test one new wet pipe fire sprinkler system for each unit in accordance with the 2016 Edition of NFPA 13D, *Standard for the Installation of Sprinkler Systems in Single Family Residential Occupancies* and the drawings dated 6/14/2022. Please note specifications were not provided for the fire sprinkler system, scope of work and materials are industry standard and within compliance of NFPA 13D and NFPA 13.
- Protection wet system piping routed through the attic structure above per NFPA 13D is included. Piping to be insulated, by others, to prevent piping from freezing.
- All systems to be installed as a single zoned system, Passive Purge System for each home is included.
- Pricing is based on a minimum of 1" underground fire line to each building, provided by others. AAA Fire Protection's scope to begin at a level flange located approximately 1'-0" above finished floor.
- All Options finished and unfinished basements, cost included in base price.

Sprinkler types and locations:

Interior living areas:

Reliable residential concealed pendants with white trim plates throughout the building, Viking residential concealed sidewall sprinklers at the top floor are included.



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Pricing includes sprinklers spaced to maximize the distance between sprinklers per code and manufacturer's requirements in order to minimize the number of sprinklers in each building. Sprinklers located in the centerline and / or quarter point locations of ceiling tiles, locating sprinklers in alignment with other ceiling fixtures, or locating sprinklers for aesthetic considerations are not included.

Piping:

CPVC piping with CPVC fittings included for all areas.

Note: AAA Fire Protection may substitute materials at its discretion. Any and all substituted materials will be comparable and will meet or exceed NFPA 13 and UL listing criteria.

EXCLUSIONS

- Overtime, all labor to be performed during AAA Fire Protection's normal business hours.
- Painting, priming, or preparation of piping or any other system components for painting.
- Pipe identification
- Patching or painting of walls or ceilings
- Firestopping and sealing penetrations.
- Custom color sprinklers or sprinkler escutcheon plates
- Fully concealed sprinklers with flat cover plates.
- Sidewall sprinklers at top floor.
- Locating sprinklers in the centerline and/or quarter point locations of ceiling tiles or alignment of sprinklers with ceiling fixtures.
- Power to any fire protection components
- Fire alarm system
- Design, installation, testing, or flushing of underground piping.
- Bonds of any type
- Prevailing Wage labor rates
- Design requirements required by any risk management, insurance entity, Authorities Having Jurisdiction, etc. that exceed the NFPA standards listed in the scope of work above.
- Accelerated schedule.
- Trash dumpsters, recycle bins, etc.
- Disinfection, chlorinating, or flushing piping.
- Any sprinkler coverage within concealed spaces included but not limited to above suspended ceilings, between floors, and attic spaces.
- Composite clean-up
- Structural analysis of the building for support of the sprinkler system
- Structural reinforcement or enhancement to support the sprinkler system.
- Cost of CAD files for our system design
- 3D design and / or 3D coordination



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- Fire watch
- Insulating or other means of freeze protection for piping subject to freezing, (Tenting).
- Special hanging methods such as seismic bracing
- Antifreeze or Dry pipe systems
- Standpipe systems
- Galvanized piping or fittings
- Fire Pump not included.
- Water curtain protection of any exterior windows.

One-year warranty included from the date of final inspection.

By signing this document, the owner and or owner representative have fully read and are agreement to all terms and conditions specified in this proposal.

This document shall consider in whole or impart a binding contractual agreement by and between (Oakwood Homes) and AAA Fire Protection, Inc.

Customer:

Accepted: Kevin Brodtkorb Title: PD Director



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