



**From** Century Fire Protection  
(713)  
4325 Lafayette Street  
Marianna FL 32446

**Quote No.** 2079266  
**Type** Installation  
**Prepared By** John Kempton  
**Created On** 09/12/2025  
**Valid Until** 04/30/2026

**Quote For** Grand Panama  
Grand Panama Tower #1  
11807 Front Beach Road  
Panama City Beach FL  
32407

## Description of Work

**Scope of work:** Century Fire Protection proposes to replace the existing proprietary EVACS fire alarm system with a non-proprietary Potter addressable EVACS fire alarm system for the Grand Panama Condominiums Tower #1. All headend equipment and addressable field devices will be replaced. It is assumed that all existing cabling is free of opens, shorts, and grounds. Add options have been provided to allocate a fixed amount of time and material to troubleshoot/replace cabling and system devices not covered in the base price (non-addressable devices, and certain cabling segments).

It is assumed that what is being proposed will be accepted by the local AHJ. We have a verbal approval for the scope of work being proposed. Functionality of the system will remain the same. Fire fighter phones/jacks will not be required to remain active. All jacks and phones will be removed/blank plated. In the event of an alarm the evacuation signal will sound on the floor of incidence, and an alert will be sounded on the floors above and below. This will be a two-channel system where the FDP can page (live microphone) into a floor and still have the evacuation/alert tone keep sounding on the other floors.

Central station monitoring configuration will change. Currently, all that is sent to the CMS is a general alarm, trouble, and supervisory signal. With this upgrade a dialer will be installed, and we will be communicating to the CMS point to point (high level of detail - location, event/device type). The scope of work provided will be turn-key where we will provide permitting, physical installation, programming, testing/commissioning, demo/removal of old equipment, training, and closeout documentation (record of completion, datasheets, battery calculations). An add option has been provided to provide drawings/design/as-builts for the upgraded system installation and an engineering stamp.

The local fire department will require a site survey to be completed to verify if a BDA system will be required. Site survey pricing will be provided in a different proposal. The results of the site survey will determine if a BDA system will be required or not. After the site survey has been completed, and if a BDA system is determined to be required, another proposal will be provided to install the required BDA system.

### Conditions:

1. Quote is valid for 30 days from proposal date.
2. Price includes applicable taxes and normal freight charges. Additional charges will apply to expedited orders.
3. The proposal provided includes only the material listed and labor is estimated based upon the quantities listed for the work activities/services to be performed. If additional equipment is needed to complete the realized scope of work, it may come at an additional charge. At time of discovery the customer will be informed and plan of action on how to proceed will be presented.
4. If a fire watch is required/needed during system downtime while the scope of work is being performed, it will be performed by others.
5. We will coordinate/schedule with the elevator contractor to make new connections to the existing controllers and to perform testing. Labor costs for the elevator vendor meet will be covered by the customer.

### Site Conditions/Scheduling:

1. Work to be performed during normal business hours (Monday - Friday, 8 AM to 5 PM) unless proposal states otherwise.
2. Access to all location areas where work is to be performed shall be provided without reasonable delay.

3. If needed/required, an escort shall be provided in tenant occupied or secured areas of the location.
4. Customer to provide required notifications to all entities that will be impacted by the scope of work to be complete. Additional charges may be incurred if additional time and/or trips are needed due to lack of notification to impacted entities.
5. Refusal or rescheduling of scheduled work once on site or with less than 24 hours' notice may result in trip and service charges appropriately based on location and manpower that was made available.
6. Customer to inform Century Fire Protection of any safety hazards in the building.

**Work Activities/Services:**

- Permitting/Plan Review
- Design/Engineering
- Physical Installation
- Programming
- Commissioning
- End User Training
- Closeout Documentation (Record of Completion, Inspection/Test)

**Equipment List:**

- See breakout below

**Inclusions:**

1. Work activities listed
2. Services listed
3. Equipment listed

**Exclusions:**

1. Dedicated 120VAC branch circuit(s) to be provided by others at headend control unit locations, where needed.
2. Grounding conductor of appropriate gauge bonded to ground to be provided by others at surge arresting equipment locations.
3. All required fire stopping will be completed by others.
4. Sheetrock repair, painting, and patching or ceiling tile replacement/provision not included, to be completed and/or provided by others.
5. Payment/performance bonds are excluded from our pricing (they can be added for an additional cost to the base bid).
6. Excludes 3D-BIM CAD drafting and modeling
7. Any third-party review if needed.
8. Non-standard Insurance requirements/special endorsements/OCIP/CCIP.
9. Safety requirements which exceed those of our published Safety Manual.
10. Local AHJ requirements which exceed applicable codes and standards that are currently adopted by the State of Florida.

**Adds/Deducts:**

1. Add - Cable Repair/Replacement (2) technicians for (1) Week - NTE @ \$10,000.00 (labor only), Cabling will be up to \$350.00 per 1000' used.
2. Add - Fire Sprinkler Flow/Tamper Conduit Re-work @ \$200.00ea.
3. Add - Outdoor Speaker/Strobe Replacement @ \$350.00ea.
4. Add - Indoor Speaker/Strobe Replacement @ \$200.00ea.
5. Add - Indoor Speaker Only Replacement @ \$150.00ea.
6. Add - Fire fighter phone jack Replacement @ \$150.00ea.
7. Add - Rate Anticipation Heat Detector @ \$175.00ea.
8. Add - Design/Drawings/As-builts and Engineering Stamp @ \$12500.00.

Note: Adds 2-7 include labor and material. We are allocating (1) labor of time to remove/replace and retest individual devices needing to be replaced.

**Warranty:**

- One-year parts and labor from commissioning date.

Note: Warranty will be limited to normal use and will not cover "Acts of God" including but not limited to Lightning, Power Surges, Human Interference, Tampering, ETC, as determined by Century Fire Protection or approved mutually agreed upon 3rd Party Investigator.

## Services to be completed

### [Fire Alarm] Location - Building

Fire Alarm System Upgrade - Headend and Addressable Field Devices

<b>SUBTOTAL</b>	\$136,025.00
<b>TAX @ 7.0%</b>	\$5,479.25
<b>SERVICE TOTAL</b>	<b>\$141,504.25</b>

<b>SUBTOTAL</b>	\$136,025.00
<b>TAX @ 7.0%</b>	\$5,479.25
<b>GRAND TOTAL</b>	<b>\$141,504.25</b>

## Terms and Conditions

### TERMS AND CONDITIONS

#### CANCELLATION

CFPs Proposal, when accepted, and any resulting contract, are not subject to cancellation, suspension, or reduction in amount, except with CFPs written consent and upon terms which reimburse CFP for any costs incurred including overhead and profit not to exceed face value of the agreement.

#### PRICES

In addition to the prices specified herein, Subscriber shall pay for all extra work requested by Subscriber or made necessary because of incompleteness of or inaccuracy in plans or other information submitted by Subscriber with respect to location, type of occupancy, or other details of work to be performed hereunder. If the work to be furnished hereunder constitutes an addition to Subscribers existing facilities, Prices and delivery and completion dates quoted herein are based on information, if any with respect to layout of such facilities now contained in CFPs engineering records. In the event of layout of Subscribers facilities has been altered, or is altered prior to completion of this contract, Subscriber shall advise CFP of any alterations, and such prices and delivery and completion dates quoted herein shall be changed by CFP as may be required because of such alterations. Unless prices are stated by CFP in this or other documents forming part of this contract, the prices applicable to the extra work performed shall be CFPs prices in effect at that time.

#### PAYMENT

Subscriber agrees that payment to CFP shall not be contingent upon settlement of any insurance claim of Subscriber. Final payment shall be in all cases due to payment within (30) days after final billing. A service charge will be charged and added to the prices on all payments past due and owed by the Subscriber under this contract, and at a rate of 18% per annum, or if such rate is prohibited under applicable law, then at such lower rate as is the maximum rate permitted to be contracted for under such applicable law. Subscriber shall pay any reasonable attorney fees incurred in the collection of past due accounts.

#### DELAYS / FORCE MAJEURE

No deadline for completion of work hereunder shall be binding unless agreed to in writing in advance by CFP. CFP shall not be liable for any damage or penalty for any delays, default, or failure to perform due to act of God, acts of omissions of the Subscriber, acts of civil or military authorities, Government regulations or priorities, fires, lightning, severe weather, water, epidemics, quarantine restrictions, war, riots, strikers, differences with workmen, accidents to machinery, car shortages, inability to obtain necessary labor, materials or manufacturing facilities, delay in transportation, defaults of CFPs subcontractors, failure of or delay in furnishing correct or complete information be Subscriber with respect to location, timing, or other details of work to be performed hereunder, impossibility or impracticability or performance of any other causes beyond the control of the CFP, whether or not similar to the foregoing. In the event of any delay caused as aforesaid, the completion of work shall be extended for a period equal to any such delay, and this contract shall not be void or voidable as a result of any such delay. In case work is temporarily discontinued by reason of any of the foregoing all unpaid installments of the contract price, less an amount equal to the value of material and labor not furnished shall be due and payable upon receipt of invoice.

#### EXCAVATION

When the CFP does the excavating, if water, quick-sand, rocks, or other unforeseen obstructions are encountered or shoring is required, Subscriber shall pay for as extra to the contract price and additional work involved at CFPs price for such work then in effect.

#### **SITE FACILITIES**

Subscriber shall furnish access to all necessary facilities for performance of its work by CFP, adequate space for storage and handling of material, Light, water, heat, local telephone, watchman and crane and elevator service, if available, and necessary permits. Keys for all areas, including mechanical, electrical, telephone and rooftop areas, shall be provided to allow access to areas where peripheral devices may be located. If keys are not available, Subscriber agrees to provide the necessary equipment to reach inaccessible equipment and peripheral devices. Subscriber agrees to provide suitable electrical service. If available, blueprints, wiring diagrams or as built drawings shall be provided showing location of all devices connected to the main fire control panel, the fire system(s) and any portable fire extinguishers. Subscriber acknowledges that the fire authorities may require that a copy of inspection reports be furnished, and Subscriber recognizes that those reports may result in requirement by the fire authorities that changes be made in Subscribers premises. Where the wet pipe system is installed, the Subscriber assumes full responsibility for indicating where all dry system(s) low point drains to the CFPs service personnel during the course of the CFPs work, to prevent the possible subsequent freezing of these sections of the piping system(s), if they are not drained.

#### **STRUCTURE AND SITE CONDITIONS**

While employees of CFP will exercise reasonable care in this respect, CFP shall be under no responsibility for loss or damage due to the character, condition or user of foundations, walls or other structures not erected by it or resulting for excavation in proximity thereto, nor for damage resulting from concealed piping, wiring, fixtures, or other equipment or condition of water pressure. All shoring or protection of foundations, walls or other structures subject to being disturbed by an excavation required hereunder shall be the responsibility of the Subscriber unless otherwise specified. Subscriber warrants the sufficiency of the structure to support the sprinkler system and its related equipment (including tanks). The Subscriber shall have all things in readiness for installation, including but not limited to, other materials, floor or suitable working base, connections and facilities for erection at the time the materials are delivered. In the event the Subscriber shall fail to have all things in readiness for erection at the time of receipt of the materials at the place of erection the Subscriber shall reimburse CFP for any and all expenses caused by such failure to have things in readiness. Failure to make areas available to CFP during performance in accord with schedules which are the basis of CFPs proposal shall be considered a failure to have all things in readiness for erection in accord with the terms of this contract.

#### **LIMITATIONS OF LIABILITY**

CFP shall not be liable for any claim for direct, indirect, or consequential damages whether or not such claim is based in contract or tort or occasioned by CFPs active or passive negligence, including without limitation, damages arising from the use, loss of use, performance or failure of any equipment or systems. Subscriber shall be solely responsible for compliance with all applicable State, federal and local fire codes and other regulatory requirements, including without limitation, the timing and performance of all inspections required by any such authorities. To the maximum extent allowed by law, CFPs liability on any claim for loss or liability arising out of or connected with this contract or any obligation resulting thereof or the manufacture, fabrication, sale, delivery, inspection, installation or use of any materials or system shall be limited to repair or replacement of materials or workmanship as set forth in the paragraph entitled Warranty and shall in no event exceed the amount paid by the Subscriber for the applicable product or service hereunder. Unless specifically included in the work order, CFP shall not be responsible for any maintenance, repairs, alterations, parts replacement or field adjustments.

#### **WARRANTY**

CFP agrees that for a period of ninety (90) days after completion of work performed hereunder, it will, at its expense, repair or replace and defective materials or workmanship supplied or performed by CFP. As used herein, the term defective means failure to conform to professional workmanship standards or with manufacturer specifications. It is understood that the CFP does not warrant the operation of the system or that work or equipment provided by the CFP will detect or prevent the occurrences that the work or equipment was designed to detect or prevent. CFP warrants the products of other manufacturers supplied hereunder only to the extent of the warranty of the respective manufacturer can be passed to the Subscriber. CFPs warranty expressly excludes, without limitation, coverage for any damages, defects, or other conditions associated with or caused by Microbiologically Induced Corrosion (MIC), water or flooding, mold, defects, misuse, or recall of products or components manufactured by third parties, inadequate water supply, defects in installation by third parties, any sheet rock repair or painting of pipe and CFP shall have no liability or obligation whatsoever with respect to any damages, defects or other conditions associated with or caused by any of the above. For purposes of these Terms and Conditions, MIC includes any electromechanical corrosion process that is concentrated and accelerated by the activity of specific bacteria within a fire sprinkler system, resulting in the premature failure of metallic system components. EXCEPT AS EXPRESSLY SET FORTH HEREIN, CFP DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

#### **IDEMNITY**

CFP shall not be liable for claims, losses, or damages arising from any act or omission of Subscriber, including without limitation, Subscribers failure to activate or authorize the operation of any portion of the system or Subscribers modifications, alterations, or adjustments to any of the equipment

or systems. Subscriber agrees to indemnify, defend, and hold harmless CFP from and against any and all liability, claims, losses, costs, including reasonable attorneys fees, incurred in connection with any third party claim arising from or related to (i) CFPs provision of products or services hereunder; or (ii) and acts or omissions of Subscriber. CFP reserves the right to select counsel to represent in such action.

#### **CHANGES, ALTERATIONS, ADDITIONS**

Changes, Alterations, and additions to the plans, specs, or construction schedule for this contract shall be invalid unless approved in writing by CFP. For any such changed approved by CFP in this manner, which will increase or decrease the cost and expense of work to CFP, there shall be a corresponding increase or decrease in the contract price herein provided. The value of the additional work shall be agreed upon prior to the performance of said work. However, if no agreement is reached prior to the performance of additional work approved in the manner herein described, and CFP elects to continue performance so as to avoid delay, the estimate of CFPs estimating department as to the value of the work shall be deemed acceptable by the Subscriber.

#### **SPRINKLER TESTING**

CFP will only test new work under high pressure and high pressure tests required on the existing sprinkler system(s) will be done as extra to the contract price. All work required to make the existing sprinkler system(s) tight or to rearrange sprinkler lines to ensure proper drainage of such system(s) including any necessary removal of built up scale, foreign materials, or wet sediment for dry system(s) piping is the responsibility of the Subscriber, and will be done as extra to the contract price. The Subscriber assumes full responsibility for the condition of the existing sprinkler system(s) for water or other damage resulting directly or indirectly from such condition of the application or test or flushing pressures, and for any damage, defects or other conditions associated with or caused by MIC.

#### **5 YEAR INTERNAL INSPECTION/FLUSHING**

Said inspection is intended to point out any blockage or adverse conditions such as excessive corrosion inside the pipe that may cause a system malfunction.

This service is intended to simulate the stress put on a system in the event of activation. Said stress may expose existing system weak points causing leaks. Customer acknowledges the risk of potential system leaks and understands that Century Fire Protection shall have no liability for damage caused by these leaks. Customer hereby agrees to indemnify and hold harmless Century Fire Protection from any and all claims, losses or damages arising from testing of the fire sprinkler system.

#### **ARBITRATION**

Any Controversy or claim arising out of or relating to this contract or the breach thereof shall be settled exclusively by arbitration in accordance with the rules of the American Arbitration Association and judgment upon the award rendered by the arbitrator(s) may be entered into any court having jurisdiction thereof. Any Arbitration proceedings shall be held in Atlanta, Georgia.

#### **OVERTIME**

Unless otherwise specified by Subscriber, all installation work will be performed during normal business hours. If Subscriber shall require any overtime labor, Subscriber agrees to reimburse CFP for the overtime premium on the same. If overtime labor is required on an emergency basis, Subscriber agrees to reimburse CFP for the same.

#### **INCIDENTAL LOSSES**

All loss or damage from any cause (not the fault of the CFP) to the materials, tools, equipment, work or workmen of the CFP or its agents or subcontractors while in or about the premises of the Subscriber shall be borne and paid for by the Subscriber.

#### **DEFAULT**

In case of any default by the Subscriber, CFP may declare the contract price or all unpaid installments thereof to be immediately due and payable (whether or not said work shall have been completed). All such remedies of CFP are cumulative and not exclusive. Default by Subscriber shall consist of: Failure to pay an installment of price when due, no demand being necessary, or any act or omission on the part of Subscriber whereby CFP is prevented from completing any work hereunder, or receivership, bankruptcy, assignment for the benefit of creditors of any other form of insolvency proceedings by or against Subscriber or in case the Subscribers premises or sprinkler system shall be attached, liened, seized by process of law and such attachment or lien is not vacated or seizure is not terminated within ten (10) days after its occurrence.

#### **OSHA AND ASBESTOS**

Subscriber agrees to indemnify and hold harmless the CFP from and against any claims, demands or damages, including reasonable attorneys fees, resulting from the enforcement of the Occupational Safety Health Act (Public Law 91-596). In the event that the CFPs employees or others are or may be exposed to asbestos fibers during the performance of this contract, all additional cost necessary to protect such individuals, including but not limited to all cost for Qualified Laboratory Sample Test of any work area for asbestos exposure concentrations, shall be paid by Subscriber and Subscriber agrees to indemnify CFP against all claims, demands, injury or damage arising from such exposure.

**GOVERNING LAW**

This contract shall be governed by the laws of the State of Georgia, without reference to any conflict of laws principles.

**ENTIRE AGREEMENT**

This contract, together with any Service Agreement between CFP and Subscriber, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior oral or written agreements. This Agreement may not be amended or modified, except by a further written agreement signed by an authorized representative of CFP. In the event of a conflict between any provision of this contract and any Service Agreement between the CFP and Subscriber, this contract shall govern.

**ASSIGNMENT**

Subscriber shall not assign the Agreement, or any rights or obligations herein, without the prior written consent of CFP. CFP shall have the right to assign all or any part of this Agreement to another at any time and without the consent of the Subscriber.

**SEVERABILITY**

Any provision of this Agreement that is prohibited or unenforceable shall not affect the enforceability of the other provisions of this Agreement.

By my signature below, I authorize work to begin and agree to pay the Grand Total according to the terms and conditions of this agreement.

Name: BRAD COLEMAN, President Date: 4/16/2026

Signature: Brad Coleman