



4/13/2026

823 Navy Street · Fort Walton Beach, FL 32547
(850) 862-7812 · Fax (850) 863-1516



National Fire Protection Association

PROPOSAL

To: FirstService Residential Management Co
Address: 11800 Front Beach Rd
Panama City Beach, FL. 32407
Attn: Shelley Richards
Phone: 816-785-9083
Email: shelley.richards@fsresidential.com

Job: Grand Panama Beach Resort Tower I Fire Alarm System Replacement
Address: 11807 Front Beach Rd
Panama City Beach, FL 32407

B&C Fire Safety will replace, program, and commission a Potter voice fire alarm system for the Grand Panama Beach Resort Tower I. Any work outside of this proposal will be addressed by way of an authorized change order.

| QTY | FIRE ALARM DESCRIPTION |
|-----|---|
| 1 | FIRE ALARM CONTROL PANEL w/BACKUP BATTERIES |
| 5 | REMOTE AMPLIFIERS w/BACKUP BATTERIES |
| 1 | REMOTE POWER SUPPLY w/BACKUP BATTERIES |
| 1 | CIRCUIT LOCKOUT KIT w/SURGE PROTECTION |
| 1 | DOCUMENT BOX |
| 1 | CELLULAR COMMUNICATOR |
| 2 | ADDRESSABLE PULL STATIONS |
| 44 | ADDRESSABLE WEATHERPROOF PULL STATIONS |
| 33 | ADDRESSABLE SMOKE SENSORS |
| 121 | ADDRESSABLE HEAT SENSORS |
| 21 | ADDRESSABLE ELEVATOR RECALL HEAT PROBES |
| 12 | ADDRESSABLE ELEVATOR RECALL RELAY MODULES |
| 61 | ADDRESSABLE SPRINKLER & FIRE PUMP MONITOR MODULES |
| 64 | WEATHERPROOF SPEAKER STROBES |
| 10 | SPEAKER STROBES |
| 2 | STROBES |

Clarifications and Exclusions

All work shall be performed during normal business hours Monday through Friday 8:00 am - 4:00 pm.
 This quote is valid for 30 days from the date shown above.
 One year warranty on newly added equipment.
 Required jurisdictional permitting included.
 Engineered plans & PE (Professional Engineer) stamps excluded.
 Lift rental excluded.
 Area of refuge excluded.
 Firefighter telephone excluded (Existing jacks to be removed)
 Cellular communicator expansion antenna excluded.
 CO/Gas detection excluded.
 In-unit detection devices excluded.
 Fire door holders excluded.
 Knox box excluded.
 Fire/smoke dampers excluded.
 Any underground trenching excluded.
 Remote annunciator excluded.
 Any 120v in-unit smoke & building 120v smoke sensors by others.
 Cancellation of project will require a 25% restock fee.
 Existing wiring to be utilized and must be in working order.
 Existing in-unit speakers to be utilized and must be in working order.
 Property management to coordinate elevator vendor for systems integration.
 Local AHJ designation may affect project cost.
 BDA/DAS survey to be proposed separately (If applicable).
Any wall/ceiling patchwork & paid excluded.
Device counts based on building fire alarm plans dated 5/23/05

TOTAL \$119,979.00 (Includes \$4,347.47 Tax)

Accepted By/Signed

Print

Date

Terms: Pay App 1 Due Upon Signing

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within 30 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Acceptance of this proposal by Buyer shall be acceptance of all terms and conditions recited on reverse side which shall supersede any conflicting term in any other document.

TERMS & CONDITIONS

1. A. B&C Fire Safety, Inc. shall be paid for the value of work completed plus the amount of materials and equipment suitably stored applied to the contract sum less the aggregate of previous payments to B&C Fire Safety, Inc. Final payment shall be due 30 days after the work described in this proposal is substantially completed unless otherwise stated in the proposal. No provision of this agreement shall serve to void the Seller's entitlement to payment for properly performed work or suitably stored material.
B. The Buyer will make no demand for liquidated damages in any sum in excess of such amount as may be specifically named in the proposal, provided, however, no liquidated damages shall be assessed for delays or causes attributable to other Subcontractors or arising outside the scope of this proposal.
2. The Buyer will withhold no more retention from the Seller than is being withheld by the Owner from the Buyer with respect to the Seller's work.
3. No back charges or claim of the Buyer for services shall be valid except by an agreement in writing by the Seller before the work is executed, except in the case of the Seller's failure to meet any requirement of the subcontract agreement. In such event, Buyer shall notify Seller of such default, in writing, and allow the Seller more reasonable time to correct any deficiency before incurring any cost chargeable to the Seller.
4. All sums not paid when due shall bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law whichever is more; and all costs of collection including a reasonable attorney's fee shall be paid by Buyer.
5. If the Buyer fails to make payment to B&C Fire Safety, Inc. as herein provided, then B&C Fire Safety, Inc. may, after forty-eight (48) hours written notice, stop work without prejudice to any other remedy he may have.
6. A. Buyer is to prepare all work areas so as to be acceptable for the work of B&C Fire Safety, Inc. under the contract. B&C Fire Safety, Inc. will not be called upon to start work until sufficient areas are ready to insure continued work until job completion.
B. Items to be supplied by Buyer. The buyer shall furnish all temporary site facilities including suitable storage space, hoisting, temporary electrical and water at no costs to Seller.
7. After acceptance of this proposal provided B&C Fire Safety, Inc. shall be given a reasonable time in which to make delivery of materials and/or labor to commence and complete the performance of the contract.
8. B&C Fire Safety, Inc. shall not be responsible for damage to its work by other parties. Any repair work necessitated by said damage will be considered as an order for extra work.
9. Overtime, B&C Fire Safety, Inc. is obligated to perform the work only during its regular working hours. All work performed outside of such hours shall be charged for at rates or amount agreed upon by the parties at the time overtime is authorized.
10. Buyer shall purchase and maintain property insurance upon the full value of the entire work and/or materials to be supplied which shall include the interest of B&C Fire Safety, Inc.
11. B&C Fire Safety, Inc. will not be responsible for meeting construction schedule imposed after the date of the execution of this proposal. If overtime is required to meet such a later imposed construction schedule, Buyer shall pay B&C Fire Safety, Inc. for such overtime in addition to the Contract price unless prior arrangements or agreements are made.
12. Any additional sprinklers or other additional materials and/or labor required due to alterations or additions to the premises or resulting from obstructions along the ceiling not in position or not shown on plans furnished by Buyer or Buyer's Agent at the time that B&C Fire Safety, Inc.'s survey was made, are not Contract work and are to be considered additional work to be paid for by Buyer and will be designed, signed, and dated on a Field Work form of B&C Fire Safety, Inc. or other appropriate form of Buyer.
13. Seller's Liability. B&C Fire Safety, Inc. shall not be liable for any damage caused in the performance of work due to concealed piping, wires, fixtures, or other equipment, unless located for B&C Fire Safety, Inc. by Buyer, or the character, condition, or use of any foundations, walls, or other structures not erected by B&C Fire Safety, Inc. B&C Fire Safety, Inc. shall not be liable or accountable for the condition of the water supply or other adjunct of the system furnished by the Buyer or a third party. B&C Fire Safety, Inc. shall not be liable for delays, discontinuance of work, loss or damages, incident to casualties, fires, acts of the elements, labor difficulties, governmental regulations, shortages of materials or labor, and causes beyond its control. In no event shall B&C Fire Safety, Inc. be liable for loss of anticipated profits, or loss of use of property in which the equipment is installed, or other consequential damages.
14. Buyer's Liability. All loss or damage from any cause (not the fault of B&C Fire Safety, Inc.) to the materials, tools, equipment, work or workmen of B&C Fire Safety, Inc. or its agents or subcontractors while in and about the premises shall be borne and paid for by Buyer. When any underground work is involved in the installation and it becomes necessary in the opinion of B&C Fire Safety, Inc. to install equipment at a depth greater than that required by the Specifications, or if water, quicksand, rock, or other unforeseen obstructions are encountered, Buyer shall pay to B&C Fire Safety, Inc., as an extra to the contract price, any additional expense to B&C Fire Safety, Inc. caused thereby.
15. B&C Fire Safety, Inc. reserves the right to receive a Fair and Reasonable extra to original contract price as a result of latent physical conditions at the site. In the case of actual site conditions and contract documents which are at variance, B&C Fire Safety, Inc. reserves the right to recover extra compensation by extras added to the original contract price.
16. Claims. Any claims by Buyer against B&C Fire Safety, Inc. arising hereunder must be presented in writing with particulars to B&C Fire Safety, Inc. within fifteen (15) days after they arise; otherwise B&C Fire Safety, Inc. shall have no liability in respect thereof.
17. Title. Until full payment by Buyer of all amounts to be paid hereunder, B&C Fire Safety, Inc. retains title to the material and equipment furnished hereunder, whether or not the same is attached to the realty, and the same shall be considered as personal property. B&C Fire Safety, Inc. However, reserves the right to change this conditional sale to an absolute sale at any time and to pursue any statutory or other remedies in such cases, made and provided. When and if requested by B&C Fire Safety, Inc., Buyer will duly acknowledge this contract and will execute, acknowledge, and deliver to B&C Fire Safety, Inc. such other instructions as may be appropriate to constitute the equipment as security for the price to be paid by Buyer, or to enable B&C Fire Safety, Inc. to comply with the applicable filing, recording, or other laws of the state.
18. Warranty. All workmanship is guaranteed against defects in workmanship for a period of one year from the date of installation. This warranty is in lieu of all other warranties, express or implied, including any warranties of merchantability or fitness for a particular purpose. The exclusive remedy shall be that Seller will replace or repair any part of its work which is found to be defective. Seller will not be responsible for special, incidental, or consequential damages. Seller shall not be responsible for damage to its work by other parties or for improper use of equipment by others.
19. Default by Buyer. If Buyer defaults in any payment herein required; or becomes subject to insolvency, receivership, or bankruptcy proceedings, or makes an assignment for the benefit of creditors; or transfer or mortgages the equipment or the premises in which the equipment is installed; or any lien is placed on said equipment or premises (other than liens for taxes); or the equipment or premises (other than liens for taxes); or the equipment or the premises are seized or attached by process of law, then in any such event B&C Fire Safety, Inc. may enter upon the premises, turn off the water and remove the equipment or any part thereof and may invoke such other or additional remedies as may be provided by law. Buyer shall reimburse B&C Fire Safety, Inc. for the expenses incurred in removing said equipment. Buyer further agrees to pay interest at the maximum rate allowed by law on any payment in default. If B&C Fire Safety, Inc. employs an attorney because of default by the Buyer, then the Buyer agrees to pay court costs and reasonable attorney fees.
20. Nothing in this agreement shall serve to void Seller's right to file a lien or claim on its behalf in the event that any payment to Seller is not timely made. Upon acceptance of this proposal, B&C Fire Safety, Inc. proposes to an Buyer has the right to expect that:
 1. B&C Fire Safety, Inc. will be on the job each day that is required, and work diligently until the scope of work, herein stated, is complete and satisfactory.
 2. B&C Fire Safety, Inc. will purchase the proper permitting and will comply with all state and local codes and ordinances from the design portion through the complete product of the scope of work herein stated. B&C Fire Safety, Inc. will further route all plans and drawings to Buyer ad representatives for approval, when applicable, and to all local and state authorities and insurance underwriters, as is necessary, and will provide Contractor's Test and Material Certificates where applicable.
 3. B&C Fire Safety, Inc. will be responsible to the buyer for all reasonable job rules of order, including cleanup, coordination with other trades as is necessary, and reporting and coordination with Buyer's representative.
 4. B&C Fire Safety, Inc. will be responsible to the Buyer for compliance with all safety rules and regulations during the conduct of B&C Fire Safety, Inc.'s performance on and in connection with this project. In cases of lesser standards, B&C Fire Safety, Inc. will continue to abide by its company standard; B&C Fire Safety, Inc. Safety Program and Accident Prevention Program.
 5. B&C Fire Safety, Inc. will accomplish a complete installation as per the scope of this proposal and as the terms and conditions of the proposal are met. Acceptance of this proposal by Buyer shall be acceptance of all terms and conditions recited herein which shall supersede any conflicting term in any other contract document. Any of the Buyer's terms and conditions in addition or different from this proposal are objected to and shall have no effect. Quotations hereon, unless otherwise stated, are for immediate acceptance and subject to change.