

Item # 7Ab
Date: 10/28/24

Date: October 28, 2024

COUNCIL ACTION FORM

Agenda Item: Fire Sprinkler Maintenance and Inspection for the Nevada Field House

History:

As the Field House nears completion of the first year of operation, we need to have an agreement in place for the annual inspection of the fire sprinkler system and the testing of the backflow preventors for the system.

Currently Total Fire Protection is providing this service as part of the initial building construction. A new agreement needs to be put in place beginning 2025.

I have reached out to get pricing for this service that would begin in 2025. Below is a summary.

- Midwest Alarm Services – Urbandale, IA - \$348.00/year for 3 years.
- Blackhawk Sprinklers - Cedar Falls, IA - \$350.00 – Only one year at a time.
- Iowa Fire Equipment Co. – Des Moines, IA - \$670.00 – Only one year at a time.
- Total Fire Protection – Brandon, SD - \$720.00/year for 5 years.

Options:

1. Approve fire sprinkler inspection and maintenance agreement with Midwest Alarm Services for a cost of \$348.00 per year for 3 years.
2. Seek additional pricing that is for one year time frames only.
3. Request all new quotes for monitoring and inspection services.

Staff Recommendation:

1. Staff recommends accepting Option #1: Approve fire sprinkler inspection and maintenance agreement with Midwest Alarm Services for a cost of \$348.00 per year for 3 years.

If you have any questions, please feel free to contact me at 382-4352 (office) or by email at thansen@cityofnevadaiaowa.org.



Midwest Alarm Services
 3001 99th Street
 Urbandale, IA 50322
 (515)400-4049

Des Moines 3001 99th St, Urbandale, IA 50322 Ph (515)288.4000

www.midwestalarmservices.com

Midwest Alarm Services Basic Agreement

Midwest Alarm Services. ("Midwest") agrees to furnish CUSTOMER with installation and services described below:

INFORMATION	
Billing Name ("CUSTOMER"): City of Nevada- Nevada Field House Billing Address: 1209 6th St Billing City, State, Zip: Nevada, IA, 50201 Contact Name: Tim Hansen Phone Number: 515-382-4352	Site Name ("Premises"): Nevada Field House Site Address: 1625 Fawcett Pkwy Site City, State, Zip: Nevada, IA, 50201 Email Address: thansen@cityofnevadaiaowa.org Salesperson: Austin Stephens
EQUIPMENT AND/OR SERVICES PROVIDED ("SYSTEM")	
The following Equipment to be Midwest Owned or CUSTOMER Owned under this Agreement: Fire - CUSTOMER Owned Radio - CUSTOMER Owned	The following Services to be provided under this Agreement: <div style="text-align: right;"> Inspections Automatic Sprinkler </div>
INSTALLATION PRICE AND PAYMENT SUMMARY	
Total Installation Price: \$ <u>0</u> (Plus applicable taxes) Deposit Due at Signing: \$ <u>0</u> Balance Due Upon Completion: \$ <u>0</u> Midwest reserves the right to progressively bill based on a percentage of completion method for any installations that take longer than ninety (90) days.	Service Charge: Annual \$ <u>348.00</u> (Plus applicable taxes) Initial Term: <u>36 months</u> Billing Cycle: <u>Annually</u> Monthly service charge is due in advance of each billing cycle.
SCOPE OF WORK	
-Annual Automatic Sprinkler Inspection- \$348.00	

Terms & Conditions

1. The term of this Agreement is listed on page 1 and starts on the date Service is operative ("Initial term"). After the initial term, this Agreement shall automatically renew for successive one-month terms, unless terminated by either party with thirty (30) days written notice. Midwest may increase the monthly service charges after the initial term one time annually to recover increases in service costs. CUSTOMER agrees the billing invoice setting forth the new charge will be sufficient notice of the increase. However, if CUSTOMER notifies Midwest in writing within thirty (30) days after the effective date of the increased charges that CUSTOMER is unwilling to pay the increased charges, Midwest will, at its sole option, either terminate this Agreement as if the term had expired or, in the alternative, continue the prior charges and will allow this Agreement to remain in full force and effect without further notice. Failure to notify Midwest in writing within thirty (30) days after the effective date of the increased charges will constitute CUSTOMER's acceptance of such increased charges.
2. CUSTOMER shall be responsible for sales tax, permits, false alarm fines or other charges relating to the installation of Equipment or the Services provided under this Agreement assessed by any governmental body.
3. A late fee of one and one-half percent (1.5%) per month will be applied to balances over thirty (30) days from invoice date. CUSTOMER is responsible for all collection costs incurred for unpaid bills, including reasonable attorney's fees.
4. When this Agreement includes inspection/testing, listed Equipment will be inspected/tested/cleaned during normal business hours only (8am - 5pm, Monday through Friday) unless specifically stated otherwise under Services provided area.
5. When this Agreement includes a Service package for normal wear and tear, (including all parts, with associated labor, except batteries), Services will be performed without charge. An additional charge shall be made for any Services necessitated by causes other than normal wear and tear in accordance with the standard charges of Midwest.
6. When this Agreement includes cellular communicator futureproof protection, Midwest will replace the cellular communicator as technology changes at no costs to CUSTOMER. When this Agreement includes cellular communication futureproof protection with batteries, Midwest will also provide free batteries on panel and wireless sensors. CUSTOMER may also request one (1) inspection by Midwest technician every twelve (12) months at no charge when cellular communicator futureproof protection is included herein.
7. CUSTOMER authorizes Midwest to perform installation during regular work hours with CUSTOMER furnishing any necessary electric power at CUSTOMER'S cost. If any inspection bureau, any other authority having jurisdiction, or the CUSTOMER shall require or make necessary any changes in the System installation, such changes must be requested in writing by CUSTOMER and shall be paid for by CUSTOMER. Midwest is authorized to make any preparation appropriate for installation of the System, including but not limited to, drilling holes or making attachments.
8. When this Agreement includes the use of a digital, internet or cellular/radio communicator for transmitting signals to a monitoring center, the CUSTOMER understands that a communicator uses standard telephone lines, internet service or cellular/radio towers for sending signals, and that the monitoring center will not receive signals when the transmission mode is cut, interfered with, shut down, or becomes otherwise damaged or non-operational. All charges made by any company for installation, line charges, telephone, internet and service charges for internet and telephone lines, and/or accessories to transmit signals between CUSTOMER'S premises and any monitoring facility shall be paid by CUSTOMER. Midwest shall not be obligated to perform monitoring Services hereunder during any time when telephone lines, internet or cellular/radio towers are not properly operating. Voice over Internet Protocol (VoIP) technology will affect the connection via the telephone line at CUSTOMER'S premises to the monitoring center. If CUSTOMER chooses VoIP technology, CUSTOMER must notify Midwest of this choice to assure connectivity to the monitoring center. This may require an upgrade of the System that is not covered under any Midwest Service Agreement. Midwest recommends an alternate method of communication be added to the System.
9. If CUSTOMER defaults on the terms of this Agreement or cancels this Agreement before the end of the initial term, the balance of the amount due for the unexpired term will be immediately due and payable to Midwest. CUSTOMER shall be liable for attorney's fees and costs incurred by Midwest to enforce this Agreement. If CUSTOMER defaults or cancels this Agreement, Midwest shall have no further obligation to perform under this Agreement and may remove any Midwest owned equipment or alternately abandon all or any portion of the System.
10. Midwest hereby warrants to CUSTOMER that the System will be installed in a good and workmanlike manner. In the event that any part of the System, except for batteries, shall become defective within one (1) year from the date of the original installation, Midwest will replace or repair the defective part without charge. This warranty is not assignable. This warranty does not cover any damage to the System caused by accident, vandalism, fire, water, lightning, act of God, repair service, modification or improper installation by anyone other than Midwest, or any other cause other than normal wear and tear. MIDWEST MAKES NO IMPLIED OR OTHER EXPRESS WARRANTY AND EXPRESSLY DISCLAIMS THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Midwest does not warrant that the System will always detect, or help prevent any burglary, fire, holdup or other such event. Midwest is not liable for consequential or incidental damages.
11. Midwest, its representatives, successors, assigns, suppliers and/or the manufacturers of the Equipment used by Midwest (collectively "Midwest/SUPPLIERS") are not insurers. Payments provided under this Agreement are based solely on the value of the System set forth herein and are unrelated to the value of CUSTOMER'S property or value of the contents thereon. Midwest/SUPPLIERS shall not be responsible for and are released from all loss, damage or expense due to the improper operation or non-operation of the System (including, without limitation, the communications Equipment or Service necessary to transmit to, or receive any data at the monitoring center) or the response time of third party emergency personnel. CUSTOMER agrees that if Midwest/SUPPLIERS is found liable for loss or damage due to failure of Midwest/SUPPLIERS to perform any of the obligations herein, SUCH LIABILITY SHALL BE LIMITED TO THE SUM, AS APPLICABLE, OF THE TOTAL INSTALLATION PRICE STATED ON PAGE 1 OF THIS AGREEMENT AND THE TOTAL MONTHLY SERVICE CHARGES FOR THE INITIAL TERM OF THIS AGREEMENT. The provisions herein shall be the sole and exclusive remedy of CUSTOMER for any such liability of Midwest/SUPPLIERS and CUSTOMER hereby waives all statutory, common law and other claims and remedies with respect thereto. The limitations of liability herein are reflected in the pricing of the System to be provided by Midwest to CUSTOMER hereunder.
12. CUSTOMER AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS Midwest/SUPPLIERS, FROM ANY LOSS, COST OR EXPENSE, INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS, ON ACCOUNT OF ANY CLAIM FOR ECONOMIC LOSSES, PERSONAL INJURY, INCLUDING DEATH, OR PROPERTY DAMAGE (REAL OR PERSONAL) BY ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT ARISING OUT OF OR IN CONNECTION WITH THE OPERATION OR NONOPERATION OF THE SYSTEM, UNLESS MIDWEST/SUPPLIERS WAS GROSSLY NEGLIGENT OR COMMITTED WILLFUL MISCONDUCT.

13. It is the responsibility of the CUSTOMER to maintain insurance covering risk of damage to CUSTOMER's premises and all property therein/thereon. CUSTOMER hereby releases Midwest/SUPPLIERS for all losses, damages, claims, suits, legal proceedings and expenses ("Suit"): (i) covered by CUSTOMER's insurance policies; (ii) policy deductibles, copay percentage, or related limits; (iii) in excess of amounts paid by CUSTOMER's insurance; and (iv) due to underinsurance. As an inducement to Midwest to enter into this Agreement, CUSTOMER represents, warrants and covenants that CUSTOMER's insurance company shall not have any right to subrogation against Midwest/SUPPLIERS.
14. This Agreement is made under and will be construed and enforced in accordance with the laws of the State of the premises listed on page 1. Each party hereby irrevocably agrees that any Suit arising as a result of this Agreement shall be brought exclusively in the State Courts or the Courts of the United States located in the state of the premises listed on page 1. Each party hereby waives any right to trial by jury in any Suit brought by either party. The CUSTOMER agrees that any Suit against Midwest/SUPPLIERS must be commenced within one (1) year after the cause of action accrued, without judicial extension of time, or said Suit is barred. CUSTOMER waives the right to bring any class action against Midwest/SUPPLIERS.
15. This instrument contains the entire Agreement between CUSTOMER and Midwest with respect to the transactions described herein and supersedes all previous agreements, whether written or oral, pertaining thereto, all of which shall be deemed merged into this Agreement.
16. This Agreement is not assignable by CUSTOMER except upon the written consent of Midwest, which shall not be unreasonably withheld. This Agreement or any portion thereof is assignable by Midwest in its sole discretion.
17. Should any provision of this Agreement (or any portion thereof), or its application to any circumstances, be held illegal, invalid or unenforceable to any extent, the validity and enforceability of the remainder of the provision and this Agreement, or of such provisions as applied to any other circumstances, shall not be affected thereby, and shall continue in full force and effect as valid, binding and subsisting. All changes or amendments to this Agreement must be in writing and signed by CUSTOMER AND Midwest to be binding.
18. Midwest shall not be liable for any loss, damage, or delay in delivery due to acts of God or causes beyond its reasonable control including acts of CUSTOMER, acts of civil or military authority, fires, strikes, floods, pandemics, epidemics, quarantine restrictions, riots, or inability due to causes beyond its reasonable control, whether foreseeable or not.
19. The parties hereto acknowledge and agree that: (i) the rule of construction to the effect that any ambiguities are resolved against the drafting party shall not be employed in the interpretation of this Agreement, and (ii) the terms and provisions of this Agreement shall be construed fairly as to all parties hereto and not in favor of or against any party, regardless of which party was generally responsible for the preparation of this Agreement.
20. If this Agreement terminates for any reason, the provisions of paragraphs 9 through 20 shall survive indefinitely.

NOTICE OF RIGHT TO CANCEL (for residential customers only)

You may cancel this transaction without any penalty or obligation within THREE (3) business days from this Agreement made date on the first page of the Agreement. If you cancel, any property traded in, any payments made by you under the Agreement or sale, and any negotiable instrument executed by you under the Agreement or transaction, will be returned within TEN (10) business days following receipt by Midwest of your cancellation notice, and any security interest arising out of the transaction will be cancelled. If you cancel, you must make available to Midwest at your location in substantially as good condition as when received, any goods delivered to you under this Agreement or transaction sale, or you may, if you wish, comply with the instructions of Midwest regarding the return shipment of the goods at Midwest's expense and risk. If you make the goods available to Midwest and Midwest does not pick them up within TWENTY (20) days of the date of your notice of cancellation; you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to Midwest, or if you agree to return the goods to Midwest and fail to do so, then you remain liable for performance of all obligations under this Agreement.

CUSTOMER ACCEPTANCE

In signing this Agreement, CUSTOMER agrees to the terms and conditions contained herein and specifically acknowledges and accepts the disclaimer/limitation of liability and indemnity paragraphs hereof and the other terms and conditions which are an integral part of this Agreement.

READ ALL PAGES OF THIS AGREEMENT BEFORE SIGNING

Signed: _____
SIGNATURE
TITLE
DATE

Approved:

Midwest Alarm Services

Signed: _____ Date: _____

System installed and operative this _____ day of _____, 20_____.

BLACKHAWK AUTOMATIC SPRINKLERS, INC.

FIRE PROTECTION CONTRACTORS • DESIGN, INSTALLATION & MAINTENANCE

P.O. BOX 998	CEDAR FALLS, IA 50613	TELEPHONE: (800) 232-7721
EMPLOYEE OWNED	525 EAST 18 th STREET	FAX: (319) 277-0000
	PROPOSAL SPREAD	DATE October 10, 2024

TO: Nevada Fieldhouse
1625 Fawcett Parkway
Nevada, IA
thansen@cityofnevadaiaowa.org

RE: Annual and quarterly fire sprinkler inspections per
NFPA 25, 2017.
(1) wet system
(2) backflow preventers

BLACKHAWK AUTOMATIC SPRINKLERS, INC. (SELLER) PROPOSES TO PROVIDE &/OR INSTALL:

Annual fire sprinkler inspection & backflow testing

Firm Price: Three Hundred Fifty Dollars & 00/100-----\$350.00

Quarterly fire sprinkler inspection (price is per rotation)

Firm Price: Two Hundred Twenty-Five Dollars & 00/100-----\$225.00

Price is good for **fourteen** days. Price Includes Freight & Transportation of Men to Site.

EXCLUSIONS: Painting, Wiring, Supervisory Alarms, Special Markers, Centering of Sprinklers in Ceiling Tile, Special Environmental Requirements, Sprinklers in Combustible Blind Spaces, Installation From Other Than Concrete Slab Floors, Pollution Liability/Mold insurance coverage or any Overtime.

Our firm follows the State of Iowa, Illinois, Nebraska, and Missouri requirements as a licensed contractor and licensed sprinkler inspector. Our State of Iowa contractor license is FES-2069. Our State of Illinois contractor license is FSC0103. Our State of Nebraska contractor license is 15097. All inspections performed per *NFPA 25 Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems*. All installations per *NFPA 13 Standard for the Installation of Sprinkler Systems*.

By RaeJean Cole
RaeJean Cole Blackhawk Automatic Sprinklers, Inc.

By _____
City of Nevada

BLACKHAWK AUTOMATIC SPRINKLERS, INC.

FIRE PROTECTION CONTRACTORS • DESIGN, INSTALLATION & MAINTENANCE

P.O. BOX 998

CEDAR FALLS, IA 50613

TELEPHONE: (800) 232-7721

EMPLOYEE OWNED

525 EAST 18th STREET

FAX: (319) 277-0000

Scopes of various inspections

DATE March 14, 2023

Annual Inspection of wet & dry sprinkler and standpipe systems

Inspections are done per 2017 edition of NFPA 25 "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems." This "Annual Inspection" includes but is not limited to the following.

- 1) Testing of all alarm devices by opening Inspector's test to actuate alarms
- 2) Testing of backflow prevention devices
- 3) Exercising all control valves by completely closing and opening and lubricating O.S.&Y. valves. This includes Yard P.I.Vs. and flowing of all private fire hydrants. O.S.&Y. valves shall be lubricated.
- 4) Performing main drain test and record static & residual pressures and the time it takes to return to normal static pressure. Compare results of test with previous tests.
- 5) Perform partial trip test on dry pipe valve and compare results of test with previous tests
- 6) Visually inspect and clean interior of dry pipe valve and the interior of deluge & pre-action valves without external reset
- 7) Empty auxiliary drains on dry systems
- 8) Visual inspection of system components from floor level, including but not limited to
 - a. Fire department connections
 - b. System riser gauges and valves
 - c. Alarm devices
 - d. Piping, hangers and sprinkler heads
 - e. Alarm devices
 - f. Fire hose, hose storage device and hose nozzles
- 9) In addition to the above mentioned, annuals will include the inspections and testing provided for in the quarterly inspection listed below

Quarterly Inspection of wet sprinkler systems (also included in the Annual Inspection)

Inspections are done per 2017 edition of NFPA 25 "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems." This "Quarterly Inspection" includes but is not limited to the following.

- 1) Inspect waterflow alarm and supervisory alarm devices to verify they are free from physical damage
- 2) Inspect hydraulic design information sign to verify that it is attached securely to the sprinkler riser and is legible
- 3) Pressure reducing and relief valves shall be inspected to verify that they are in the following condition
 - a. In the open position
 - b. Not leaking
 - c. Maintaining downstream pressures in accordance with the design criteria
 - d. In good condition, with hand wheels installed and unbroken
- 4) Fire department connections shall be inspected to verify the following
 - a. Connections are visible and accessible
 - b. Couplings or swivels are not damaged and rotate smoothly
 - c. Plugs or caps are in place and undamaged
 - d. Gaskets are in place and in good condition
 - e. Identification signs are in place
 - f. The check valve is not leaking
 - g. The ball drip is in place operating properly
 - h. The fire department connection clapper(s) is in place and operating properly
- 5) Mechanical waterflow alarm devices shall be tested
- 6) In systems where the sole water supply is through a backflow preventer and/or pressure reducing valve a main drain test of at least one system shall be conducted
- 7) The priming water level in supervised pre-action and dry systems shall be tested for compliance with the manufacturer's instructions
- 8) Low air pressure alarms in supervised pre-action and dry systems shall be tested with the manufacturer's instructions
- 9) Quick opening devices on dry systems shall be tested

BLACKHAWK AUTOMATIC SPRINKLERS, INC.

FIRE PROTECTION CONTRACTORS • DESIGN, INSTALLATION & MAINTENANCE

P.O. BOX 998

CEDAR FALLS, IA 50613

TELEPHONE: (800) 232-7721

EMPLOYEE OWNED

525 EAST 18th STREET

FAX: (319) 277-0000

Scopes of various inspections

DATE March 14, 2023

3 Year Trip Test on dry sprinkler systems

Inspections are done per 2017 edition of NFPA 25 "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems." This "3 Year Trip Test" includes but is not limited to the following.

- 1) Perform full trip test to the end on dry pipe valve and compare results of test with previous tests
- 2) Visually inspect interior of dry pipe valve
- 3) Empty auxiliary drains on dry systems
- 4) 2 hour pressure test @ 40 P.S.I.

5 Year Testing & Internal Inspection Of Piping of wet & dry sprinkler and standpipe systems

Inspections are done per 2017 edition of NFPA 25 "Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems." This "5 Year Testing & Internal Inspection of Piping" includes but is not limited to the following.

- 1) Internal inspection of piping (valve, riser, cross main, branch line)
- 2) Internal inspection of all Alarm & Check Valves, Strainers, Filters and Restricted Orifices
- 3) Internal inspection of all deluge and pre-action valves with external reset
- 4) Test pressure gauges (gauges not accurate to within 3% shall be recalibrated or replaced)
- 5) Test extra high temperature sprinklers
- 6) Full flow test on pressure reducing valves and fire hose stations
- 7) Testing of fire hoses per NFPA 1962

Flushing Program

If an obstruction investigation (5 year) indicates the presence of sufficient material to obstruct pipe or sprinklers, a complete flushing program shall be conducted by qualified personnel.

The previous scopes of work for inspections are taken, in part or whole, out of NFPA 25 "*Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems.*" It is the property owner or the designated representative that is responsible for maintaining his or her water based fire protection system per NFPA 25 or the authority having jurisdiction. The purpose of NFPA 25 is to provide the requirements that ensure a reasonable degree of protection for life and property from fire through minimum testing and maintenance methods. It is not the intent of NFPA 25 to evaluate the original design of the water based fire protection system, this is also the responsibility of the owner or designated representative. A design evaluation could be deemed necessary due to changes in occupancy, uses or processes, or the materials used or stored in the building.

Our firm follows the State of Iowa, Illinois, Nebraska, Missouri and Wisconsin requirements as a licensed contractor and licensed sprinkler inspector. Our State of Iowa contractor license is FES-2069. Our State of Illinois contractor license is FSC0103. Our State of Nebraska contractor license is 15097. Our State of Wisconsin contractor license is 226122. All inspections performed per *NFPA 25 Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems.* All installations per *NFPA 13 Standard for the Installation of Sprinkler Systems*

Tim Hansen

From: DJ Robinson <djrobinson@iafire.com>
Sent: Monday, September 30, 2024 1:30 PM
To: Tim Hansen
Subject: Sprinkler Inspections
Attachments: Inspection Pricing - 2024 March Update.pdf; Service & Labor Pricing - 2024.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tim,

Our annual wet pipe sprinkler inspection would break down as follows:

\$55.00 dispatch fee
\$260.00 base inspection fee
\$15.00 hazmat

Annual expense \$330.00. I've included our standard inspection pricing we offer for all systems and a document that outlines our hourly labor rates as well.

Thanks

DJ Robinson
Sales Manager



[515-265-8030](tel:515-265-8030)
djrobinson@iafire.com

Formerly Iowa Fire Equipment Co.
A Pye-Barker Fire & Safety Company
2800 Delaware Avenue
Des Moines, IA 50317

NICET# 141264



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Iowa Fire Equipment Company

2800 DELAWARE DES MOINES, IA 50317 PH: 515.265.8030 800.798.1440 FAX 515.265.7649
 327 FIRST STREET IOWA CITY, IA 52240 PH: 319.337.4434

PRICING EFFECTIVE MARCH 2024 – Suppression System Update

Fire Alarm Inspection Pricing:

Fire alarm inspection pricing is based on device count. Devices such as heat detectors, smoke detectors, pull stations, waterflow, notification etc. 100% of devices are tested every inspection. Inspections performed per NFPA 72 requirements.

QTY 1-15	\$185.00
QTY 16-35	\$299.00
QTY 35-70	\$400.00
QTY 71-105	\$625.00
QTY 106-155	\$860.00
QTY 156-200	\$970.00

Iowa Fire Equipment Company (IFEC) will file reports in any jurisdiction that require for \$45.00 per report*
 *Omaha Nebraska filling fee \$70.00 per report

2 Year Sensitivity testing of smoke detectors \$250.00 per hour

American Monitoring \$420.00 per year billed annually

Fire Alarm Considerations:

State fire code requires *Apartment* fire alarm systems to be inspected *annually*.

State fire code requires *Nursing Homes* fire alarm systems to be inspected *semi-annually*.

State fire code requires *Daycare Center* fire alarm systems to be inspected *semi-annually*.

Fire Sprinkler Inspection Pricing:

Average Wet Pipe Sprinkler System Per Riser	Annual \$260.00	Quarterly \$170.00
Average Dry Pipe Partial Trip Test	Annual \$295.00	Quarterly \$240.00
Zone/Floor Valves	\$45.00 ea.	
Average Dry Sprinkler 3-Year Full Trip	\$520.00	
Antifreeze Loops	\$340.00	

Fire Sprinkler Considerations:

The above pricing is for average sized systems. IFEC reserves the right to adjust pricing based on building/system size. Inspections are performed under the basis of NFPA 25 and do not include maintenance/repairs.

Backflow Inspection:

Initial annual inspection	\$125.00	x 2
Cleaning/Retest Labor Per Hour	\$190.00	

Wet/Dry Chemical Suppression Systems: (Links and Blowdown included)

Single Cylinder System, PZ p/n Rest-01-SYS-MNT:	\$290.00
(2) Cylinder System, PZ p/n Rest-02-SYS-MNT:	\$350.00
(3) Cylinder System, PZ p/n Rest-03-SYS-MNT:	\$425.00

Special Hazard Suppression Systems:

High Pressure Co2 / Clean Agent \$315.00 per hour



"With a commitment to
Customer Satisfaction"





Iowa Fire Equipment Company

2800 DELAWARE DES MOINES, IA 50317 PH: 515.265.8030 800.798.1440 FAX 515.265.7649
 327 FIRST STREET IOWA CITY, IA 52240 PH: 319.337.4434

PRICING EFFECTIVE JANUARY 2024

Fire Extinguisher Service & Labor Prices

\$55.00 Truck Charge (Portable Service Only)

Inspection of Portables/Emergency/Exit/Lights

(1 to 3)	\$15.00
(4 to 9)	\$10.00
(10 or more)	\$5.00
(In house)	\$10.00
Cartridge Operated (Any Quantity)	\$25.00
(Wheeled Units)	\$135.00
* Emergency/ Exit Lights	
(if done w/fire ext. c/t)	\$3.00
C/T missed or with service NO truck charge	\$5.00

Recharging

Pressurized Water, Anti-Freeze, or K-Class (parts & materials additional) RE	\$40.00
Cartridge Operated (material & cartridge additional) RECO	\$50.00

Pressurized ABC Dry Chemical 6 Yr or Recharge (PARTS INCLUDED)

2-1/2# and 5# R5	\$60.00
10# R10	\$70.00
20# R20	\$80.00

Pressurized ABC Dry Chemical Hydro & Recharge (PARTS INCLUDED)

2-1/2# and 5# H5	\$90.00
10# H10	\$100.00
20# H20	\$120.00

Carbon Dioxide (Parts Additional)

5# RC5	\$60.00
10# RC10	\$70.00
15# RC15	\$80.00
20# RC20	\$80.00
25# RC25	\$95.00
35# RC35	\$95.00
50# RC50	\$110.00
75# RC75	\$140.00
100# RC100	\$155.00

Hydrostatic Testing

Portables & System Cylinders HYD	\$55.00
25# CO2 Cylinders	\$95.00
50# CO2 Cylinders	\$95.00
75# CO2 Cylinders	\$95.00
100# CO2 Cylinders	\$95.00
150# DC Wheeled Unit	\$225.00
350# DC Wheeled Unit	\$325.00
Hydrotest Hose (per section)*	\$65.00
Re-rack Hose (per section)*	\$65.00

Labor

Monday - Friday (8AM - 5PM) - per hour	\$190.00
Saturdays and after 5PM weekdays - per hour	\$285.00
All Day Sundays and Holidays - per hour	\$380.00
(Labor is for driving time, removal, and reinstallation of the cylinder(s). Fire Alarm Helper	\$125.00
Fire Extinguisher Technician 1/4 HR Minimum	\$95.00

Mileage

\$1.50 per prorated mile 06/23/2022	
Truck Charge for extinguishers	\$55.00

Minimum Billing Service Calls

Alarm / Suppression / Sprinkler	\$190.00
Fire Extinguisher Technician	\$95.00
HM-FE (FOR DISPOSAL OF FIRE EXTINGUISHERS)	\$10.00
Design/Engineering Hourly Rate:	\$250



"With a commitment to
Customer Satisfaction"



SERVICE AGREEMENT FOR AUTOMATIC SPRINKLER EQUIPMENT INSPECTION SERVICE

(Five Year w/auto renewal thereafter)

Between TOTAL FIRE PROTECTION, INC., hereinafter called the CONTRACTOR, and:

Owner's Name: City of Nevada
Owner's Address: 1209 6th Street City of Nevada State of IA 50201

Hereinafter called the SUBSCRIBER, for Automatic Sprinkler Equipment Inspection Service.

Date of Inspection: Annual Quarterly Semi-Annual Month of Inspection: beginning MARCH 2025

Subscriber owns and/or occupies the building (s) located on the premises known as:

Property Name Being Inspected: Nevada Field House
Property Address: 1625 Fawcett Parkway City of Nevada State of IA 50201

Wherein there is now installed certain automatic fire extinguishing equipment, to wit:

<u>1</u>	<u>WET PIPE FIRE SPRINKLER SYSTEM</u>	<u>WET STANDPIPE</u>
	<u>DRY PIPE FIRE SPRINKLER SYSTEM</u>	<u>DRY STANDPIPE</u>
<u>2</u>	<u>BACKFLOW PREVENTER</u>	<u>1 Fire Protection and 1 Domestic Backflow Preventer</u>
	<u>DELUGE FIRE SPRINKLER SYSTEM</u>	
	<u>PREACTION FIRE SPRINKLER SYSTEM</u>	
	<u>FIRE PUMP PERFORMANCE TEST</u>	<u>GPM</u>
	<u>ANTI-FREEZE SPRINKLER SYSTEM</u>	

- >>> The Contractor shall inspect said installation on a (n) annual basis.
- >>> The Subscriber shall pay to Contractor after the first inspection has been made, and for each inspection thereafter, the sum of \$720.00. This amount does not include applicable sales tax
- >>> Such Inspection Service shall cover the items specified on the reverse hereof. If any equipment shall have been installed in addition to that existing at the date of this agreement, the annual inspection service charge provided above shall be increased in accordance with prevailing rates effective as of the first inspection of such additional equipment.
- >>> Our commercial general liability is limited to the amount of our annual inspection fee. Notice of this agreement and copies of all inspection reports will be forwarded by the Contractor to the insurance authority having jurisdiction.
- >>> The terms of this agreement shall be five (5) years from date hereof and thereafter until the same shall be terminated by either party giving at least (60) days advance written notice to the other. Notice of termination or change in number of inspections shall be given to the fire insurance authority by the Contractor.
- >>> It is understood that the Contractor, by providing such inspection service and by making such adjustments as may be required, does not warrant the condition of operation of the system inspected.

Owner or Representative Acceptance: _____
(signature) (date)

Scheduling Contact: _____
(printed name) (area code & phone #)
Wayde Warner (605) 582-2400
(Inspector) (phone) (date)

Total Fire Protection, Inc. 1004 7th Avenue North Brandon, SD 57005
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