



## ENGINEERING CONSULTING SERVICES PROPOSAL

October 4<sup>th</sup>, 2024  
 Attn: Board of Directors  
 Fountain Towers Condominium Association  
 7118 Bonita Drive  
 Miami Beach, Florida 33140

Existing Building, LLC. appreciates the opportunity to submit this proposal to serve as a technical resource to Fountain Towers in Miami Beach, Florida. The scope of this proposal is to review and assess the existing conditions within the building, development of an Engineered Life Safety System Report and emergency responder radio report in compliance with the below mandates.

### ELSS FIRE PREVENTION CODE MANDATE

NFPA 101, Life Safety Code, 2021 edition 31.3.5.9.1.1 A high-rise condominium association, as defined in F.S. 718.103, shall decide by January 1, 2024 as to their selection to fire sprinkler protect the property in accordance with 31.3.5.2 or install an engineered life safety system in accordance with 31.3.5.9.4. The determination of the selection shall be sent to the local fire code AHJ responsible for the enforcement of this Code by February 1, 2024.

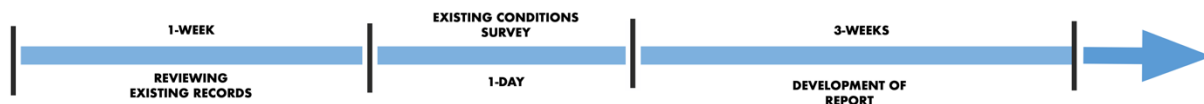


### EMERGENCY RESPONDER RADIO COMPLIANCE REQUIREMENTS

By January 1, 2024, an existing high-rise building that is not in compliance with the requirements for minimum radio strength for fire department communications must apply for an appropriate permit for the required installation with the local government agency having jurisdiction and must demonstrate that the building will become compliant by January 1, 2025.

### DELIVERABLES TIMELINE

The expected deliverables time-line is anticipated to take a total of 3-4 weeks.



## **SCOPE 1: ENGINEERING LIFE SAFETY SYSTEM REPORT**

1. Existing Record Review: With support from property management, identify and review appropriate support documentation (i.e., architectural/MEP drawings, ITM records and service orders for related equipment, technical sheets, etc.). The intent is to review of the historical records (electrical, mechanical, & fire alarm) to understand the applicable codes at time of construction and how that will impact the project.
2. Onsite Building Review: Perform a detailed survey of the property to document the configuration of the existing property with a focus on fire protection parameters and existing infrastructure to compare against original as-built drawings as is necessary to understand compliance with current codes or whether additional modifications will be needed.
3. Prepare an Engineered Life Safety System (ELSS) Report: Existing Building, Inc. will prepare an ELSS report identifying the existing conditions of the building and the associated fire protection/life safety features and systems contained therein. The ELSS report will also outline-identified deficiencies and recommend associated corrective action in accordance with the requirements of FFPC, Chapter 31.
4. Client Deliverable Review Meeting: Schedule, prepare and attend one (1) meeting with the client to review project deliverables and discuss next steps.
5. Fire Department Meetings: Schedule & attend as many meetings as necessary to receive approval from Fire Department on the engineering life safety system report and discuss any other requirements for code compliance.

## **SCOPE 2: EMERGENCY RESPONDER RADIO COMPLIANCE SURVEY**

1. Existing Building, Inc. will perform an Emergency Responder Radio Signal Strength Compliance Survey of the critical & common areas within the building. This test and associated report will out-line the existing signal strength within the building and whether it meets the minimum signal strength for compliance. Upon Completion of this survey the results will be reviewed with client and once approved submitted to city of Miami Beach Fire Prevention and Miami Beach Radio Department for review.
2. Upon submission of the compliance report the next step would be to coordinate with and schedule Fire & Radio Department inspectors to confirm our findings and conduct their Delivered Audio Quality of their radios. This test gauges the clarity of the communication they receive. At the completion of this step Fire Prevention and Radio Department will provide either approval that a system is not needed or they will provide authorization to proceed forward with designing a BDA system if the building emergency responder radio coverage is not compliant.

## **ADDITIONAL SERVICES:**

- 1) Construction documents for implementation of any required and/or approved remedial action thereof.
- 2) Electrical, Lighting, Fire Alarm, Plumbing, Mechanical and Fire Protection design is not included. These services can be included in a separate proposal if requested by owner.
- 3) LEED Certification Process.
- 4) Generator Test and/or Certification.
- 5) Preparation of drawings (As built) of the existing Electrical Installation.
- 6) Engineer's certification of any building system (fire alarm, fire protection, etc.).
- 7) Inspection of the existing Electrical Installations.

**Terms and Conditions:** This proposal has been based on the following terms and conditions. As an alternate to these terms and conditions, a Standard AIA consultant agreement can be accepted.

1. This proposal is limited to the services described herein being provided to the Fountain Towers. Any services not described herein requested to be performed by the client will be considered additional services.
2. This proposal is valid for 30 days.
3. Any additional services must be approved by the Owner in writing before those additional services are provided by Existing Building, inc..
4. The Owner shall be granted limited-use license to copy, reproduce a use all work product generated by Existing Building, inc.. during engagement on this project.
5. Reimbursable expenses: transportation and living expenses for out-of-town travel have not been considered for this project. Long distance communications: facsimile, reproduction of contract documents – (other than what is specified above), postage and handling of documents, courier, etc. are not included and will be invoiced separately with a 1.10 multiplier for overhead.

**Invoicing:**

Invoices will follow a percentage basis of the base fee in accordance with the deliverable's percentages.

Fee and Payment Schedule:

SCOPE 1: ELSS SURVEY & REPORT	\$18,000.00
SCOPE 2: EMERGENCY RESPONDER RADIO COMPLIANCE REPORT	\$ 2,000.00

- Retainer / Notice-to-Proceed 20%
- Existing Condition Report Completion 60%
- Fire Department Approval 20%

**Acceptance:** If the terms and conditions of this proposal are acceptable, please provide an authorization to proceed by providing an executed proposal or providing authorization to proceed verbally or through other written correspondence.

Scope of Services Accepted by:

\_\_\_\_\_  
Name/ Title

\_\_\_\_\_  
Date

We appreciate the opportunity to potentially serve as the project's fire protection/life safety consultant. If there are questions regarding our proposal, please do not hesitate to contact us.

Prepared by:

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