

Proposal Summary

June 11, 2024



8500 W. Michigan Ave.
Parma, MI 49269
Phone: 517-750-3136

Stephen Foster – Senior Project Manager
steve@jacksonsprinkler.com
Cell: 517-206-1077

To: Ann Arbor Housing Commission

Project: RFP# AAHC 24-04
Baker Commons Fire Suppression Upgrade

P.O. #

Quote #: 324-133

Scope of Work

Perform the following work on the fire sprinkler system:

- Furnish and install fire protection sprinklers throughout areas per RFP AAHC 24-04, drawings dated 4-15-2024, Addendum 1, City of Ann Arbor and NFPA 13.
- Price includes installing sprinklers with exposed black pipe and exposed sprinklers per RFP requirements. All exposed piping will be painted per the RFP. Piping will be installed above ceilings where shown.
- Work to start at existing standpipe and includes floor control assembly with control valve, check valve, gauge, drain, and inspector test connection. Drain piping will be installed in the same stair as the floor control valve and will be routed to the exterior.
- Price includes work in the basement including installation of control valves and sprinklers in the elevator pit. Price includes antifreeze system in the attic. Option for dry system in attic: no change in price. (RP backflow, expansion tank, and antifreeze required for AF system offsets the cost of dry valve and compressor.)
- Asbestos and lead safety protocols are excluded from this proposal
- Proposal does not include reworking fire pump or water supply (backflow preventer) or performing a standpipe flow test on the existing standpipe. Please ADD \$4500 for a full flow standpipe test.
- Please see attachments for official proposal documents

Price includes labor, material, equipment, tools, shop drawings, City of Ann Arbor permits, painting of pipe, general trades patching and painting, and alarm submittals modifications and permits.

THANK YOU. STEPHEN FOSTER.

We propose hereby to furnish material and labor complete in accordance with the above specifications for the sum of:

Eight Hundred Ninety-two Thousand Six Hundred Forty-two Dollars (\$892,647.00)

ALL WORK AND MATERIAL IS GUARANTEED FOR A PERIOD OF ONE YEAR AND IS SUBJECT TO THE FIRE MARSHAL AND INSURANCE INTEREST

NET 30 DAYS. ALL PAST DUE INVOICES ARE ASSESSED A MONTHLY 1.5% SERVICE CHARGE. (18% PER ANNUM)

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are covered by Workers Compensation Insurance.

Authorized Signature _____

Stephen Foster, Senior Project Manager

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

Acceptance of Proposal – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Accepting Signature: _____ Date of Acceptance: _____

A.1 Qualifications, Experience, and Accountability

Stephen Foster, Senior project manager and NICET Level II Layout Technician, has been with Jackson Automatic Sprinkler for over 25 years and has managed jobs ranging in size from \$200 to \$2 Million. Mr. Foster brings to the table a diverse range of qualifications and job experience. He has managed jobs in warehousing, residential, retrofit, new construction, industrial, manufacturing, education, health care, retail, and institutional sectors. He is committed to quality work, maintaining a productive work environment, and finishing on time.

David Dodds, Assistant Project Manager and Safety Coordinator, has been with JAS for over 10 years. He has overseen the JAS Safety Program for over 9 years, updating the safety program and providing safety updates and oversight when required.

A.2 References

Jesse Thompkins - Laux Constructio - jesse@lauxconstruction.com Currently finishing up a \$2.1 million job replacing 11 dry systems at the State of Michigan Ottawa Parking Ramp

Lance Landis - ConAgra Foods - lance.landis@conagra.com Currently finishing up a \$1.3 million underground fire loop replacement, and a \$259,000 diesel fire pump replacement project

Kevin Rushlow - Chemetall - kevin.rushlow@chemetall.com Just finished up a \$600,000 underground fire main and piping upgrade to their water supply

A.3 Quality Assurance – JAS uses all UL Listed and/or FM Approved products and materials and strictly follow all requirements by local and state authorities and NFPA standards (NFPA 13, 13R, 13D, 25, 14, 20). JAS provides a 1-year labor and material warranty on all installations.

A.4 JAS plans to use All Star Alarms for alarms, BC Contractors for painting. Drywall contractor is TBD

B.1 JAS will use weekly Toolbox talks during the construction

B.2 EMR Letter attached. EMR for 2023-2024 is 0.78

B.3 All craft labor on this job will have minimum 10-hour OSHA safety training. Documentation will be provided

B.4 OSHA/MIOSHA Reports will be provided.

C.1 At this time, it is unknown what the journeyman/apprentice ratio on the job would be

C.2 Documentation of pay rates and benefits will be provided to show compliance with Prevailing Wage / Living Wage requirements

C.3 JAS will use Sprinkler Fitters Local 669 & 704 personnel on this job

D.1 It is unknown at this time the percentage of workforce resides in the City of Ann Arbor and in Washtenaw County. JAS will strive to employ as many local personnel as can be manned from the union labor forces.

D.2 JAS is an equal opportunity employer

D.3 JAS is an equal opportunity employer

D.4 JAS will strive to use sustainable products, technologies, and practices for the project as much as is possible and still meet minimum requirements of Codes, Standards, and Local and State requirements.

D.5 JAS has no environmental violations or penalties.

E. Bid Form Attachment - Included with Attachments below

F. Stephen Foster is authorized to negotiate and sign contracts for Jackson Automatic Sprinkler. He can be reached at 517-206-1077 (cell) or at steve@jacksonsprinkler.com

G. Attachments – see below

ATTACHMENT B
LEGAL STATUS OF BIDDER

(The bidder shall fill out the appropriate form and strike out the other three.)

Bidder declares that it is:

* A corporation organized and doing business under the laws of the State of Michigan, for whom Stephen Foster, bearing the office title of Senior PM, whose signature is affixed to this Bid, is authorized to execute contracts.

NOTE: If not incorporated in Michigan, please attach the corporation's Certificate of Authority

~~• A limited liability company doing business under the laws of the State of _____, whom _____ bearing the title of _____ whose signature is affixed to this proposal, is authorized to execute contract on behalf of the LLC.~~

~~* A partnership, organized under the laws of the state of _____ and filed in the county of _____, whose members are (list all members and the street and mailing address of each) (attach separate sheet if necessary).~~

~~* An individual, whose signature with address, is affixed to this Bid: _____ (initial here)~~

Authorized Official

Stephen C Foster Date June 11, 2024

(Print) Name Stephen Foster Title Senior Project Manager

Company: Jackson Automatic Sprinkler, LTD.

Address: 8500 E. Michigan Ave.
Parma, MI 49269

Contact Phone (517) 750-3136 Fax () none

Email steve@jacksonsprinkler.com

ATTACHMENT C

BID FORM

Company: Jackson Automatic Sprinkler

Schedule of Pricing/Cost –

No.	Item Description	Price
1	Fire Suppression - Material	\$ 257,647.00
2	Fire Suppression - Labor	\$ 375,000.00
3	Fire Alarm Modifications	\$ 50,000.00
4	Architectural Cut, Patch & Paint	\$ 75,000.00
5	General Conditions/Other	\$ 20,000.00
6	Contractor's Fee	\$ 115,000.00

Base Bid \$ 892,647.00

Voluntary Alternate # _____

Description:

- #1: No Change - Substitute dry system for antifreeze system.
- #2: ADD \$9,500.00 - Add Vapor Shield Corrosion Inhibitor to Dry System
- #3: ADD \$4,500 - perform standpipe flow test
- #4: ADD \$30,000 for dry system to protect balcony

Add/(Deduct) \$ _____

Stephen C Foster

Stephen Foster

Senior PM

6-11-2024

Name

Title

Date



April 16, 2024

Jackson Automatic Sprinkler, LTD
8500 W Michigan Ave
Parma, MI 49269-9449

Re: 3 years of EMR for Jackson Automatic Sprinkler
Michigan Insurance Company – Policy #1000033745

To Whom It May Concern:

Below, please find the Experience Modification Rating for the last 3 terms for the above insured:

2023 – 2024	.78
2022 – 2023	.72
2021 – 2022	.69

If you should have any questions, please let us know.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Andrea Masters' in a cursive script.

Andrea Masters
Account Manager
Walton Insurance Group