Automatic Fire Sprinklers, Inc.®
An Employee-Owned Company
222 Capitol Court – Ocoee, FL 34761-3033
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CD SET FIRE SPRINKLER QUOTE

Florida EF20001320 ♦ North Carolina Sprinkler #29745, Fire Alarm #29611-SP-FA/LV
♦ South Carolina Sprinkler #1116, Fire Alarm FAC #3385 M

September 23, 2026

Carl Byers
CF Evans Construction
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RE: FALL CENTRE APTS.
RALEIGH, NC

Wayne Automatic Fire Sprinklers, Inc. hereby submits an estimate for necessary labor and material to furnish and install:

TYPE OF SYSTEM: NFPA 13 type of system. Project consists of one (1) 5-story wood framed building type III-A const. divided into two (2) fire areas, wrapped around a 5-story parking garage type I-A const. Total of 250 - units and approximately 409,697 gross square feet. The parking levels to be designed for ordinary hazard group II. RPDA Backflow preventer is located inside the fire pump room. FDC (2) is on the bldg. Flow test dated 4-15-26, St – 70, Res – 67 & Flow – 1,803. Fire pump is included.

LAYOUT OF SYSTEM: Layout of system to be at Wayne Automatic Fire Sprinklers' discretion according to NFPA standards and local codes. WAFS shall start at 1'-0" AFF inside the fire pump room with RPDA backflow preventer and electric fire pump. The sprinkler system shall be designed for NFPA 13. The apt. building is divided into two buildings by firewalls. Each floor of each bldg. will have its own floor control valve assembly. All bathrooms and closets shall be protected. The corridors and stairs are heated. The units and corridors shall have semi-recessed white sprinklers with white escutcheons on all floors. The Amenities and Sky Terrace areas will have concealed sprinklers with white escutcheons. The garage levels shall have black steel pipe designed for ordinary hazard group II with black upright sprinklers. All the dry pipe valves are in the fire pump room with bulk piping going up to each floor. All interstitial spaces and flat attic are shown on the drawings to be filled with non-combustible insulation. *Non-conditioned areas such as balconies would still need to be filled with non-combustible insulation.* See alternate for sprinkler protection.

PIPE & FITTINGS: CPVC piping for wet system. Black steel piping for garage (IF BLACK STEEL IT MUST BE PAINTED OR GALVANIZED) and standpipes. All piping and fittings shall be per UL and NFPA standards.

SPRINKLER HEADS: Sprinklers in units and corridors shall be white residential semi-recessed pendent with white escutcheons. Amenity areas and sky terrace shall have concealed quick response pendent sprinklers with white escutcheons. All balconies have flex dry pendent sprinklers. Drive-thru area to garage and courtyard to have white dry pendent sprinklers. Parking garage to have black upright sprinklers.

STANDPIPES: Manual wet standpipes shall be installed exposed inside each exit heated stairwell with 2 ½" hose valves installed at each main landing. Wet standpipes shall be installed in the corridor near horizontal exits that exceed 130' from nearest hose valve. They shall be concealed by others. Must be able to reach all points of the building with 200' hose pull and spray. If not, additional standpipes will be required.

FIRE PUMP: Wayne Automatic Fire Sprinklers to furnish an electric fire pump 400gpm with across the line controller.

FIRE DEPARTMENT CONNECTION: Wayne Automatic to supply (2) 4" two-way wall-mounted FDC's on the exterior wall of the building.

ALARM MONITORING: Wayne Automatic Fire Sprinklers to furnish flow switches and tamper switches on valves that we installed, to be wired by others.

UNDERGROUND SUPPLY PIPE: Wayne Automatic to start 1'-0" above finished floor in riser/pump room. All underground is by others.

CITY WATER CONNECTION: Buyer to furnish city water connection from existing main to the 1'-0" above finished floor. It is mutually agreed and understood that Wayne Automatic Fire Sprinklers is not to be held responsible for the adequacy or the quality of the water supply. All underground fire line piping installed by others is to be properly valved, tested and flushed. Test papers (NFPA 24) shall be filled out and signed by the installing UG contractor and witnessed by GC. Once completed, paperwork is to be provided to GC and WAFS.

WARRANTY & GUARANTEE: Wayne Automatic Fire Sprinklers will furnish all manufacturer's warranties and instructions, as-built drawings, and certificate of final inspection upon completion of work. Wayne Automatic Fire Sprinklers will provide a twelve-month guarantee covering defective equipment, materials, and workmanship. The guarantee is to start on the date the equipment is placed in service.

ADHERENCE TO CODES: All work is to be done in strict accordance with applicable NFPA standards and local codes.

EXCLUSIONS: The following are not included.

- Priming or painting of pipe.
- Electrical wiring/monitoring service.
- Free-standing FDC's.
- Seismic Bracing
- Water quality and chlorination.
- Performance bond (available on request).
- Fire extinguishers.

- Insurance requirements above local code or specifications.
- 3D or BIM coordination.
- Replacing damaged sprinklers during construction due to paint and/or drywall mud. An additional charge will be added if we replace the sprinklers for this reason.
- Sprinklers in interstitial spaces including flat attic.
- Automatic transfer switch.
- Galvanized pipe and galvanized fittings for exposed piping.
- Damage from compatibility to CPVC pipe and fittings due to other trades (wiring, chemicals, fireproofing spray, fire caulk, mold spray, termite spray, etc.).
- Housekeeping pad for fire pump and jockey pump.
- Soffits not shown on architectural drawings for concealing sprinkler piping.
- Temporary fire protection during construction.
- Requirements of NFPA 241.
- Commissioning of fire protection systems in accordance with NFPA 3 or 4.
- Heat tracing, heat tape or piping insulation.
- Sprinklers in concealed spaces created by drop down ceilings or soffits. These need to be built out of metal studs and not wood.
- Exclude 2nd sprinkler in HVAC/WH closets.
- Creation of backgrounds if CAD drawings are not provided.
- Bollards and cane protection for standpipes.
- Knox boxes, plugs and/or Caps.

APARTMENTS BASE PRICE: ..... $ 896,000.00
PARKING GARAGE BASE PRICE: ..... $ 295,000.00
TOTAL PRICE: $1,191,000.00

ALTERNATES:

1. If an automatic transfer switch is required on the fire pump since the project has a generator, please **add $22,000.00** to the above parking garage base price.

2. If galvanized piping and fittings are to be used for piping and in the parking garage in lieu of the standard black steel piping and fittings, please **add $28,000.00** to the above parking garage base price.

3. If the interstitial spaces are not filled with non-combustible insulation, then they will need to be protected with concealed space sprinklers. The non-conditioned areas such as balconies must be filled with non-combustible insulation (by others) regardless of if the rest of the space is protected with sprinklers or filled with insulation. To protect the interstitial spaces with concealed space sprinklers please **add $280,000** to the above apts. base price.

4. If the flat attic is not filled with non-combustible insulation, then it will need to be protected with concealed space sprinklers. The non-conditioned areas such as balconies must be filled with non-combustible insulation (by others) regardless of if the rest of the space is protected with sprinklers or filled with insulation. The insulation will need to be pinned to the top chord of the roof truss to all the attic space to be conditioned from the heat below and we can use wet pipe system to protect the flat attic space with concealed space sprinklers please **add $65,000** to the above apts. base price.

TERMS: Monthly progress payments, invoices submitted by 25th due net by 10th. 100% due upon completion and tests.

NOTE: This quotation is based upon 100% CD set of drawings prepared by BB+M Architecture dated 8-17-26. Wayne Automatic Fire Sprinklers reserves the right to require final contract documents and all necessary CAD disks needed to draw the fire protection system. No costs for these documents/disks have been included in this quotation. Any such costs will be incurred by the General Contractor.

NOTE: Pricing on this quotation is valid for a period of fifteen (15) days from the time the quotation is accepted. Steel piping purchased for the project after the (15) day period has expired are subject to price adjustments that reflect increases in the current cost of such materials. Such material price adjustments will increase the contract sum and be processed by means of a contract change order. Furthermore, Wayne Automatic Fire Sprinklers is not responsible for any delay caused by the unavailability or shortage of any materials beyond our control. This proposal may be withdrawn by Wayne Automatic Fire Sprinklers if not accepted within fifteen (15) days, or if a contract agreeable to both parties cannot be negotiated.

NOTE: Important Information with Regards to Your CPVC Fire Sprinkler System
Your CPVC fire sprinkler system will enhance the safety and security of your building when properly cared for. CPVC fire sprinkler products resist attack from a wide range of chemicals that are corrosive to metallic piping. As with any piping material, however, there are certain chemicals that can be detrimental to CPVC. Occasionally, some of these chemicals may be found in construction products, site preparations, and building maintenance materials. There are specific things you need to be mindful of when caring for or working around your CPVC fire sprinkler system. For a list of compatible products, please review https://parts.spearsmfg.com/Cpl.aspx

At Your Service,



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