FLORIDA INTERNATIONAL UNIVERSITY SMALL TRADES WORKSHEETS

ST-02: Fire Alarm Systems Services

Core Objectives

Inspect, test, maintain, repair, and install fire alarm and emergency communication systems so that all systems remain fully operational and compliant with code and the Authority Having Jurisdiction (AHJ).

- Keep all systems safe, code-compliant, and operating reliably with minimal disruption to occupants.
- Reduce unplanned failures through preventive maintenance and early deficiency reporting.
- Provide accurate documentation to support compliance, budgeting, and capital planning.

Task Breakdown

A. Installation / New Work

- Install new or expansion FACPs, initiating devices, notification appliances, and modules.
- Program panels, update graphics and as-built drawings, and perform 100% acceptance testing.

B. Repair / Corrective Work

- Troubleshoot ground faults, trouble, and supervisory conditions.
- Replace failed detectors, modules, power supplies, relays, modules, pull stations, horn/strobes, smoke detectors, heat detectors, duct detectors, and batteries.
- Repair or replace damaged wiring, boxes, fittings and conduit; restore monitoring.
- Any other related repairs and/or corrective work

C. Preventive Maintenance / Inspection

- Perform annual, semi-annual, and quarterly testing per NFPA 72 Table 14.4.3.2
- Smoke detector sensitivity testing on required intervals.
- Battery load testing and replacement
- Verify central station signal transmission.
- Submit inspection reports and deficiency lists within 5 business days.

Deliverables

- Service tickets and inspection/test reports.
- Deficiency list with prioritized repair proposals
- Permits, certifications (where applicable)
- As-builts, O&M manuals, and warranties for new work

FLORIDA INTERNATIONAL UNIVERSITY SMALL TRADES WORKSHEETS

ST-02: Fire Alarm Systems Services (cont.)

Labor Rate Price Sheet - Fire Alarm Systems Services

Labor Classification	Regular Hourly	Overtime Hourly	Sun./Holiday Hourly	Emergency Hourly
Fire Alarm Technician (NICET II)	$_____	$_____	$_____	$_____
Senior Fire Alarm Technician (NICET III/IV)	$_____	$_____	$_____	$_____
Fire Alarm Programmer	$_____	$_____	$_____	$_____
Apprentice / Helper	$_____	$_____	$_____	$_____
Project Manager	$_____	$_____	$_____	$_____

Additional Pricing Item	Bid Price
Materials / parts markup over cost	_____ %
Subcontractor markup	_____ %
Equipment rental markup	_____ %
Service call / trip charge (if any)	$_____
Minimum billable hours per call	_____ hrs
Preventive maintenance - fixed price per visit / per unit (attach schedule)	$_____
Annual inspection / certification - per unit or per building (attach schedule)	$_____

List any specialized services or other services not mentioned above that your company provides:

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_____

List any other applicable rates, fees, or charges not listed above:

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