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Telephone: (877) 331-2084 • Fax: (909) 628-7774
State Contractors License. C-10, C-16 #905493

ANNUAL SPRINKLER SYSTEM REPAIR AGREEMENT

Date: January 10, 2022

Job Site: See site list below

To: Patterson Unified School District
Attn: Stephen Ruiz
510 Keystone Blvd
Patterson, CA 95363

Phone: (209) 895-7721

From: Victoria Tiscareno
(559) 538-4045

Email: sruiz@patterson.k12.ca.us

Scope of Work:

HCI Systems is pleased to submit this proposal to perform the Fire Sprinkler system repairs, located at the above referenced job site, per the Annual Sprinkler inspection performed in August 2021. scope of work to be completed is as follows:

Apricot Valley Elementary School – 1320 Henley Parkway Patterson, CA 95363

1. HCI will make corrections for items listed as **deficiencies** on the Annual Sprinkler Report. Please reference the report dated 8/11/2021.
2. **Excludes** Hydraulic Nameplate for Riser H. Customer to provide information.
3. **Excludes** any items noted as a comment on the report. Unless otherwise noted.
4. **Excludes** 5 year sprinkler inspection. Due December 2021. A separate quote will be provided.

Total amount to perform this work will be **\$9,469.00** including material, labor, and sales tax.

Creekside Middle School – 535 Peregrine Dr Patterson, CA 95363

1. HCI will make corrections for items listed as **deficiencies** on the Annual Sprinkler Report. Please reference the report dated 8/11/2021.
2. **Excludes** corrections to Fire Sprinklers obstructed by light fixtures in all storage, electrical & mechanical rooms. Customer was supposed to address the light fixtures last inspection cycle. HCI has included one (1) hour site survey time for our team to survey the locations and provide a material list/solution. A separate quote will be provided for this work.
3. **Excludes** any items noted as a comment on the report.

Total amount to perform this work will be **\$2,265.00** including material, labor, and sales tax.

District Office – 510 Keystone Blvd Patterson, CA 95363

1. HCI will make corrections for items listed as **deficiencies** on the Annual Sprinkler Report. Please reference the report dated 8/11/2021.
2. HCI noted the PIV was tough to operate and needs to be lubricated. HCI will lubricate PIV.
3. **Excludes** replacing screen in ceiling with ceiling tile in Nick's office located in the warehouse. Responsibility of customer.



4. **Excludes** relocating or removing bush that is within 36" of the PIV located at the North side. Responsibility of customer.
5. **Excludes** Hydraulic Nameplate for Riser 1. Customer to provide information.

Total amount to perform this work will be **\$1,409.00** including material, labor, and sales tax.

Patterson High School – 200 N 7th St Patterson, CA 95363

1. HCI will make corrections for items listed as **deficiencies** on the Annual Sprinkler Report. Please reference the report dated 8/12/2021 & 10/21/21.
2. HCI will troubleshoot the OS&Y tamper switches that are out of adjustment.
3. HCI will noted there was no sprinkler bell. We will have our technician verify again.
4. **Excludes** Hydraulic Nameplate for Riser 2. Customer to provide information.
5. **Excludes** repairs to PIV that is frozen for Riser 1. HCI has allocated time for a site survey to determine a material list/solution and follow up with a separate quote.
6. **Excludes** replacing ceiling tiles out of place in the N/E wrestling room. Responsibility of customer.
7. **Excludes** Hydraulic Nameplate for Riser 3. Customer to provide information.
8. **Excludes** replacing damaged ceiling tiles near center of room 603. Responsibility of customer.
9. **Excludes** closing attic access hatch door in 603 flammable room. Responsibility of customer.
10. **Excludes** any items noted as a comment on the report. Unless otherwise noted.

Total amount to perform this work will be **\$7,186.00** including material, labor, and sales tax.

Walnut Grove Elementary School – 775 N. Hartley Street Patterson, CA 95363

1. HCI will make corrections for items listed as **deficiencies** on the Annual Sprinkler Report. Please reference the report dated 8/9/2021.
2. HCI will replace the tamper switch on riser N.
3. HCI will noted there was no sprinkler bell. We will have our technician verify again.
4. HCI will adjust the OS&Y tamper switches out of adjustment on the North Backflow Preventor. *****These are being thrown out of adjustment by the backflow cover*****
5. **Excludes** removing large black cable attached to the base of the riser for Riser B thru I and K thru L. Responsibility of customer.
6. **Excludes** Hydraulic Nameplate for Riser N. Customer to provide information.
7. **Excludes** any items noted as a comment on the report. Unless otherwise noted.

Total amount to perform this work will be **\$19,172.00** including material, labor, and sales tax.

West Valley Learning Center – 610 Hartley Patterson, CA 95363 *Bldg 1 + 2*

1. HCI will make corrections for items listed as **deficiencies** on the Annual Sprinkler Report. Please reference the report dated 8/10/2021.
2. **Excludes** Hydraulic Nameplate for Riser 1. Customer to provide information.
3. **Excludes** 5-year sprinkler inspection. Riser does not show any 5 year tag. **SCOOE does not have record and believes it is due. A separate quote will be provided.**
4. **Excludes** any items noted as a comment on the report. Unless otherwise noted.

Total amount to perform this work will be **\$1,907.00** including material, labor, and sales tax.

Total amount to perform this for all sites noted above will be **\$41,408.00 including material, labor, and sales tax**



Time & Material

Walnut Grove Elementary School – 775 N. Hartley Street Patterson, CA 95363

1. HCI noted 11 sprinkler bells did NOT activate during the activation of the waterflow switches.

Total amount to perform this work will be **\$3,867.00** HCI has allocated 1 technician, 3 days. Work will be performed on a Time & Material basis including travel to and from site and dispatch charge. Customer will be billed for actual amount of time used.

Special Instructions and Exclusions

- Includes Exclusions noted above under scope of work
- Work will be performed during normal business hours.
- Any additional work outside of the above proposed scope will be quoted separately.
- HCI excludes fire watch.
- HCI excludes all paint and patch work.
- This proposal is based on access to all areas listed above, on the day of scheduled work. If HCI is not able to access required areas within the scheduled date, a separate charge will apply.
- If HCI finds during the course of work that additional labor and/or materials are needed, work will be stopped and customer will be advised.
- Unless expressly stated otherwise under the Scope of Work, the price quoted **INCLUDES** prevailing wage.

Thank you for the opportunity to review your needs and offer this proposal. Please feel free to contact me if you have any questions or concerns at (559) 538-4045.

Sincerely,
Victoria Tiscareno
HCI Systems Inc.



Ontario • San Diego • Irvine • Pasadena • Fresno
Sacramento • Pleasanton
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State Contractors License: C-10, C-16 #905493

Authorization to Proceed

If you would like us to proceed with the work included in this proposal, please sign below and return to HCI. Proposal is accepted in accordance with the attached Terms & Conditions.

Patterson USP
Company

SGR
Proposal Approved By (Signature)

Stephen Ruiz
Printed Name

Director - Op & Fac
Title

Date

PO# (if required)



Terms & Conditions

1. Customer agrees:
 - to provide free access to all areas of the facility covered by the fire alarm system. Where necessary, the customer will provide a person familiar with the facility who can gain access to all areas;
 - to provide the necessary equipment or lifts to reach inaccessible equipment and peripherals;
 - to supply suitable electrical service; and;
 - that in the event of any emergency or system failure, reasonable safety precautions will be taken to protect life and property (including fire watch) during the period of time from when HCI is first notified of the emergency or failure and until such time that HCI notifies the customer that the system is operational or that the emergency has cleared.
2. Unless noted elsewhere in this proposal, the customer agrees to provide a person or persons to monitor, verify and reset the fire alarm panel or command center during all scheduled HCI testing.
3. No repairs beyond those listed under the Scope of Work herein will be performed without a prior written authorization and a change order executed for additional cost. This Agreement assumes the system covered is in maintainable condition. If repairs are found necessary upon inspection, a proposal for repair at an additional cost will be submitted for approval. Should such repair proposal be declined, those non-maintainable items will be removed from the Agreement and the contract amount adjusted accordingly.
4. It is understood that repair, replacement and emergency service provisions apply only to the systems and equipment covered by this Agreement and identified in the List of Covered Equipment. Repair or replacement of non-maintainable parts of the system such as, but not limited to, unit cabinets, insulating materials, electrical wiring, structural supports and other non-moving parts, is expressly excluded from this Agreement.
5. Emergency Service Exclusions. Emergency Service does not include travel expense, material and labor charges required as a result of accident, fire, storm, water, negligence, misuse, vandalism, power failure, source current fluctuations, lighting surges, any failure whatsoever resulting in whole or in part from a non-HCI installation, parts, service, attachments, or devices, or any other cause external to the equipment. Emergency Service will be provided in accordance with the description provided in Scope of Work. All services will be provided during normal business hours unless outlined elsewhere in this Agreement.
6. HCI may transfer or assign this Agreement to any other fire alarm company or financing institution without notice to you. You may not transfer this Agreement to someone else (including someone who purchases or leases or subleases your premises) unless we pre-approve the transfer in writing. We may use subcontractors to provide the services herein.
7. HCI will not reload software, nor make repairs or replacements necessitated by reason of negligence or misuse of the equipment by others, or caused by lightning, electrical storm, or other violent weather, or by any cause beyond HCI control except ordinary wear and tear.
8. The customer shall promptly notify HCI of any malfunction in the system(s) that comes to the customer's attention. HCI will not be responsible for fire watch in the event of system failure.
9. It is mutually understood that in providing the services included in this Agreement, HCI is not an insurer and does not guarantee any damage to property or injury to person will not occur.
10. This agreement shall be governed and construed in accordance with the laws of the state of California. Both parties agree to submit to the exclusive venue and jurisdiction of the courts of California for any litigation pertaining to this Agreement.
11. Neither HCI or its representative shall be liable to the purchaser or anyone else for any liability, claim, loss, damage or expense of any kind, or for any direct, consequential, collateral or incidental damages, relative to or arising from or caused directly by the equipment, its installation, its service, or the use thereof or any deficiency, defect or inadequacy of the equipment. It is expressly agreed that purchaser's exclusive remedy for any cause of action relating to the purchase, installation, service and/or use of equipment shall be for damages and HCI liability for any and all losses or damages resulting from any cause whatsoever, including negligence, shall in no event exceed the price of the service agreement for the equipment in respect to which the claim is made or, at the election of HCI, the restoration or replacement or repair of such equipment.
12. Fire watch is excluded.
13. Payments are due within 30 days of the submittal of an invoice. Overdue payments shall bear interest at the rate of 1-1/2% per month from the date on which payment is due until paid.
14. If any dispute arises out of this Agreement, such dispute shall be subject to Arbitration at the sole discretion of HCI. If any arbitration or action at law or equity shall be brought on account of any breach of this agreement or to enforce or interpret any of its provisions, the prevailing party shall be entitled to recover from the other party its reasonable attorneys' fees, which shall be fixed by the tribunal or court and be made a part of any award or judgment rendered.
15. The person executing this Agreement on behalf of Customer represents and warrants that they are authorized to do so by Customer to bind Customer to all terms herein. As a further inducement to HCI to enter into this Agreement, the person executing this Agreement agrees to guarantee the performance of Customer herein and to be personally liable for any payments not made by Customer.
16. The Parties acknowledge that this Agreement is the result of good faith negotiations between the Parties through their respective counsel. Any statute or rule of construction that any ambiguity is to be resolved against the Party that caused such an ambiguity shall not be employed in the interpretation or enforcement of this Agreement.
17. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same instrument. In addition, the Parties agree that facsimile and/or electronic signatures shall be acceptable to evidence the Parties' assent to this Agreement and are deemed equivalent to original "wet ink" signatures for all purposes under this Agreement.

Property Information

Building Apricot Valley Elementary
Address 1320 Henley Parkway
City Patterson CA 95363



Contractor or Licensed Owner Information



Name
Job # 1-902PJUSD
Misc. WO: 133590

D = Deficiency C = Comment (Indicate type)

Item	Date	Riser	D	C	Deficiencies and Comments <small>Indicate all equipment, devices and parts that were repaired or replaced</small>
*****ANNUAL FIRE SPRINKLER INSPECTION*****					
2.3	8/11/21	A		X	25 seconds
1.19	8/11/21	A	X		Corroded chrome on white 401 155* QR pendant in both hall restrooms.
2.3	8/11/21	B		X	15 seconds
1.19	8/11/21	B		X	Kitchen cold box and freezer unprotected.
1.19	8/11/21	B	X		Painted 1/2" chrome on white 401 155* QR pendant: Boys restroom, pantry & riser rm.
1.19	8/11/21	B	X		Corroded 1/2" chrome on white 401 155* QR pendant: B-8, B-7, outside restrooms, B-14, 2 in kitchen, riser room.
2.3	8/11/21	C		X	20 seconds
1.19	8/11/21	C	X		Remove tape from concealed head cover plate in room C-1.
1.19	8/11/21	C	X		Corroded chrome on white 401 155* QR pendant: staff restroom & storage room Behind desk in library.
2.3	8/11/21	D		X	30 seconds
1.19	8/11/21	D	X		Damaged white concealed head cover plate in D-8 & hall outside D-7.
1.19	8/11/21	D	X		Corroded chrome on white 401 155* QR pendant in staff restroom.
2.3	8/11/21	E		X	50 seconds
1.19	8/11/21	E	X		Corroded chrome on white 401 155* QR pendant: East & West girl's restrooms, staff Restroom, both boys restrooms (2 each), & East janitor closet.
1.19	8/11/21	E	X		Damaged white concealed head cover plate in E-5
1.19	8/11/21	E	X		Painted white concealed head cover plate: outside E-6 (3), outside E-7, & outside E-1.
2.3	8/11/21	F	X		20 seconds
1.19	8/11/21	F	X		2 painted white concealed head cover plates outside F-6 & 1 outside F-8.
2.3	8/11/21	G		X	40 seconds
<input checked="" type="checkbox"/> Check here if additional Deficiencies and Comments are listed on Form AES9. Number attached 1					
<input type="checkbox"/> See Correction Form AES 10 for corrected deficiencies. Number attached					

I hereby certify that the fire protection equipment listed above has been fully inspected, tested, and maintained on this date by the company indicated above, in accordance with CCR, Title 19, Sections 901 to 906 and that the equipment is fully operable except as noted in the "Deficiencies and Comments" section of this form.

Check box if Annual Inspection, Testing & Maintenance Items are Completed in the Indicated Quarter

Quarter	1 st - <input type="checkbox"/> Annual	2 nd - <input type="checkbox"/> Annual	3 rd - <input checked="" type="checkbox"/> Annual	4 th - <input type="checkbox"/> Annual
Date			8/11/21	
Print Name			Brian Thieme	
Signature			Brian Thieme	



HCI
Systems, Inc.
Phone: (877) 331-208

Property Information



Contractor or Licensed Owner Information



Name Brian Thieme
Job # 1-902PJUSD
Misc. WO: 133861

D = Deficiency C = Comment (Indicate type)

Item	Date	Riser	D	C	Deficiencies and Comments <small>Indicate all equipment, devices and parts that were repaired or replaced</small>
*****ANNUAL FIRE SPRINKLER INSPECTION*****					
1.6	8/12/21	1		X	55 psi
1.7	8/12/21	1		X	55 psi
2.3	8/12/21	1		X	N/A- student orientation. No water flow alarm performed while children were present.
1.19	8/12/21	1	X		Corroded chrome 1/2" 155* SR semi recessed pendant: N/E hallway (5) & class 5 (5).
1.19	8/12/21	1	X		Ceiling tiles out of place in N/E wrestling room.
1.9	8/12/21	1	X		Hydraulic calc stickers deteriorated on Riser. Replace with engraved metal sign(s).
1.13	8/12/21	1	X		1 corroded 1/2" chrome 155* QR 401 pendant in North Team Room.
1.19	8/12/21	1	X		Both OS&Y valve tamper switches out of adjustment. <i>Signal received by manual operation Of switch only.</i>
2.6	8/12/21	1	X		PIV frozen. Unable to operate.
1.3	8/12/21	1	X		911 bell sign faded on bell cover.
1.6	8/12/21	2		X	N/A
1.7	8/12/21	2		X	46 psi
2.3/2.4	8/12/21	2		X	N/A- student orientation. No water flows in path of children.
1.6	8/12/21	3		X	N/A
1.7	8/12/21	3		X	64 psi
2.3	8/12/21	3		X	50 seconds
1.9	8/12/21	3	X		Hydraulic Nameplate missing from 6" shotgun riser.
1.3	8/12/21	3	X		911 bell sign missing from electric bell cover by riser.
1.13/2.6	8/12/21	3		X	FDC & PIV on construction side of fence. Inaccessible.
1.19	8/12/21	3	X		Replace damaged ceiling tile near center of room 603.
1.19	8/12/21	3	X		Close attic access hatch door in 603 Flammable Room.
1.19	8/12/21	3	X		Chrome Tyco semi recessed escutcheon missing outside 603.
1.7/2.3	8/12/21	4		X	1.6)N/A ;1.7)65 psi ;2.3)55 seconds

☐ Check here if additional Deficiencies and Comments are listed on Form AES9.

Number attached

☐ See Correction Form AES 10 for corrected deficiencies.

Number attached

I hereby certify that the fire protection equipment listed above has been fully inspected, tested, and maintained on this date by the company indicated above, in accordance with CCR, Title 19, Sections 901 to 906 and that the equipment is fully operable except as noted in the "Deficiencies and Comments" section of this form.

Check box if Annual Inspection, Testing & Maintenance Items are Completed in the Indicated Quarter

Quarter	1 st - <input type="checkbox"/> Annual	2 nd - <input type="checkbox"/> Annual	3 rd - <input checked="" type="checkbox"/> Annual	4 th - <input type="checkbox"/> Annual
Date	8/12/21			
Print Name	Brian Thieme			
Signature	<i>Brian Thieme</i>			



HCI
Systems, Inc.
Phone: (877) 331-2084

<input type="checkbox"/> Check here if additional Deficiencies and Comments are listed on Form AES9.	Number attached	
<input type="checkbox"/> See Correction Form AES 10 for corrected deficiencies.	Number attached	

Sept. 3, 2013

Property Information

Building Walnut Grove School
Address 775 N Hartley Street
City Patterson CA 95363



Contractor or Licensed Owner Information



Name Brian Thieme
Job # 1-902PJUSD
Misc. WO #133801

D = Deficiency C = Comment (Indicate type)

Item	Date	Riser	D	C	Deficiencies and Comments <small>Indicate all equipment, devices and parts that were repaired or replaced</small>
*****ANNUAL SPRINKLER INSPECTION*****					
2.3	8/9/21	A	X		41 seconds. Bird nest in bell cover.
1.19	8/9/21	A	X		Corroded 1/2" chrome semi recessed 155* QR pendant: A-6; A-9; A-7; outside A-20; A-20; A-5; outside A-7; outside A-6; A-3; outside A-3 window.
1.2	8/9/21	B	X		Master Breakaway lock missing on PIV.
1.21	8/9/21	B	X		Large black cable attached to base of riser.
1.19	8/9/21	B	X		10 corroded 1/2" chrome 155* QR semi recessed pendants in B-1 dining area.
1.19	8/9/21	B	X		Corroded 1/2" chrome 155* QR 401 style pendants: B-2 storage area (2), B-4.
2.3	8/9/21	C	X		65 seconds. No bell installed on system.
1.19	8/9/21	C	X		Painted 200* QR upright in C-4.
1.19	8/9/21	C	X		Painted chrome 155* QR semi recessed pendant at C-7 boys locker room by exit to Outside.
1.19	8/9/21	C	X		Filament missing/faded on 6 brass 200* 1/2" uprights at south canopy.
1.21	8/9/21	C	X		Large black cable attached to base of riser.
2.3	8/9/21	D	X		60 seconds. Electric bell did not activate during water flow. Bird nest in bell cover.
1.21	8/9/21	D	X		Large black cable attached to base of riser.
2.3	8/9/21	E	X		60 seconds. Electric bell did not activate during water flow.
1.19	8/9/21	E	X		Corroded 1/2" chrome 155* QR semi recessed pendants: E-1 (2); E-2 (2)
1.19	8/9/21	E	X		Mixed response heads in E-2. Make 1 chrome 155* SR semi recessed pendant QR.
1.21	8/9/21	E	X		Large black cable attached to base of riser.
2.3	8/9/21	F	X		48 seconds. Electric bell not ringing during water flow.
1.21	8/9/21	F	X		Large black cable attached to base of riser.
1.19	8/9/21	F	X		Missing chrome Viking E-1 semi recessed escutcheon in F-4.
1.19	8/9/21	F	X		2 corroded 1/2" chrome 155* QR semi recessed pendants in F-1.
1.19	8/9/21	F	X		Mixed response heads in F-2 (3) & F-3. Make chrome 1/2" 155* SR semi recessed Pendants QR.
2.3	8/9/21	G	X		65 seconds. Electric bell not ringing during water flow.
1.21	8/9/21	G	X		Large black cable attached to base of riser.
1.19	8/9/21	G	X		Corroded 1/2" chrome 155* QR semi recessed pendants: G-1 (2); G-2 (2); G-3(2)
<input checked="" type="checkbox"/> Check here if additional Deficiencies and Comments are listed on Form AES9. Number attached 1 <input type="checkbox"/> See Correction Form AES 10 for corrected deficiencies. Number attached					

I hereby certify that the fire protection equipment listed above has been fully inspected, tested, and maintained on this date by the company indicated above, in accordance with CCR, Title 19, Sections 901 to 906 and that the equipment is fully operable except as noted in the "Deficiencies and Comments" section of this form.

Check box if Annual Inspection, Testing & Maintenance Items are Completed in the Indicated Quarter

Quarter	1 st - <input type="checkbox"/> Annual	2 nd - <input type="checkbox"/> Annual	3 rd - <input checked="" type="checkbox"/> Annual	4 th - <input type="checkbox"/> Annual
Date	8/9/21			
Print Name	Brian Thieme			
Signature	Brian Thieme			



Phone: (877) 331-208

Number attached
Number attached

Sept. 3, 2013

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Number attached
Number attached

Quarter	1 st - <input type="checkbox"/> Annual	2 nd - <input type="checkbox"/> Annual	3 rd - <input checked="" type="checkbox"/> Annual	4 th - <input type="checkbox"/> Annual
Date			8/10/21	
Print Name			Brian Thieme	
Signature			<i>Brian Thieme</i>	