BOARD MEMBERS
Troy Ingersoll, *Chairman*
DISTRICT #5
Debbie Hawley, *Vice Chairman*
DISTRICT #1
Terissa Aronson
DISTRICT #2
Dr. Donna Mills
DISTRICT #3
Jennifer Richardson
DISTRICT #4

St. Lucie PUBLIC SCHOOLS
AN "A" RATED DESTINATION DISTRICT

SUPERINTENDENT
Dr. Jon R. Prince

9461 Brandywine Lane
Port St. Lucie, FL 34986
772.429.3600
www.stlucieschools.org

September 29, 2026

TO: All Prospective Proposers

FROM: Kim Albritton
Director Financial Operations

RE: ITB 27-01 Fire Sprinkler Systems-Inspections and Repairs

ADDENDUM 1

This addendum is issued as a part of the aforementioned ITB. The changes incorporated herein are an amendment to and supersede those conditions shown in the original solicitation. The Proposer shall acknowledge receipt of this addendum by signing this form and returning with their submittal. Failure to do so may subject Proposer to disqualification.

Q1. How can we set up a time to walk the schools to evaluate the fire sprinkler systems for this bid?

A1. Site walkthroughs will not be scheduled at this time. Vendors should submit pricing based on the information and items provided in the ITB.

Q2. Is it possible to have access to the most recent annual sprinkler inspection reports for reference while preparing our bid?

A2. Attached is a copy of a report, they all look the same and do not call out the risers or backflows per site. The information included in the pricing sheet lists out all the specifics for pricing.

Q3. Item 4. asks, "In addition, repair services which do not fall under the auspices of the inspection process will be performed at an hourly rate and materials to be billed at a percentage markup from list price upon approval by School District of St. Lucie County personnel. At any time the School District has the right to request list price to verify markup price." I do not see anywhere on Attachment H to list the hourly rate for normal & after hour repair services and also do not see where to define the percent mark-up for supplies - can you please clarify this?

A3. Attachment H – Pricing Schedule is updated to include repair rates and supply/equipment mark-up rates. Please make sure to use the revised form when submitting your pricing for this ITB, previous forms will not be accepted.

Q4. Are the 21 backflows actually 42 total backflows because of the ¾ inch side bypass backflows that typically run next to the main backflow?

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A4. Yes, the 21 backflows listed are referring to the mains. The ¾ " backflows bypass are part of the system and would need to be considered. Typically, we have rarely seen an issue with these ¾ bypass valves.

****** ITB DUE DATE IS: OCTOBER 15, 2026- 3:00 P.M... ****.**

_____ _____

Name (Please Print) Company Name

_____ _____

Signature (Authorized Representative of Company) Date

Failure to file a protest within the time prescribed in s. 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under chapter 120, Florida Statutes. (Note: Florida Statutes 120.57(3) and School Board Policy 6326 contains the entire procedure for filing).

ATTACHMENT H - PRICING SCHEDULE

Fill in the annual price by item for each item/location listed in the pricing table below. Renewal years must also be completed, if left blank it will be assumed to be 0% increase for each year listed. Tradition K8 school will not need services the first year, however is included for the following years. Also include repair hourly rate and supply/equipment mark up.

Item #	Item	Address	Number of Risers	Number Backflows	Annual Price
#0-1	Administration Offices (+Electric Pump +Preaction System)	9461 Brandywine Lane, Port St Lucie, FL 34986	1		$
#0-2	Allapattah Flats K-8	12053 NW Copper Creek, Port St. Lucie, FL 34987	4		$
#0-3	C.A. Moore Elementary	827 N 29th Street Ft. Pierce, FL 34947	4		$
#0-4	CAST (formerly Fort Pierce Magnet School)	1100 Delaware Avenue, Ft. Pierce, FL 34950	11		$
#0-5	Dales Cassens Center	1905 S. 11th Street Ft. Pierce, FL 34950	1		$
#0-6	Dan McCarty Middle	1201 Mississippi Avenue, Ft. Pierce, FL 34950	2		$
#0-7	F.K. Sweet Elementary	1400 Avenue Q Ft. Pierce, FL 34950	2		$
#0-8	Fairlawn Elementary	3203 Rhode Island Ft. Pierce, FL 34947	3		$
#0-9	Forest Grove Middle	3201 S. 25th Street Ft. Pierce, FL 34982	8		$
#0-10	Fort Pierce Central High (+1 Electric Pump)	4104 S. 25th Street Ft. Pierce, FL 34981	20		$
#0-11	Ft. Pierce Westwood Academy	1801 Panther Lane, Ft Pierce, FL 34947	9		$
#0-12	Legacy High School	14505 Crosstown Parkway, Port St Lucie, FL 34987	9		$
#0-13	Lincoln Park Academy	1806 Avenue I Ft. Pierce, Fl 34950	3		$
#0-14	Manatee K8	1450 SW Heatherwood Bl. Port St. Lucie, FL 34986	7		$
#0-15	Mariposa Elementary	2620 SE Mariposa Avenue Port St. Lucie, FL 34952	2		$
#0-16	Oak Hammock K-8	1251 SW California Blvd., Port St. Lucie, FL 34953	11		$
#0-17	Palm Pointe Educational Research K-8	10680 SW Academy Way Port St. Lucie, FL 34987	11		$
#0-18	Parkway Elementary	7000 NW Selvitz Road, Port St Lucie	1		$
#0-19	Port St. Lucie High	1201 SE Jaguar Lane Port St. Lucie, FL 34952	9		$
#0-20	Samuel Gaines Academy	2250 S Jenkins Road Ft. Pierce, FL 34947	5		$
#0-21	Savanna Ridge Elementary	6801 Lennard Road Port St. Lucie, FL 34952	3		$
#0-22	South County Complex	327 NW Commerce Pk Dr Port St. Lucie, FL 34986	3		$
#0-23	Southern Oaks Middle	5500 NW St. James Drive Port St. Lucie, FL 34983	1		$
#0-24	Southport Middle	2420 SE Morningside Dr Port St. Lucie, FL 34952	10		$
#0-25	St. Lucie Elementary	2020 South 13th Street Ft. Pierce, FL 34950	1		$

#0-26	St. Lucie West Centennial	1485 SW Cashmere Blvd Port St. Lucie, FL 34986	7		$
#0-27	St. Lucie West K-8	1001 SW Juliet Avenue Port St. Lucie, FL 34986	1		$
#0-28	Tradition Lakes K8	10701 SW Sundance Vista Blvd. Port St Lucie FL 34987	8		$
#0-29	Treasure Coast High (+1 Diesel Pump)	1000 SW Darwin Blvd Port St. Lucie, FL 34953	18		$
#0-30	Weatherbee Elementary	800 E. Weatherbee Road Ft. Pierce, FL 34982	2		$
#0-31	Westgate K-8	1050 NW Cashmere Blvd Port St. Lucie, FL 34986	5		$
#0-32	Fire Backflow - Allapattah Flats	12051 NW Copper Creek Dr, Port Saint Lucie, FL 34987		1	$
#0-33	Fire BackFlow - Legacy High School	14505 Crosstown Parkway, Port St Lucie, FL 34987		2	$
#0-34	Fire Backflow - Manatee K8	1450 SW Heatherwood Bl. Port St. Lucie, FL 34986		2	$
#0-35	Fire Backflow - Mariposa Elementary	2620 SE Mariposa Avenue Port St. Lucie, FL 34952		1	$
#0-36	Fire Backflow - Oak Hammock	1251 SW California Blvd., Port St. Lucie, FL 34953		1	$
#0-37	Fire Backflow - Palm Pointe	10680 SW Academic Way, Port Saint Lucie, FL 34987		1	$
#0-38	Fire Backflow - Parkway Elementary	7000 NW Selvitz Road, Port St Lucie		1	$
#0-39	Fire Backflow - Port St Lucie High	1201 SE Jaguar Ln, Port St Lucie		1	$
#0-40	Fire Backflow - Rivers Edge Elementary	5600 NE St James Dr., Port St. Lucie FL, 34983		1	$
#0-41	Fire Backflow - Southern Oaks Middle	5500 NW St. James Drive Port St. Lucie, FL 34983		1	$
#0-42	Fire Backflow - Southport Middle	2420 SE Morningside Dr Port St. Lucie, FL 34952		2	$
#0-43	Fire Backflow - St Lucie West Centennial	1485 SW Cashmere Blvd, Port St Lucie, FL 34986		1	$
#0-44	Fire BackFlow - Tradition Lakes K8	10701 SW Sundance Vista Blvd. Port St Lucie FL 34987		2	$
#0-45	Fire Backflow - Treasure Coast High School	1000 SW Darwin Blvd Port St Lucie Florida 34953		2	$
#0-46	Fire Backflow - Westgate K-8	1050 NW Cashmere Blvd, Port Saint Lucie, FL 34986		1	$
#0-47	Fire BackflowSouth County Complex	327 NW Commerce Pk Dr Port St. Lucie, FL 34986		1	$

TOTAL ITEMS #1-47	$

Hourly Rate & Mark-up	Est Qty.	Rate	Total
A. Repair Hourly Rate	25	$	$
B. Supplies Mark-up (total will include Qty + markup)	$1,500	%	$
TOTAL (A+B)		$	

RENEWAL RATES – For each possible renewal year, enter the maximum percent increase you will request for items 1-47.

Year 1	%

Year 2	%
Year 3	%

SIGNATURE:_____ DATE: _____

Life Safety Systems, Inc.
1349 S.W. BILTMORE STREET
PORT ST. LUCIE, FL. 34983
OFFICE: (772) 344-0477 FAX: (772) 344-0478
LICENSE: 7340640004199

FIRE SPRINKLER SYSTEM
Inspection, Testing, & Maintenance Form

Owner: ST LUCIE SCHOOL BOARD ALLAPATTAH FLATS K-8
Owner's Address:

Property Address: 12051 NW COPPER CREAK PORT ST LUCIE FL
Date Of Inspection: 9-4-26 All responses refer to the current inspection performed on this date.

This inspection is (check one) ☐ Daily ☐ Weekly ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☑ Annual ☐ 3rd Year ☐ 5th Year

Note: All questions are to be answered Yes, No, or Not Applicable. All "No" answers are to be explained in the comments portion of this form.

Inspection Report Part I - Owner's Section

Is the building occupied? ☑ Yes ☐ No ☐ N/A
Has the occupancy classification and hazard contents remained the same since the last inspection? ☑ Yes ☐ No ☐ N/A
Are all fire protection systems in service? ☑ Yes ☐ No ☐ N/A
Has the system remained in service without modification since the last inspection? ☑ Yes ☐ No ☐ N/A
Was the system free of actuation's of devices or alarms since the last inspection? ☑ Yes ☐ No ☐ N/A

Owner or Representative (Print Name) Signature

Part II - Inspector's Section

A. Inspections

1. Daily or Weekly if low temperature alarms are installed.
Enclosures around dry-pipe, preaction or deluge valves maintaining a minimum of 40° F? ☐ Yes ☐ No ☑ N/A

2. Weekly Inspection Item
Relief port on reduced pressure backflow prevention assemblies free of continous discharge? ☐ Yes ☐ No ☑ N/A

3. Weekly Inspection Items Which Can Be Performed Monthly If The Items Are Electrically Supervised Or Secured With Locks
A. Guages on dry preaction and deluge systems in good condition and showing normal air and water pressure? ☐ Yes ☐ No ☑ N/A
B. Control valves and isolation valves on backflow prevention devices:
1. In correct (open or closed) position? ☑ Yes ☐ No ☐ N/A
2. Sealed, locked, or supervised and accessible? ☑ Yes ☐ No ☐ N/A

4. Monthly Inspection Items
A. Preaction and Deluge Valves:
1. Free from physical damage? ☐ Yes ☐ No ☑ N/A
2. Trim valves in appropriate (open or closed) position? ☐ Yes ☐ No ☑ N/A
3. No leakage from intermediate chamber? ☐ Yes ☐ No ☑ N/A
C. Sprinkler wrench with spare sprinklers? ☑ Yes ☐ No ☐ N/A
D. Guages on wet-pipe system in good condition and showing normal water supply pressure? ☑ Yes ☐ No ☐ N/A
E. Alarm Valves
1. Guages show normal supply water pressure? ☐ Yes ☐ No ☑ N/A
2. Free from physical damage? ☐ Yes ☐ No ☑ N/A
3. Valves in correct (open or closed) position? ☐ Yes ☐ No ☑ N/A
4. No leakage from retarding chamber or drains? ☐ Yes ☐ No ☑ N/A

5. Quarterly Inspection Items
A. Sprinkler Pressure Regulating Control Valves:
1. In open position and not leaking? ☐ Yes ☐ No ☑ N/A
2. Maintaining downstream pressure per design criteria? ☐ Yes ☐ No ☑ N/A
3. In good condition with handwheels not broken? ☐ Yes ☐ No ☑ N/A

5. Quarterly Inspection Items (Continued)
B. Fire Department Connections:
1. Visible and accessible? ☑ Yes ☐ No ☐ N/A
2. Couplings and swivels not damaged and rotate smoothly? ☑ Yes ☐ No ☐ N/A
3. Plugs or caps in place and undamaged? ☑ Yes ☐ No ☐ N/A
4. Gaskets in place and in good condition? ☑ Yes ☐ No ☐ N/A
5. Identification sign(s) in place? ☑ Yes ☐ No ☐ N/A
6. Check valve is not leaking? ☑ Yes ☐ No ☐ N/A
7. Automatic drain valve in place and operating properly? ☐ Yes ☐ No ☑ N/A

(Note: if plugs or caps are not in place, inspect the interior for obstructions and verify that the valve clapper is operational over it's full range.)
C. Alarm device free from damage? ☑ Yes ☐ No ☐ N/A
D. Hydraulic nameplate, if provided, securely attached to riser and legible? ☑ Yes ☐ No ☐ N/A

6. Annual Inspection Items
A. Proper number and type of sprinklers? ☑ Yes ☐ No ☐ N/A
B. Visible sprinklers:
1. Free of corrosion? ☑ Yes ☐ No ☐ N/A
2. Free of obstructions to spray patterns? ☑ Yes ☐ No ☐ N/A
3. Free of foreign materials including paint? ☑ Yes ☐ No ☐ N/A
4. Free of physical damage? ☑ Yes ☐ No ☐ N/A
C. Visible pipe:
1. In good condition? ☑ Yes ☐ No ☐ N/A
2. Free of mechanical damage and not leaking? ☑ Yes ☐ No ☐ N/A
3. No external corrosion? ☑ Yes ☐ No ☐ N/A
4. Properly aligned? ☑ Yes ☐ No ☐ N/A
5. No external loads? ☑ Yes ☐ No ☐ N/A
D. Visible pipe hangers and seismic braces not damaged or loose? ☑ Yes ☐ No ☐ N/A
E. Must be done before cold weather:
1. Adequate heat in areas with wet piping? ☐ Yes ☐ No ☑ N/A
2. Low temperature alarms in dry-pipe, preaction and deluge valve enclosures functioning? ☐ Yes ☐ No ☑ N/A
3. Interior of pipe in preaction and dry-pipe systems, which passes through freezers, free of blockage? ☐ Yes ☐ No ☑ N/A

7. Annual, or Every Fifth Year For Valves Which Can Be Reset Without Opening
A. Interior of dry-pipe, preaction and deluge valves passed internal inspection? ☐ Yes ☐ No ☑ N/A

8. Fifth Year Inspection Items
A. Alarm valves and their associated strainers, filters and restriction orifices passed internal inspection? ☐ Yes ☐ No ☑ N/A
B. Check valves internally inspected and all parts operate properly, move freely and are in good condition? ☐ Yes ☐ No ☑ N/A

C. Strainers, filters, restricted orifices, and diaphragm chambers on dry-pipe preaction and deluge valves passed internal inspection? ☐ Yes ☐ No ☑ N/A

9. Testing

The following tests are to be performed at the noted interval, report any failures on Part III *of this form.*

1. Quarterly Tests

A. Sprinkler system main drain test:

1. Record Static Pressure 75 psi and Residual Pressure 65 psi.
   Was flow observed? ☑ Yes ☐ No ☐ N/A
2. Are results comparable to previous test? ☑ Yes ☐ No ☐ N/A

B. Waterflow alarm devices passed tests? ☑ Yes ☐ No ☐ N/A

1. Inspectors test connection opened? (wet pipe when not in freezing weather) ☑ Yes ☐ No ☐ N/A
2. By-pass connection opened? (wet pipe systems in freezing weather, dry-pipe, preaction, or deluge) ☐ Yes ☐ No ☑ N/A
3. Alarms actuated and flow observed? ☑ Yes ☐ No ☐ N/A

C. Control valves (except OS&Y and gear-operated indicating butterfly valves) opened until spring or torsion is felt in the rod, then closed back one-quarter turn? ☑ Yes ☐ No ☐ N/A

D. Dry pipe and preaction systems:

1. Priming water level correct? ☐ Yes ☐ No ☑ N/A
2. Low air pressure signal passed test? ☐ Yes ☐ No ☑ N/A

E. Quick opening devices passed test? ☐ Yes ☐ No ☑ N/A

F. Valve supervisory switches indicate movement? ☑ Yes ☐ No ☐ N/A

2. Annual Tests

A. Are all sprinklers in service dated 1920 or later?

B. Fast Response sprinklers in service for less than 20 years? ☑ Yes ☐ No ☐ N/A

If "no" test sample now and every 10 years.

C. Standard sprinklers less than 50 years old? ☑ Yes ☐ No ☐ N/A

If "no" has a sample been tested within 10 years? ☐ Yes ☐ No ☑ N/A

If "no" test sample now and every 10 years.

D. Specific gravity of antifreeze correct? ☐ Yes ☐ No ☑ N/A

E. All control valves operated through full range and returned to normal position? ☐ Yes ☐ No ☐ N/A

F. Low temperature alarms in dry pipe, preaction and deluge valve enclosures passed test? ☐ Yes ☐ No ☑ N/A

G. Preaction and deluge valve full flow trip test: (except deluge valves where water can't be discharged)

(Test all systems together which will operate simultaneously.)

1. Water discharge from all nozzles unimpeded? ☐ Yes ☐ No ☑ N/A
2. Pressure reading at hydraulically most remote nozzle _____ psi.
3. Residual pressure reading at valve _____ psi.
   Was flow observed? ☐ Yes ☐ No ☑ N/A
4. Are above readings comparable to design values? ☐ Yes ☐ No ☑ N/A
5. Manual activation devices passed test? ☐ Yes ☐ No ☑ N/A
6. Automatic air pressure maintenance devices passed test? ☐ Yes ☐ No ☑ N/A

H. Dry pipe valve partial flow trip test:

1. Record initial air pressure _____ psi and water pressure _____ psi.
2. Record tripping air pressure _____ psi and tripping time _____ sec.
3. Are above results comparable to previous tests? ☐ Yes ☐ No ☑ N/A

I. Automatic air maintenance devices on dry pipe and preaction systems passed test? ☐ Yes ☐ No ☑ N/A

J. Backflow devices passed backflow test? ☐ Yes ☐ No ☑ N/A

K. Backflow devices passed full flow test? ☐ Yes ☐ No ☑ N/A

L. All sprinkler pressure regulating control valves passed full flow test? ☐ Yes ☐ No ☑ N/A

3. Dry pipe full flow trip test to be done every 3rd year:

1. Record initial air pressure _____ psi and water pressure _____ psi.
2. Record tripping air pressure _____ psi and tripping time _____ sec.
3. Was water delivered to inspectors test connection? ☐ Yes ☐ No ☑ N/A
4. Are above results comparable to previous tests? ☐ Yes ☐ No ☑ N/A

A. Extra high, very extra high, and ultra high temperature sprinklers tested? ☐ Yes ☐ No ☑ N/A

B. Guages checked against calibrated guage or replaced? ☐ Yes ☐ No ☑ N/A

C. Maintenance

1. Regular maintenance items

A. If sprinklers have been replaced, were they proper replacements? ☐ Yes ☐ No ☑ N/A

B. Air leaks in dry pipe system resulting in air pressure loss more than 10 psi/week repaired? ☐ Yes ☐ No ☑ N/A

C. Dry pipe systems being maintained in dry condition? ☐ Yes ☐ No ☑ N/A

D. If any of the following were discovered, was an obstruction investigation conducted and the system flushed? ☐ Yes ☐ No ☑ N/A

Explain reason(s) and obstruction investigation findings in Part III

1. Defective intake screen for pumps taking suction from open sources.
2. Obstructive material discharged during waterflow tests.
3. Foreign materials found in dry pipe valves, check valves or pumps.
4. Heavy discloration of water during drain test or plugging of inspectors test connection.
5. Plugging of sprinklers found during activation or alteration.
6. Plugging found in piping dismantled during alterations.
7. Failure to flush yard piping or surrounding public mains following new installation or repairs.
8. Record of broken mains in the vicinity.
9. Abnormally frequent false-tripping of dry pipe valves.
10. System is returned to service after an extended period out of service (greater than 1 year).
11. There is reason to believe the system contains sodium silicate or its derivatives.

2. Annual Maintenance Items

A. Operating stem of all OS&Y valves lubricated, completely closed, and reopened? ☐ Yes ☐ No ☑ N/A

B. Interior of dry pipe, preaction and deluge valves cleaned? ☐ Yes ☐ No ☑ N/A

C. Low points drained in dry pipe, preaction and deluge systems prior to the onset of freezing weather? ☐ Yes ☐ No ☑ N/A

D. Sprinklers and spray nozzles protecting commercial cooking equipment and ventilating systems replaced except for bulb-type which show no signs of grease buildup? ☐ Yes ☐ No ☑ N/A

PART III - COMMENTS (any "No" answers, test failures or other problems found with the sprinkler system must be explained here.)

PART IV - Inspector's Information

Inspector J RIORDAN Company Life Safety Systems, Inc.

Company's Address: 1349 SW Biltmore Street, Port St. Lucie, FL. 34983

I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted in Part III above.

Signature Of Inspector 8-4-26 Date