



MAINTENANCE CORPORATION

Tel: 516-593-2000

Fax: 516-792-1843

534 WEST 42ND STREET CONDOMINIUM

534 West 42nd Street, New York, NY, USA

Dear 534 WEST 42ND STREET CONDOMINIUM

Deficiency Repair

RE: Deficiencies found on the location Listed below

We performed an inspection at your building located at the property listed below. During the inspection our Inspector found that the following materials are necessary to correct NFPA Code Deficiencies found with your system on page 2. By implementing the following recommendations outlined in this proposal, we aim to ensure the safety of occupants, protect property and assets, and comply with applicable fire codes and regulations.

All Payments are Due Net-30 unless otherwise specified in writing between Customer and Rael Maintenance Corporation. Customer agrees to all Terms and Conditions listed in the final page of this proposal.

All work exceeding \$5,000 is subject to a 30% deposit requirement. Upon Receipt of the signed proposal, we will send an invoice for the deposit that will be required to be paid prior to commencement of work.

Should you have any questions regarding this proposal please do not hesitate to contact Rael directly. The number to reach the office is **516-593-2000**.

We would be pleased to proceed with the project upon your approval. Kindly indicate your acceptance by signing on the line at the very bottom of this document and returning same by email to proposal@raelsprinkler.com with a corresponding purchase order.

Thank you as always for the opportunity to provide for all of your fire and life safety needs.

Very Truly Yours,

Rael Fire Protection

Sincerely,
RAEL Maintenance Corporation
516-593-2000

Payment Terms:	Remit Payments to: RAEL Maintenance Corporation
516-593-2000	1750 Plaza Avenue, New Hyde Park, NY 11040, US

+1 516-593-2000

1750 Plaza Avenue, New Hyde Park, NY 11040, US



Proposal #: RA2145575482

Work Order #: 258646

Date of Proposal: 08/12/2025

Expiration Date: 09/11/2025

PO#:

CUSTOMER

534 WEST 42ND STREET CONDOMINIUM
Address: Livingston Management Service, Llc 225 West
35th Street, 14th Floor New York, NY, 10001

SERVICE ADDRESS

534 West 42nd Street, New York, NY 10036

CONTACTS


Drew Mulholland
drewm@raelsprinkler.com


DESCRIPTION

Proposal based on our monthly inspection on 8/11/2025 by Olivier Kachtiane.


We propose to correct the following:

- Need to replace one water pressure gauge on roof stair A.
- Need to install one inspector test valve sign on roof stair A.
- Need to install one control valve sign on 9th floor stair A.
- Need to replace one water pressure gauge on 9th floor stair A.
- Need to install one test and drain sign on 9th floor stair A.
- Need to install one control valve sign in stair B 8th floor.
- Need to install one test and drain valve sign in stair B 8th floor.
- Need to replace one water pressure gauge in stair B 8th floor.
- Need to install one combination sprinkler control valve sign in stair A 7th floor.
- Need to replace one water pressure gauge in stair A 7th floor.
- Need to install one test and drain valve sign in stair A 7th floor.
- Need to install one combination sprinkler control valve sign in stair B 6th floor.
- Need to replace one water pressure gauge in stair B 6th floor.
- Need to install one test and drain sign in stair B 6th floor.
- Need to install one combination control valve sign in stair A 5th floor.
- Need to replace one water pressure gauge in stair A 5th floor.
- Need to install one test and drain sign in stair A 5th floor.
- Need to install one combination control valve sign in stair B 4th floor.
- Need to replace one water pressure gauge in stair B 4th floor.
- Need to install one test and drain sign in stair B 4th floor.
- Need to install one combination sprinkler control valve sign in stair A 3rd floor.
- Need to replace one water pressure gauge in stair A 3rd floor.
- Need to install one test and drain sign in stair A 3rd floor.
- Need to install one combination sprinkler control valve sign in stair B 2nd floor.
- Need to replace one water pressure gauge in stair B 2nd floor.
- Need to install one test and drain valve sign in stair B 2nd floor.

 516-593-2000

 516-792-1843

 1750 Plaza Avenue, New Hyde Park, NY 11040, US

 service@raelsprinkler.com

- Need to install one combination control valve sign in stair A 1st floor.
- Need to replace one water pressure gauge in stair A 1st floor.
- Need to install one test and drain valve sign in stair A 1st floor.
- Need to install one 2 1/2" inch brass cap in stair A 1st floor on fire hose connections
- Need to replace two water pressure gauges in fire pump room.
- Need to install six combination control valve signs in fire pump room Z
- Need to install two small locks and chain on jockey pump control valves in fire pump room.
- Need to install spare head cabinet with spare brass up rights and side walls with standard head wrench. Also spare V3802 concealed heads with head wrench.
- Need to install combination sprinkler sprinkler curb shut off valve sign.
- Need to install fire department connection sign.

Material:
(12) gauge
(27) signs
(1) 2.5" Brass Cap
(2) Lock & Chains
(1) Spare head box (2 uprights, 2 sidewalls, 2 V3802 concealed heads w/ head wrench)

LINE ITEMS

Item Type	Item Name	Qty	Sales Tax Rate	Line Total
Material gauges	gauges	12.0	8.875%	\$457.28
Material	SIGNS	27.0	8.875%	\$734.91
Material 2.5" Brass Cap	2.5" Brass Cap (for Fire Hose Valve)	1.0	8.875%	\$27.22
Material	Lock & Chain	2.0	8.875%	\$108.88
Material 6 SPARE HEAD BOX	6 SPARE HEAD BOX	1.0	8.875%	\$326.63
Labor 2 Techs x 8 Hours	Regular SPR	16.0	8.875%	\$2,613.00

SUBTOTAL:	\$3,920.00
SALES TAX:	\$347.92
ESTIMATE TOTAL:	\$4267.92

RAEL - GENERAL TERMS AND CONDITIONS

- A. Rael Maintenance Corporation ("Rael") shall not be liable for lack of equipment performance or damages resulting from, but not limited to: unexpected freezing, vandalism, strikes, fires, accidents, theft, sabotage, abuse of the equipment under contract, Acts of God or other unexpected incidental or consequential damages.
- B. Rael is not obligated to perform any service until this proposal is accepted and returned to Rael with the appropriate payment. This proposal may not be transferred or assigned without prior written consent by Rael. This document contains the entire agreement between both parties and there are no other warranties or representations expressed or implied. No modifications, additions or changes may be made, unless in writing and signed by both parties.
- C. The Customer agrees to accept the judgment of Rael as to the best means and methods for any corrective or repair work necessary and to have repairs made promptly. In the event the Customer does not approve recommended repairs, Rael will not be held liable for any damages, including but not limited to incidental and/or consequential damages associated with such non-approved repairs.
- D. Rael will only warranty the labor, parts and materials provided and installed by Rael.
- E. The Customer agrees to make all payments when due. Rael is not obligated to perform any service (pending or future), including warranty repairs to a Customer in default of any payment. In addition, Rael may discontinue work, at any time, without notice until full payment is received. No act of forbearance on Rael's part shall constitute a waiver of this provision.
- F. In the event that the Customer fails to pay for services for an excessive period of time and after prior notice to Customer of the default in payment, Rael has the right to make a claim against the Customer, but not the obligation, and such right may be enforced against the property in accordance with the applicable lien laws at the discretion of Rael and after prior notice.
- G. Rael represents that it will pay all subcontractors and suppliers upon receipt of payment from Customer to avoid any liens being filed against the Customer's property.
- H. Neither party to the proposal shall assign the proposal without written consent of the other.
- I. The proposal shall be governed by the laws of the State of New York. Any disputes associated with this proposal shall be venue in the County of Nassau, State of New York.
- J. Rael and Customer each hereby waive claims against each other for consequential damages arising out of or relating to this proposal. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination.
- K. This proposal may be executed in any number of counterparts and by the parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same proposal. Any executed signature page delivered by facsimile or e-mail transmission shall be binding to the same extent as an original executed signature page, with regard to any agreement subject to the terms hereof or any amendment thereto.
- L. Rael shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Customer from claims which may arise directly out of or result from the Contractor's operations and completed operations under the proposal and for which Rael may be legally liable, whether such

Operations be by Rael or by its subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

M. Rael warrants to the Customer that all materials and equipment furnished under the proposal will be of good quality and new unless the proposal requires or permits otherwise. Rael further warrants that the Work will conform to the requirements of the proposal and will be free from defects, except for those inherent in the quality of the Work or the proposal requires or permits. Work, materials, or equipment not conforming to these requirements may be considered defective. Rael's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by Rael, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage or other causes beyond the knowledge or control of Rael. If required by the Customer, Rael shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

N. Rael shall not be responsible for Customer's failure to conduct sprinkler system inspections, including but not limited to standpipe inspections, as required by local, state and federal laws. Customer acknowledges that the proposal contains the work to be performed by Rael and Rael shall have no further obligations, either statutory or contractual, unless Customer hires Rael to perform such inspections.

O. At the time that Rael is performing the Work in the proposal, Rael is only providing the Work and nothing further unless expressly requested by Customer in writing and Rael has agreed to provide such services in writing by creating a new work order or proposal.

P. All Work to be performed under this proposal shall be performed during normal business hours which are 8:00am to 4:00pm.

Q. The proposal does not apply to any emergency work. If required, Customer shall pay a premium for emergency services provided.

R. By Customer signing the front page of the proposal, Customer has accepted and agreed to the General Terms and Conditions contained herein.

S. It is understood and agreed that the Contractor does not guarantee or warrant the condition or operation of any apparatus or system and in no event shall the Contractor be liable to the Subscriber, his agents, or employees in damages, and the Subscriber agrees to indemnify and save harmless the Contractor for any damage arising out of this contract.

T. If applicable, you acknowledge that fire pump flow testing requires technicians to pressurize your existing sprinkler and/or standpipe system(s) above normal working pressure and at or above the rated pressure of pipe, fittings and sprinkler heads installed on the system Rael has been contracted to test these systems and does not perform an engineering evaluation prior to testing to ensure the existing systems can withstand this additional stress. You agree to indemnify, hold harmless and defend Rael from any claims, damages, losses, costs and expense (including attorney's fees and other litigation costs), which arise in connection with the failure of existing piping systems. You acknowledge that fire pump flow testing involves the flowing of several thousand gallons of water at high rates of pressure at either street level or on your roof. Rael does not perform an engineering evaluation of existing floor drains, roof drains, roof flashing, floor pitch or any components of drainage systems prior to testing. You agree to indemnify, hold harmless and defend Rael from any claims, damages, losses, costs and expense (including attorney's fees and other litigation costs), which arise in connection with the failure or inadequacy of existing drainage systems.

PLEASE INCLUDE THE APPROPRIATE EMAIL ADDRESSES BELOW TO RECEIVE ALL INVOICES AND INSPECTIONS

LIC# MFS 123A LIC# FE 319 24/7 EMERGENCY SERVICE CALL TOLL-FREE 855-RAEL911



516-593-2000



516-792-1843



1750 Plaza Avenue, New Hyde Park, NY 11040, US



service@raelsprinkler.com

NFPA Code References

Eccentric reducer: NFPA 20

5.14.6.4 Eccentric Tapered Reducer or Increaser. Where the suction pipe and pump suction flange are not of the same size, they shall be connected with an eccentric tapered reducer installed in such a way as to avoid air pockets. Flat side up.

Circulation/Casing Relief Valve: NFPA 20

5.11.1.1 Unless requirements of 5.11.1.7 are met, each pump shall have an automatic relief valve listed for fire pump service installed and set below the shut off pressure at a minimum expected suction pressure.

5.11.1.2 The valve shall be installed on the discharge side of the pump before the discharge check valve.

5.11.1.3 The valve shall provide flow of sufficient water to prevent the pump from overheating when operating with no discharge.

5.11.1.4 Provisions shall be made for discharge to a drain.

5.11.1.5 Circulation relief valve shall not be tied in with the packing box or drip rim drains.

5.11.1.6 The automatic relief valve shall have a nominal size of 0.75 in. (19 mm) for pumps with a rated capacity not exceeding 2500 GPM (94462 L/min) and have a nominal size of 1" (25 mm) for pumps with a rated capacity of 3000 GPM to 5000 GPM (11,355 L/min).

Controller Sensing Lines: NFPA 20

5.29.1 For all pumps including jockey pumps, each controller shall have its own individual pressure sensing line.

5.29.2 The pressure sensing line connection for each pump including jockey pumps, shall be made between that pumps discharge check valve and the discharge control valve.

5.29.3 The pressure sensing line shall be brass, copper or series 300 stainless steel pipe or tube, and fittings shall be ½" nominal size.

5.29.4 Check valves or ground face unions.

5.29.4.1 Where the requirements of 5.29.4.2 are not met, there shall be two check valves installed in the pressure sensing line at least 5 ft. apart with a nominal 0.09375 in hole drilled in the clapper to serve as dampening.

5.29.4.2 Where the water is clean, ground face unions with non-corrosive diaphragms drilled with nominal 0.09375 in orifice shall be permitted in place of the check valves.

5.29.5 There shall be no shut off valve in the pressure sensing line.

5.29.6 Pressure switch actuation at the low adjustment setting shall initiate pump starting sequence (if pump is not already in operation).

13, 7.7.7 Gauge connections. A listed pressure gauge conforming with 8.16.3 shall be installed immediately below the control valve of each system.

NFPA 13

8.15.1.2.2 Pressure Gauges shall be installed on the inlet and the outlet sides of pressure reducing valves.

OS&Y Valve on Suction Pipe NFPA 20

5.14.5.2 No other than a listed OS&Y valve shall be installed in the pipe within 50' of the pump suction flange.

Fire Pump Bypass:

5.14.4.1 Where the suction supply is of sufficient pressure to be of material value without the pump, the pump shall be installed with a bypass.



516-593-2000



516-792-1843



1750 Plaza Avenue, New Hyde Park, NY 11040, US



service@raelsprinkler.com

5.14.4.2 The size of the bypass shall be at least as large as the pipe sized required for the discharge pipe as specified in section 5.25

Expired Sprinkler Heads

NFPA 25

5.3.1.1.1 Where sprinklers have been in service for 50 years, they shall be replaced or submitted to a recognized testing laboratory acceptable to the authority having jurisdiction for testing.

NFPA 25

5.2.1.1.2 Any sprinkler that shows signs of any of the following shall be replaced.

- (1) Leakage
- (2) Corrosion
- (3) Physical damage
- (4) Loss of fluid in glass bulb heat-responsive element
- (5) Loading
- (6) Painting unless painted by the manufacturer

NFPA 14

6.2.8.1 All main and sectional valves, including water supply valves shall have a sign indicating the portion of the system that is controlled by the valve.

Identification of Valves

NFPA 14

6.2.8.1 All main and sectional valves, including water supply valves shall have a sign indicating the portion of the system that is controlled by the valve.

NFPA 13

6.7.4.1 All control, drain and test connection valves shall be provided with permanently marked weather proof metal or rigid plastic identification signs.

6.7.4.2 The identification signs shall be secured with corrosion resistant wire, chain or other approved means.

Fire Hose

NFPA 1962-2015 Section 4.2

4.2.2 In service fire hoses shall be removed and tested at intervals not exceeding 5 years after the date of manufacture.

4.2.3 When hoses are taken out of service for testing a replacement hose shall be installed on the rack or reel or in the storage box until the tested hose is returned to service.

NFPA 13 Expired Gauges

13.2.7.2 Gauges shall be replaced every 5 years

NFPA 14, 6.3.4

Ball Drip

In areas subject to freezing a listed automatic ball drip valve shall be installed between the check valve and the fire department connection.

NFPA 13, 6.2.9

Stock of Spare Sprinklers

6.2.9.1 A supply of at least six spare sprinkler heads shall be maintained on the premises so that any sprinkler head that has been damaged or operated can be replaced promptly.



516-593-2000



516-792-1843



1750 Plaza Avenue, New Hyde Park, NY 11040, US



service@raelsprinkler.com

6.2.9.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers on the property.

The Sprinklers shall be kept in a cabinet located where the temperature does not exceed 100 Degrees.

6.2.9.6 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers.

NFPA 13

Supervision of Valves

8.16.1.1.2.1 Valves on connections to water supplies, sectional control and isolation valves in supply pipes to sprinkle and other fixed water-based fire suppression systems shall be supervised by the following methods.

- (1) Central station, proprietary, or remote station signaling service.
- (2) Local signaling service that will cause the sounding of an audible signal at a constantly attended Point.
- (3) Valves locked in the correct position.

2008 New York City Fire Code

Section FC 510

510.2 Standpipe and sprinkler system control valves at a height of 7 feet or more above the floor shall be provided with permanent ladders, chain and wheel or other approved means to provide ready access.

NFPA 13, 6.7.1.3

All valves controlling connections to water supplies and to supply water to sprinkler pipes shall be listed indicating valves.

NFPA 25

5.3.1.1.1.3 Sprinklers manufactured using quick response elements that have been in service for 20 years shall be replaced or representative samples shall be tested and then retested in 10 years.

5.3.1.1 Where required by this section, sample sprinklers shall be submitted to a recognized testing laboratory acceptable to the authority having jurisdiction.

5.3.1.2 A representative sample of sprinklers for testing shall consist of not less than four sprinklers or 1% of the number of sprinklers per individual sprinkler sample, whichever is greater.

903.6 Painting of Dedicated Sprinkler Piping and Valve Handles

Retroactive Compliance of Completed Buildings

903.6.3 Notwithstanding any other provision of law, all exposed risers and cross connections of completed buildings in existence shall be painted red, and all handles of valves serving such sprinkler systems shall be painted green.

905.11.3 Notwithstanding any other provision of law, all portions of exposed standpipe systems and handles of valves serving the standpipe system of completed buildings in existence shall be painted red.

905.11.3 Notwithstanding any other provision of law, where a standpipe system is used as a combination standpipe and sprinkler system is required to be painted. The risers and cross connections shall be painted red and the handles of the valves serving such combination standpipe and sprinkler systems shall be painted yellow.

NFPA 13

6.9.2.2.1

The alarm Apparatus for a dry pipe system shall consist of a listed alarm Attachment on the dry valve.

6.9.2.4

A paddle type flow alarm device shall be installed in a wet system only.

NFPA 20 Automatic Air Release Valve

6.3.1 Pumps that are automatically controlled shall be provided with a listed float-operated air release valve having a nominal



516-593-2000



516-792-1843



1750 Plaza Avenue, New Hyde Park, NY 11040, US



service@raelsprinkler.com

NFPA 20, 18.3

The Main Relief Valve shall be located between the pump and the pump discharge check valve.

NFPA 20, 4.18.7

The Main Relief Valve is piped back to the suction side of the pump

NFPA 14 Fire Hose Valve Pressure Restricting Device

NFPA 14, 7.2.3.1

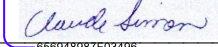
When the residual Pressure at a 1 1/2" Fire Hose Connection exceeds 100PSI an approved pressure regulating device shall be provided to limit the residual pressure.

NFPA 14, 4.7.3 Fire Hose Valve Caps

All hose valves shall be equipped with brass caps to protect the threads.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Date of Acceptance: 9/9/2025 Signature: 
Purchase Order#: CS090825 Name: Claude Simon



516-593-2000



516-792-1843



1750 Plaza Avenue, New Hyde Park, NY 11040, US



service@raelsprinkler.com