



FIRE DETECTION AND ALARM SYSTEM INSTALLATION & MAINTENANCE PROPOSAL

Proposal Reference: 24/1983

Drive Mansions Ltd, SW6 5JD

Prepared by:
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Installation Address: Drive Mansions Ltd
933-945 Fulham Road
London
SW6 5JD

Administration Address
(if different):

Contract No. TBC
Quotation Ref: 24/1983
Surveyed By: As per FRA
Sales Contact: Sam Caan
07595 701 014

Contact: Anthony Downes
Mobile: 07860446688
Phone:
Quoted On: 10/01/2024
Valid Until: 09/04/2024

Proposal for the installation and maintenance of a Fire Detection and Alarm System as per the following description, at the address above.

The Installation and commissioning of the system to be carried out to comply with BS5839 part 6: 2019 category LD3

Please check with your insurer, local fire officer and other interested parties, prior to acceptance of this quotation, that the risk is in line with their recommendations. Securico Fire & Security cannot be held responsible for changes in risk assessment prior to or after installation of the system.

We assume the working area and or site is asbestos free, and a register is freely available to view. In the event of asbestos being located, all works will cease until this is cleared by others.

Explanation of the Proposed Works

Cable

The proposed system is to be wireless however some FP200 Gold cabling will be required.

Sounders

Sounders will be installed throughout the building, as per the design, with a requirement for a sound pressure level of 65dB (A), or 5dB above background noise likely to persist for longer than 30 seconds. Where persons are sleeping, then the requirement is 75dB, measured at each bed head. All sounders will have the same audible sound.

Detectors

Optical smoke detectors will be installed throughout the premises; with the exception of unsuitable rooms such as kitchens where heat detector(s) will be installed. If there are areas identified during commissioning where these are not suitable, or where additional detection is required in order to give appropriate coverage, then these will be installed at additional cost.

Call Points

All call points will be mounted approximately 1.4m from finished floor level and will be situated in stairwells and adjacent to exits to open air. They will be fitted at a travel distance of no greater than 45m from any area within the building. The above will be checked during commissioning and any additional call points required will be installed at additional cost.

Item Quantities

Qty	Item
7 x	Kentec 1-Loop Addressable Fire Panel
14 x	12v 7Ah Battery
7 x	EMS 1-4 Loop Hub
14 x	EMS Radio Cluster Communicator
14 x	6v 4ah (NP4-6)
21 x	EMS Firecell Wireless Smoke Detector with Sounder Base
21 x	EMS Firecell Wireless Smoke Detector with Standard Base
105 x	EMS Firecell Wireless Heat Detector with Sounder Base
7 x	Zone Chart

Fire Alarm Panel

The supply to the control panel will need to be supplied via fire-resistant cable from the nearest distribution board, connected to an independent isolator identified **FIRE ALARM – DO NOT SWITCH OFF**. A lockable isolator switch is required adjacent to the fire alarm panel. We will need to see the electrical certificate for the installation works prior to system commissioning. 3rd party to supply and install prior to fire alarm installation.

Variations

None identified during survey.

Battery Capacity

The system will be fitted with 2 x 3.2A/hr 12v batteries to give a minimum of 24 hours standby backup, unless otherwise stated in item quantities above.

Cause & Effect

On activation of any call point or automatic detector the Fire Alarm Panel will activate and operate the Fire Evacuation Warning Sounders.

Logbook

A logbook complying with the requirements of BS5839 part 6: 2019 will be provided. This will be handed to the Responsible Person and should be made available to the engineer on every visit.

Building Changes / Modifications

Securico Fire & Security should be informed immediately of any changes or alterations to the building or changes in use which may affect the effectiveness of the Fire Detection & Alarm System.

Ancillary Services

Door Retaining Units

None have been noted and these will be additional to this quotation if required.

Interface to Other Systems

None required.

Inspection & Testing

All equipment shall be tested and inspected and commissioned to demonstrate compliance with all the current standards.

We shall carry out a full functionality test on site on all devices connected onto the loop. Audibility tests shall be carried out using a digital sound level dB metre with a current up to date calibration certificate, all dB readings obtained will be recorded on the site wide as fitted drawings and the associated device test sheet.

On completion of the commissioning, we will issue a certificate stating that the system has been fully commissioned and is fully operational.

Once the fire alarm system is completed and commissioned, the system shall be offered to the client for witness testing and familiarisation. This will comprise of the following:

- Prove operation of 10% of the system and that the correct text is displayed on the control panel.
- Simulate fault conditions, mains failure.
- Audibility test throughout all areas.
- Provision and completion of the initial information in the maintenance logbook.

All devices must be tested in situ and therefore proprietary detectors actuating sprays and methods of activating heat detectors will be used.

Adequate dB levels will be checked throughout the building during commissioning. If replacement or additional sounders are required, then these will be installed at additional cost.

Handover Documentation

On completion of the installation the following documentation will be issued in paper and electronic format.

- As installed drawings
- Text description
- Loop device schedule
- Design certificate
- Installation certificate
- Commissioning certificate
- Handover certificate

Soak Test

The system will be put on a 2-week soak test on completion of each area in accordance with BS5839.

A false alarm monitoring test shall be performed for 7 days, complete with 24-hour monitoring of all detection equipment to establish the system does not produce unwanted false alarms.

Maintenance

The Fire Precautions (workplace) Regulations 1997 and [The Regulatory Reform \(Fire Safety\) Order 2005](#) place a clear

legal responsibility on the “User” of a building for the fire safety of that building (and its occupants) including the maintenance of the fire safety equipment and within this any existing, or required, fire detection and alarm system.

The Fire Alarm System should be periodically inspected and tested by a competent person in accordance with the recommendations of BS5839 part 6: 2019.

The minimum requirement is for a bi-annual test of all call points, with all automatic detection devices being fully tested once in a 12-month period.

Following installation the Fire Alarm will be maintained by a BAFE registered Company in conjunction with the BAFE Buddy scheme.

Drawings

To be provided at handover stage.

Schedule of Responsibilities

Description	Responsibility	Notes
Supply of Equipment	Securico Fire & Security	
Installation of Equipment	Securico Fire & Security	
Commissioning of Equipment	Securico Fire & Security	
Supply of Cable	Securico Fire & Security	
Installation of Cable		
Access Equipment as Required	Securico Fire & Security	
Network	N/A	
All necessary 240v supplies and un-switch fused spurs	Securico Fire & Security	The supply outlet plate should incorporate a key-switch, a 13 Amp fuse carrier and be labelled “FIRE ALARM. DO NOT SWITCH OFF”.
Civil Works		
Cable Access Points	Client	Where cable access points are required to be created, these are to be provided by others including all necessary reinstatement of fire stopping and making good.
All internal decoration, ‘making good’	Client	
PSTN Line		
Provision of secure storage for equipment	Client	Securico Fire & Security respectfully request that site provide a secure location for the storage of equipment and tools

Quotation

The price offered is in accordance with our proposal, which is based on your requirements and the documents / drawings provided.

Summary of Headline Costs

EMS Wireless Fire Alarm Installation Cost	£ 59,840.00 + VAT
Fire Alarm Maintenance Cost	£ 1,395.00 + VAT per annum, including 2 visits.

- End Specification -