

Installation of Fire Detection to External Garage and Mess Room

Background

Further to a request by Council to gain quotes for Fire Detection to the outside garage and to replace a none confirming detector and sounder beacon in the mess room, three quotes have been received.

Quotes

Quote 1

Supply & installation of a new fire alarm system to the ground floor garage at the Old Court House to BS5839-1:2017 Category L2. Additional life protection to include automatic fire detection to escape route, rooms leading onto those routes and high risk areas. Manual call points installed at final exits & sounder beacons to provide alarm sound pressure level to 65dB. Supply commissioning certification as per BS5839-1:2017 requirements

Supply & installation of additional hardwired automatic fire detection & sounder beacon to replace non-conforming Category D domestic detector in Room 10 -separate tea room. Supply Modification Certificate as per BS5839-1:2017 requirements

Cost: £2,042.86 + VAT

Quote 2

To install additional smoke/heat detection and sounders to the external mess room, external garage areas and the ground floor internal kitchen (the kitchen was not a recommendation on our fire inspection report)

Option 1

Mess Room

Install a heat detector to the mess room

Install a wall sounder to the mess room

Install a smoke detector to the mess room ceiling void.

Install a manual call point adjacent the exit door

Fire rated cables will be installed in surface mini trunking and extended from the ground floor main office lobby to outside. Once outside all cables will be installed in PVC conduit leading to the mess room The mess room will be wired from the existing ground floor detection zone

Ground Floor Kitchen

Install additional sounder to improve decibel levels

Garage

This will be installed as a totally independent fire alarm system and will not be linked to the main building fire alarm system. A framed zone plan shall be installed adjacent the fire alarm panel to identify the location of the fire zones.

Smoke & Heat Detection

Automatic Optical Smoke Detection shall be installed to provide coverage to the ground floor garages and the first floor storage area

Manual call points- to be at a fixed height of 1.4m from FFL and positioned adjacent the ground floor garage doors and to the top of the stairs

All manual call points will be complete with a hinged protective cover

Sounders

Electronic Sounders will be positioned throughout the garage in order to achieve the required decibel levels

Cable

All installed zone, sounder and control cables will be installed with Standard Fire Rated Cable
Fire Alarm Dualcom Monitoring

Monitoring will be provided for the garage only. This will notify the EMCS monitoring station who will then contact keys holders and the fire service

CSL Pro Range G4 Dual Path DP3 4G + 4G (Radio, Radio, 4 Minute Catastrophic Response)
Initial Dualcom Connection Charge
12 Months Monitoring

Cause and Effects

Upon activation of any manual call point, automatic smoke / heat detector or input, all fire alarm sounders will be activated and the EMCS monitoring station will be notified of a fire condition in the garage only.

We have allowed for all installation work to be carried out during normal working hours.

Cost: £3,262.00 + VAT

Option 2

We propose to replace the existing 2 zone conventional fire alarm panel in the reception with a new Kentec 4 Zone Conventional Fire Alarm Panel

A framed zone plan shall be installed adjacent the fire alarm panel to identify the location of the fire zones.

Mess Room

Install a heat detector to the mess room
Install a wall sounder to the mess room
Install a smoke detector to the mess room ceiling void.
Install a manual call point adjacent the exit door

Fire rated cables will be installed in surface mini trunking and extended from the fire alarm panel position in the reception to outside. Once outside all cables will be installed in PVC conduit leading to the mess room

Ground Floor Kitchen

Install additional sounder to improve decibel levels

Garage

Automatic Optical Smoke Detection shall be installed to provide coverage to the ground floor garages and the first floor storage area

Manual call points- to be at a fixed height of 1.4m from FFL and positioned adjacent the ground floor garage doors and to the top of the stairs

All manual call points will be complete with a hinged protective cover

Sounders

An Electronic Sounder will be installed to the base of the stairs

Cable

All installed zone, sounder and control cables will be installed with Standard Fire Rated Cable

Fire Alarm Dualcom Monitoring

This option will provide monitoring for the entire building, mess room and garage.

CSL Pro Range G4 Dual Path DP3 4G + 4G (Radio, Radio, 4 Minute Catastrophic Response)

Initial Dualcom Connection Charge

12 Months Monitoring

Cause and Effects

Upon activation of any manual call point, automatic smoke / heat detector or input in any part of the main building, mess room to garage, all fire alarm sounders will be activated and the EMCS monitoring station will be notified.

Cost: £3,684.00 + VAT

Quote 3

This quote does not include fire protection for the outside mess room. They advised BTC that we have our current supplier carry out the works as Fire alarms generally shouldn't be worked on by multiple parties.

As we already have a maintenance plan set up with a 3rd party your warranty with [xx] in that area would instantly be void.

PURCHASE AND MAINTENANCE OF SYSTEM

To Supply/Install/Commission/Maintain the Fire Alarm System.

Installation and Purchase Charge £2,098.00

Connection Charge £ Nil

Annual Maintenance Charge £307.00

Annual Telecommunication Charge £108.00

1: The installation will be warranted for a period of one year from the commissioning date.

2: The entire system will be the property of the customer.

3: VAT will be applied to the above charges at the prevailing rate.

4: This Quotation is valid for 30 days from the date indicated on Page (1) of this specification.

5: This Quotation does not cover any British Telecommunication costs

Cost: £2,098 + VAT (but does not include mess room) + ongoing monitoring costs of £415 per year

Recommendation

Monitoring would not be required as the current Old Court system is not monitored.

The Committee are asked to accept quote 1 at a cost of £2042.86 for a fire detected system in the outdoor garages and installation of a fire detection & sounder beacon in the mess room.