

Fire Alarm Monitoring and Inspection Specification

Written Report of All Services Performed

Contractor must complete a service report for each visit detailing the purpose of the call and summarizing the work that was performed.

Safety Log Book

Contractor must provide a safety log book for each facility. All service records shall be recorded and kept within the log book. This log book shall serve as a reference for local authorities, insurance carriers, and CATA's technical personnel.

Emergency Onsite Response: Monday through Sunday, 24 Hours per Day

Emergency Onsite Response will be provided to reduce the costs and disruptions of downtime when an unexpected problem does occur. Contractor will provide this service between scheduled service calls and respond onsite at your facility within 4 hours for critical emergencies, or within 24 hours for non-emergency conditions, Monday through Sunday, 24 hours per day, including Holidays, upon receiving notification of an emergency.

CATA Cooperate Office 4615 Tranter

UL Listed Monitoring Service

Contractor will coordinate and administer off-site monitoring of your fire alarm system via UL Listed Central Monitoring Station. The procedures used in monitoring are in accordance with NFPA 72 and local authorities and can only be altered by the Authority Having Jurisdiction. Daily system tests are standard in fire monitoring to ensure the communication path is operational. Contractor will also be responsible for the installation of a new dialer to connect to a Siemens FS250 panel. Programing and testing the communication with the monitoring center will also be included.

Fire Alarm Inspections

OFFICE BUILDING/MAINTANANCE GARAGE/BUS STORAGE AREA

NFPA 72 Fire Alarm Inspections (1) – Annual

- Perform a functional test on all fire alarm equipment listed herein.
- Sensitivity testing on a two year cycle.
- Cleaning of all smoke detectors and duct detectors annually.

April 5, 2012

- Perform audible inspection at 7:00 AM.
- Customer to provide lift for devices above 12'.
 - (1) FS-250 Fire Alarm Control Panel

 - (20) Manual Pull Stations

 - (7) Duct Smoke Detectors

 - (135) Smoke Detectors

 - (93) Horn/Strobes

Inspection to be performed in February

NFPA 25 Wet Fire Sprinkler System (6) – Annual

Visually inspect the hydraulic placard, vane type water flow switch, alarm pressure switch, water motor gong, valve tamper switch and spare sprinkler head box.

- Visually inspect from the ground level any exposed sprinkler pipe, fittings, sprinkler heads, hangers and make any recommendations for system improvements.
- Perform a function test on any alarm pressure switch, vane type water flow switch, valve tamper switch and water motor gong (if applicable).
- Perform a main drain test on the wet sprinkler riser.
- Operate each control valve through a full range of motion from open to shut and back to open.
- Perform maintenance on the OS&Y valve by lubricating the stem.
- Provide an inspection report detailing the results of the inspection.
- Operate each valve and verify that the signal is received by the panel within the first two revolutions of the hand wheel or within one-fifth of the travel distance, or per the manufacturer's published instructions.
- Flow water through an inspector's test connection indicating the flow of water equal to that from a single sprinkler of the smallest orifice size installed in the system.

Inspection to be performed in April.

NFPA 10 Fire Extinguishers (62)

- Heft each extinguisher and check the hoses, gauges and brackets.
- Replace tamper seals and re-tag.

Inspection to be performed in October.

Include pricing on the following fire extinguisher maintenance

6 Year Maintenance/Recharge Pricing:

5# Dry Chemical

10# Dry Chemical

12 Year Hydrostatic Testing:

5# Dry Chemical

10# Dry Chemical

CATA Transportation Center 420 S Grand

UL Listed Monitoring Service

Contract will coordinate and administer off-site monitoring of your fire alarm system via UL Listed Central Monitoring Station. The procedures used in monitoring are in accordance with NFPA 72 and local authorities and can only be altered by the Authority Having Jurisdiction. Daily system tests are standard in fire monitoring to ensure the communication path is operational. **Contractor will also be responsible to verify that the current dialer will meet their needs and if necessary the contractor will be responsible for the purchase and installation of a new dialer at their expense along with the programing and testing of the communication with the monitoring center.**

Fire Alarm Inspections

Fire Alarm Inspection (1) – Annual

- Perform a functional test on all fire alarm equipment listed herein.
- Sensitivity testing on a two year cycle.
- Cleaning of all smoke detectors and duct detectors annually.
 - (1) MXL-IQ Fire Alarm Control Panel
 - (12) Duct Smoke Detectors
 - (1) Horn/Strobe
 - (5) Smoke Detectors

Inspection to be performed in MAY.

Type of Contract

This is a **fixed price contract**.

The term of the proposed contract will be from: **(May 1, 2012 to May 1, 2015, a period of three (3) years).**

Payment Terms

Net 30 days.