

**January 6, 2015**

**ADDENDA #1 TO RFB # '15/09/B**

**SENIOR CENTERS RENOVATIONS PROJECT**

**LUISA, VILLA CONSUELO AND PASATIEMPO SENIOR CENTER**

Please be advised of the following change(s)/correction(s) in the Request for Bids packet for RFB #'15/09/B.

1. Section 28 31 00 of the Specifications- Missing section from original specifications.  
See attached document-Fire Detection and Alarm

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RECEIPT ACKNOWLEDGE BY BIDDER

This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder in no way relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

# **SECTION 28 31 00 - FIRE DETECTION AND ALARM**

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## **PART 1 GENERAL**

### **SECTION INCLUDES**

Fire alarm system design and installation, including all components, wiring, and conduit.  
Replacement and removal of existing fire alarm system components, wiring, and conduit indicated.

### **REFERENCE STANDARDS**

36 CFR 1191 - Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities; Final Rule; current edition; (ADA Standards for Accessible Design).

IEEE C62.41.2 - Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and Less) AC Power Circuits.

NFPA 70 - National Electrical Code.

NFPA 72 - National Fire Alarm and Signaling Code.

NFPA 101 - Life Safety Code.

### **SUBMITTALS**

See Section 23 05 00 - Basic Mechanical Materials and Methods, for submittal procedures.

Evidence of designer qualifications.

Design Documents: Submit all information required for plan review and permitting by authorities having jurisdiction, including but not limited to floor plans, riser diagrams, and description of operation:

Copy (if any) of list of data required by authority having jurisdiction.

NFPA 72 "Record of Completion", filled out to the extent known at the time.

Clear and concise description of operation, with input/output matrix similar to that shown in NFPA 72 Appendix A-7-5-2.2(9), and complete listing of software required.

System zone boundaries and interfaces to fire safety systems.

Location of all components, circuits, and raceways; mark components with identifiers used in control unit programming.

Circuit layouts; number, size, and type of raceways and conductors; conduit fill calculations; spare capacity calculations; notification appliance circuit voltage drop calculations.

List of all devices on each signaling line circuit, with spare capacity indicated.

Manufacturer's detailed data sheet for each component, including wiring diagrams, installation instructions, and circuit length limitations.

Description of power supplies; if secondary power is by battery include calculations demonstrating adequate battery power.

Certification by either the manufacturer of the control unit or by the manufacturer of each other component that the components are compatible with the control unit.

Certification by the manufacturer of the control unit that the system design complies with the contract documents.

Certification by Contractor that the system design complies with the contract documents.

Do not show existing components to be removed.

Evidence of installer qualifications.

Evidence of instructor qualifications; training lesson plan outline.

Inspection and Test Reports:

Submit inspection and test plan prior to closeout demonstration.

Submit documentation of satisfactory inspections and tests.

Submit NFPA 72 "Inspection and Test Form," filled out.

Operating and Maintenance Data: See Section 01 78 00 for additional requirements; revise and resubmit until acceptable; have one set available during closeout demonstration:

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Complete set of specified design documents, as approved by authority having jurisdiction.

Additional printed set of project record documents and closeout documents, bound or filed in same manuals.

Contact information for firm that will be providing contract maintenance and trouble call-back service.

List of recommended spare parts, tools, and instruments for testing.

Replacement parts list with current prices, and source of supply.

Detailed troubleshooting guide and large scale input/output matrix.

Preventive maintenance, inspection, and testing schedule complying with NFPA 72; provide printed copy and computer format acceptable to Owner.

Detailed but easy to read explanation of procedures to be taken by non-technical administrative personnel in the event of system trouble, when routine testing is being conducted, for fire drills, and when entering into contracts for remodeling.

Project Record Documents: See Section 01 78 00 for additional requirements; have one set available during closeout demonstration:

Complete set of floor plans showing actual installed locations of components, conduit, and zones.

"As installed" wiring and schematic diagrams, with final terminal identifications.

"As programmed" operating sequences, including control events by device, updated input/output chart, and voice messages by event.

Closeout Documents:

Certification by manufacturer that the system has been installed in compliance with his installation requirements, is complete, and is in satisfactory operating condition.

NFPA 72 "Record of Completion", filled out completely and signed by installer and authorized representative of authority having jurisdiction.

Maintenance Materials, Tools, and Software: Furnish the following for Owner's use in maintenance of project.

Furnish spare parts of same manufacturer and model as those installed; deliver in original packaging, labeled in same manner as in operating and maintenance data and place in spare parts cabinet.

## **QUALITY ASSURANCE**

Designer Qualifications: NICET Level III or IV (3 or 4) certified fire alarm technician or registered fire protection engineer, employed by fire alarm control panel manufacturer, Contractor, or installer, with experience designing fire alarm systems in the jurisdictional area of the authorities having jurisdiction.

Installer Qualifications: Firm with minimum 3 years documented experience installing fire alarm systems of the specified type and providing contract maintenance service as a regular part of their business.

Authorized representative of control unit manufacturer; submit manufacturer's certification that installer is authorized; include name and title of manufacturer's representative making certification.

Installer Personnel: At least 2 years of experience installing fire alarm systems.

Supervisor: NICET level III or IV (3 or 4) certified fire alarm technician; furnish name and address.

Instructor Qualifications: Experienced in technical instruction, understanding fire alarm theory, and able to provide the required training; trained by fire alarm control unit manufacturer.

## **PART 2 PRODUCTS**

### **FIRE ALARM SYSTEM**

Fire Alarm System: Provide a new automatic fire detection and alarm system:

Provide all components necessary, regardless of whether shown in the contract documents or not.

Protected Premises: Entire building shown on drawings.

Comply with the following; where requirements conflict, order of precedence of requirements is as listed:

ADA Standards for Accessible Design.

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The requirements of the local authority having jurisdiction, which is \_\_\_\_\_.

Applicable local codes.

The contract documents (drawings and specifications).

NFPA 72; where the word "should" is used consider that provision mandatory; where conflicts between requirements require deviation from NFPA 72, identify deviations clearly on design documents.

Evacuation Alarm: Multiple smoke zones; allow for evacuation notification of any individual zone or combination of zones, in addition to general evacuation of entire premises.

Voice Notification: Provide emergency voice/alarm communications with multichannel capability; digital.

General Evacuation Zones: Each smoke zone is considered a general evacuation zone unless otherwise indicated, with alarm notification in all zones on the same floor, on the floor above, and the floor below.

Program notification zones and voice messages as directed by Owner.

Fire Command Center: Location indicated on drawings.

Master Control Unit (Panel): New, located at fire command center.

Supervising Stations and Fire Department Connections:

Public Fire Department Notification: By on-premises supervising station.

On-Premises Supervising Station: Existing proprietary station operated by Owner, located at \_\_\_\_\_.

Means of Transmission to On-Premises Supervising Station: Directly connected noncoded system.

Circuits:

Initiating Device Circuits (IDC): Class B, Style A.

Signaling Line Circuits (SLC) Within Single Building: Class B, Style 0.5.

Notification Appliance Circuits (NAC): Class B, Style W.

Power Sources:

Primary: Dedicated branch circuits of the facility power distribution system.

Secondary: Storage batteries.

Capacity: Sufficient to operate entire system for period specified by NFPA 72.

Each Computer System: Provide uninterruptible power supply (UPS).

## **EXISTING COMPONENTS**

On-Premises Supervising Station: Include as part of this work all modifications necessary to existing supervising station to accommodate new fire alarm work.

Clearly label components that are "Not In Service."

Remove unused existing components and materials from site and dispose of properly.

## **FIRE SAFETY SYSTEMS INTERFACES**

Alarm: Provide alarm initiation in accordance with NFPA 72 for the following:

Duct smoke detectors.

HVAC:

Duct Smoke Detectors: Close dampers indicated; shut down air handlers indicated.

## **COMPONENTS**

General:

Provide flush mounted units where installed in finish areas; in unfinished areas, surface mounted unit are acceptable.

Provide legible, permanent labels for each control device, using identification used in operation and maintenance data.

Fire Alarm Control Units, Initiating Devices, and Notification Appliances: Analog, addressable type; listed by Underwriters Laboratories as suitable for the purpose intended.

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Circuit Conductors: Copper or optical fiber; provide 200 feet extra; color code and label.

Surge Protection: In accordance with IEEE C62.41.2 category B combination waveform and NFPA 70; except for optical fiber conductors.

Locks and Keys: Deliver keys to Owner.

Instruction Charts: Printed instruction chart for operators, showing steps to be taken when a signal is received (normal, alarm, supervisory, and trouble); easily readable from normal operator's station.

Frame: Stainless steel or aluminum with polycarbonate or glass cover.

Provide one for each control unit where operations are to be performed.

Obtain approval of Owner prior to mounting; mount in location acceptable to Owner.

Provide extra copy with operation and maintenance data submittal.

## **PART 3 EXECUTION**

### **INSTALLATION**

Install in accordance with applicable codes, NFPA 72, NFPA 70, and the contract documents.

Conceal all wiring, conduit, boxes, and supports where installed in finished areas.

Obtain Owner's approval of locations of devices, before installation.

Install instruction cards and labels.

### **INSPECTION AND TESTING FOR COMPLETION**

Notify Owner 7 days prior to beginning completion inspections and tests.

Notify authorities having jurisdiction and comply with their requirements for scheduling inspections and tests and for observation by their personnel.

Provide the services of the installer's supervisor or person with equivalent qualifications to supervise inspection and testing, correction, and adjustments.

Prepare for testing by ensuring that all work is complete and correct; perform preliminary tests as required.

Provide all tools, software, and supplies required to accomplish inspection and testing.

Perform inspection and testing in accordance with NFPA 72 and requirements of local authorities; document each inspection and test.

Correct defective work, adjust for proper operation, and retest until entire system complies with contract documents.

### **OWNER PERSONNEL INSTRUCTION**

Provide the following instruction to designated Owner personnel:

Hands-On Instruction: On-site, using operational system.

Classroom Instruction: Owner furnished classroom, on-site or at other local facility.

Administrative: One-hour session(s) covering issues necessary for non-technical administrative staff; classroom:

Initial Training: 1 session pre-closeout.

Basic Operation: One-hour sessions for attendant personnel, security officers, and engineering staff; combination of classroom and hands-on:

Initial Training: 1 session pre-closeout.

Furnish the services of instructors and teaching aids; have copies of operation and maintenance data available during instruction.

### **CLOSEOUT**

Closeout Demonstration: Demonstrate proper operation of all functions to Owner.

Be prepared to conduct any of the required tests.

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Have at least one copy of operation and maintenance data, preliminary copy of project record drawings, input/output matrix, and operator instruction chart(s) available during demonstration.

Have authorized technical representative of control unit manufacturer present during demonstration.

Demonstration may be combined with inspection and testing required by authority having jurisdiction; notify authority having jurisdiction in time to schedule demonstration.

Repeat demonstration until successful.

**END OF SECTION**