



Fire Alarm System Procedure & Requirements for Tenant Improvement

The Shops at Clearfork

This bulletin is to advise you of the responsibilities, processes and fees with the fire alarm system requirements for your store build out.

All Tenants are required to hire/contract with Landlord's fire alarm contractor, Abbot Alarm Company, to perform the preparation of documents, installation of devices, final connections, programming and testing.

Tenant Responsibilities:

1. Upon approval of "Preliminary Plans" by Landlord the Tenant will immediately contact Abbot Alarm Company to initiate and finalize a contract.
2. The Tenant's architect will send AutoCad files of the store plans to Abbot Alarm Company.
3. **Tenant must have City approved fire alarm plans prior to any fire alarm device installation.**
4. Tenants work to be built under separate contract with Abbot Alarm Company.
5. Tenant Contractor to provide any 110vac cabling.

Abbot Alarm Company's Responsibilities:

1. Preparation of Tenant's code compliant Fire Alarm Design Plans.
2. Plan check submission
3. Fire Alarm permits.
4. Fire alarm wiring and device installation. Abbot Alarm Company will use plenum rated cable supported to the building structure and will provide and install all back boxes, junction boxes and outlet rings. All devices will be Siemens and will be tied to existing Siemens Cerbpro panels.
5. Programming and Testing.
6. Scheduling fire alarm inspections with the Fire Department.

Simon Responsibilities:

1. Simon will notify base building facilities for any alarm programming and testing.

The following is a list of system components to be furnished by Abbot Alarm Company based on the bid documents and the items listed above.

1	Design/ Engineering/Drawings	\$500
1	Permits/Permit Procurement	\$900
1	Fire Alarm Power Supply PAD-3	\$650
1	Strobe Only	\$200
1	Speaker	\$180
1	Manual Station	\$300
1	Area Smoke Detector	\$225
1	Area Smoke Detector w/ Relay Base	\$275
1	Heat Detector	\$225

1	Heat Detector w/ Relay Base	\$225
1	Single Input Module	\$375
1	Dual Input Module	\$460
1	Control Relay	\$265
1	Duct Smoke Detector w/relay	\$460
1	Remote Indicator for Duct Smoke Detector	\$120
1	UNIT PRICES INCLUDE EQUIPMENT, WIRE, INSTALLATION, PROGRAMMING, TESTING, AND WARRANTY.	

Exclusions and clarifications:

- No 120vac included
- No bond is included
- No telephone line(s) are included
- Proposal makes no provisions for temporary certificate of occupancy
- Assumption is made that electronic CAD files will be provided at no charge
- 1-year warranty on labor and materials included
- Labor estimates based on normal working hours being Monday thru Friday 8am to 5pm
- Payment terms: Net 30 with progressive payments
- Installation and fan control by others
- No lifts or scaffolding is included
- No detection or control of fire/smoke dampers

Contact Information:

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