

Item 24.2d - replacement fire alarm system for the Marina Theatre

Extract from an email from the Theatre:

We have now had the quote in from Honeywells for replacing the fire alarm system. As you will remember our system is tired, beginning to fail & doesn't link the two buildings. ESC gave us £23k for replacing this which we are holding safely. The quote is for £29,800+VAT, but Karl has spoken to them & they think they can get it down to £26,500+VAT.

Does LTC want to top up the £23k from ESC?

We are concerned that if we can only spend £23k we may not be able to get a first-class replacement system.

The figure of £23k was based on a quote from a few years ago.

The quotation is to replace all the old existing detectors, extend and replace the system so that it covers the Café building as one whole system, as apposed to the two separate systems that we currently have. It also provides additional audio/visual beacons in all the bathrooms, which currently have degrading audio beacons only, as well as detection and audio/visual beacons in the dressing rooms which currently do not have any.

This upgrade would also do away with the need for the separate audible system, which is in need of complete overhaul, due to the updated beacons having built in audible alarms.

The additional Bathroom beacons bring the building a step closer to being 'inclusive' as it would give sufficient audio/visual warnings in all bathrooms to the level required for visually or hearing-impaired customers to make use of the facilities (currently only our 'disabled' bathrooms have this).

From my historic research and understanding, there are basically two types of fire alarm systems: Open-Loop-Systems and Closed-loop-Systems.

The Current system installed at the theatre is a Honeywell/Gents Clos-ed Loop-System.

Honeywell/Gents manufacture and supply all the peripheral components (detectors, alarm panels, sounders etc) compatible with the Gents Fire alarm systems. There are what is know as a Closed-Loop-System, meaning that only the Gents peripherals will communicate with each other, the panels, and the software. All elements are coded through the software to prevent unaffiliated engineers tampering with, or reprogramming the system, or installing components that are not up to spec. The downside of this is that we can only use Honeywell or Honeywell affiliated companies to work on the Fire Alarm.

The Quotation supplied is from Honeywell directly. To get three like-for-like quotations I would have to find some Honeywell affiliated companies who would in turn then have to go direct to Honeywell to obtain a quotation for all the parts required, and possibly the cost to sub-hire the Honeywell System engineer who is currently assigned to our System through our maintenance contract.

The other option available is that we look at going to an Open-Loop-System which can be supplied, installed, and worked on by any fire alarm installer, it can use mix and match peripheral components, and has no built-in security to stop unskilled/untrained workers tampering with the system or changing the programming.

I obtained quotations from local installers around 4 years ago and, due to none of the existing Honeywell equipment or wiring being able to be utilised, the quotation costs just to replace all existing equipment were in the £35,000-£45,000 range. That is without the additional upgrades (detectors in dressing rooms and audio/visual alarms in all bathrooms) being added into the cost. On top of this would be the cost/time to remove all the existing Fire Alarm equipment throughout the building.

Hope that's explains it all in an understandable manor