DRAFT

****

**Capital Estates & Facilities**





**Fire Alarm Specification for Servicing and Maintenance of Fire Alarm Systems**

**Greater Manchester Mental Health NHS Foundation Trust**

|  |
| --- |
| 1. **1. Introduction**
 |

**Fire Alarm System: Planned Maintenance | Reactive Maintenance.**

 **INTRODUCTION AND BACKGROUND**

Greater Manchester Mental Health NHS Foundation Trust require a fully comprehensive annual testing and inspection planned maintenance service, reactive maintenance and emergency out of hours service for all fire alarm systems including both conventional types and addressable systems located within all buildings on the Prestwich site and community sites located throughout Manchester, Salford, Bolton and Trafford.

The contractor is to provide service delivery 24/7 throughout the year.

**2. AIM OF THE CONTRACT**

 Overall, this Contract shall achieve fully operational fire alarm systems across Trust estate, compliant with all relevant industry, manufacturer’s and safety standards. Achievement of the aims will generally be measured by the Contractor’s performance as set out in the Key Performance Indicators in this specification.

**3. Working on site.**

All contractors staff involved in this contract and working within any of the Trust’s buildings are to be DBS checked. Contractors should be aware of the obligations under the Safeguarding Vulnerable Groups Act 2006, which into force on 12th October 2009, which may in certain circumstances require them to check with the Independent Safeguarding Authority [ISA] before employing an individual to confirm that they are not a ‘barred individual’.

**4. FIRE ALARMS MAINTENANCE**

**Testing & Inspection Programme.**

 The equipment to be serviced and installed is Fire Alarm in accordance with the requirement of BS-EN 5839: Pt 1: 2017 + Amendments, BS-EN 50172:2004, BS-EN 5266-8:2004 and BS 5266: Pt 1: 2011 respectively, any updates to these during the term of the contract, and all associated Codes of Practice.

 The Contractor shall carry out quarterly Inspection and Testing of Fire Alarm Systems in all premises as listed in the pricing schedule, and a carry out a Wiring check of all cables comprising the Fire Alarm System in accordance with the requirements of BS 5839: Pt 1: 2017 + Amendments, and any updates to this during the term of the contract.

 The Trust has fire alarm systems in all their buildings and complies with L1, L3 or L5 as applicable. Enclosed list highlights the building category.

The required number of visits shall be as recommended in BS 5839- Pt 1: 2017 + Amendments, generally the number of visits shall be **4 No. quarterly visits per 12month period to residential areas**, all areas as per Appendix 1. Each service visit to comprise of the following extent of works required under the Contract: -

5. Reactive Maintenance Costs

The requirements are for a fire alarm engineer, qualified in all aspects of fire monitoring systems and must be fully versatile and knowledgeable in all areas. His duties will be to undertake general reactive maintenance, fault diagnosis to all fire monitoring systems located within the buildings on the Prestwich site and Community sites located throughout Prestwich, Manchester, Bolton, and Salford as directed by the Maintenance Manager or his representative.

Working Hours:

Monday to Friday: 0800hrs to 1630hrs

Total Weekly Hours: 37.5hrs

6. Emergency Out of Hours Service.

The Service required as part of the contract is for a seven day a week emergency out of hours service for the Prestwich, Bolton, Salford and Wigan community sites with a maximum response time of two hours. The service is to be provided during the following times:

Monday to Thursday: 1630hrs to 0730hrs

Friday: 1630hrs to 0730hrs

Saturday: 24 hour

Sunday & Bank Holidays 24 hour