



SECTION 5.5 SPECIFICATION FOR COMPREHENSIVE SERVICE AND MAINTENANCE OF THE AUTOMATIC FIRE DETECTION AND ALARM SYSTEM (CONVENTIONAL) AND ANCILLARY EQUIPMENT

1 GENERAL

The work covered by this Specification is for the supply of all materials, appliances, labour and necessary incidentals for the service and maintenance of the Fire Fighting System and Ancillary Equipment.

All work to be performed under this Specification shall be in accordance with the commercial practice, and must be in strict accordance with this Specification.

2 WORKMANSHIP AND MATERIALS

The work described in this Specification shall be performed by workmen skilled in the service, maintenance and repair of Fire Fighting System and Ancillary Equipment of all types, and shall be executed in accordance with the best commercial practice.

All materials to be supplied in connection with work under this Specification shall be new and unused, and shall generally be of the best quality as regard manufacture and performance.

3 SUPERVISION

The Contractor shall have a Foreman in charge of the service, maintenance and repair work to be carried out under this Specification. This Foreman must be thoroughly competent in supervising the service, maintenance and repair of the Fire Fighting System and Ancillary Equipment of all types and shall be in the direct employ of the Contractor, and acceptable to the Superintending Officer.

The Contractor shall have in his direct employ, workmen who are especially skilled in the service, maintenance and repair of Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment of all types.

4 SCOPE OF WORK

All machinery and equipment comprising the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment shall be serviced and maintained.

The service and maintenance of the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment shall be in strict accordance with the Servicing and Maintenance Schedule as set out in clause 5.10 below.

The Contractor shall advise the Superintending Officer of any defects in any part or parts of the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment observed during routine inspection and service, and shall repair such defects if required to do so by the Superintending Officer.

The Contractor shall also provide emergency repair service during normal working hours and also during overtime hours if required to do so by the Superintending Officer.



5 CONSUMABLE MATERIALS

The Fire Fighting Contractor shall supply the following consumable materials as and when required:-

1. All cotton waste, soap detergent and other cleaning materials required for cleaning purposes.

The costs of these consumable materials shall not be charged for separately by the Contractor, but shall be included in the fixed monthly rate quoted by the Contractor for the Service and Maintenance of the Complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment.

6 REPAIRS

The Contractor shall repair defects in the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment on the instructions of the Superintending Officer. The costs of such repair shall be deemed to be included in the fixed monthly rate quoted by the Contractor for the Service and Maintenance of the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment but shall be charged for separately by the Contractor.

All repairs on the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment shall be guaranteed by the Contractor against defects in workmanship and materials for a period of one year to take effect from date of completion of repairs. During the guarantee period the Contractor shall rectify defects in repairs carried out by him with no additional charge to the Government.

7 SERVICE AND MAINTENANCE RECORDS

1. The Contractor shall provide a service and maintenance record book for the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment being serviced and maintained by him. This record book shall be kept in the plant room of the Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment being serviced and maintained, and brief details of all service, maintenance and repairs carried out on the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment shall be entered by the Contractor into this book for checking purposes. The address and telephone number of the Contractor's service station shall also be entered into this record book to facilitate emergency service calls.
2. The Contractor shall also keep an accurate detailed record in duplicate of all service, maintenance and repair work carried out by him on the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment. This record shall be in the form of a Maintenance/Repair Sheet, and shall be countersigned by the Superintending Officer each time the Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment is attended to by the Contractor.



8 RATES FOR SERVICE AND MAINTENANCE

The rates for the Service and Maintenance of the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment shall be as shown in the Schedule of Prices for this Contract.

These rates shall be quoted for by the Contractor at the time he submits his tender, and shall hold good for the period of **THREE years** commencing from the end of the warranty period. The Contractor may be required to enter into a contract for the above period with the Government on the Standard Form of Contract for Service and Maintenance of Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment (a copy of this Standard Form may be inspected at the Office of the Pengarah Kanan, Cawangan Kejuruteraan Mekanikal, Ibu Pejabat J.K.R. Malaysia, Kuala Lumpur.

9 PAYMENTS

Payments shall be made in accordance with Clause 24 of the Conditions Of Contract of Section 1, General Specification, but bills presented for payments must be accompanied by a full statement and substantiated by one copy of the individual maintenance/repair records required under paragraph 7(2) of this specification.

10 SERVICING AND MAINTENANCE SCHEDULES

The Contractor shall inspect and service the machinery and equipment comprising the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment at the above premises periodically as scheduled in the check list except where otherwise directed by the Superintending Officer.

The check list is in no way exhaustive and shall not in any way relieve the Contractor from executing any other work necessary to ensure the efficient functioning of the Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment.

The Contractor shall report in writing to the Superintending Officer any defect/s observed in any part or parts of the complete Automatic Fire Detection and Alarm System (Conventional) and Ancillary Equipment. The report shall state the cause/s of the defect/s observed, and shall include an estimate of the cost of repairs required.

No	Item	Frequency			
		Every Month	Every 3 Month	Every 6 Month	Every Year
1	ELECTRICAL				
a	Check wiring connection to fire alarm console & main fire alarm panel.	X			
2	MAIN FIRE ALARM PANEL AND REPEATER PANEL				
a	Inspect and check the routine operation of all electrical control, relays and ancillary electrical apparatus.		X		



No	Item	Frequency			
		Every Month	Every 3 Month	Every 6 Month	Every Year
b	Inspect the mimic diagram for correct indication / status.		X		
c	Clean and renew LED, etc. as necessary		X		
d	Inspect and check all cable and wiring connections.		X		
e	Check all battery electrolyte level and renew as necessary.		X		
3	FIRE ALARM SYSTEM				
a	Check and test the operation and functionality of at least 20% of the various types of detectors.		X		
b	Check and test the operation and functionality of manual call point unit. Repair and replace as necessary.		X		
c	Test the AHU, lift, smoke spill fan and staircase pressurization tripping mechanism. Repair or replace as necessary.		X		
d	Check operation of alarm bell/ sounder.		X		
e	Check the insulation resistance of the alarm system and the resistance of the associated earth continuity circuit.		X		
4	Central Monitoring System (CMS)				
a	Check the connection and operation of Central Monitoring System (CMS) to Bomba.		X		
5	PAINTING				
a	Check painting and repaint if necessary.			X	
6	LIGHTNING AND SURGE PROTECTOR				
a	Check the lightning and surge protector. Rectify or replace as necessary.	X			
7	FIREMAN INTERCOM				
a	Check the system is in a normal-ready condition.	X			



No	Item	Frequency			
		Every Month	Every 3 Month	Every 6 Month	Every Year
b	Check the correct operation of the master and remote headset.	X			
c	Check the condition of the panel components, battery charger, resistor wires, zone card, bulbs, etc. Repair or replace as necessary.		X		
d	Inspect the condition of the battery and its terminal. Repair or renew as necessary.		X		
e	Check the wiring connection terminal. Repair or replace as necessary.		X		

11 SCHEDULE OF RATES FOR THE COMPREHENSIVE SERVICE AND MAINTENANCE

The tenderer is to note that the cost quoted for this shall not be included in the tender price but quoted separately in the table below and it will be binding in the event that the Government decides to accept them immediately after the guarantee period.

These rates should not be subjected to variation for the period of 3 years after the free maintenance period.

The tenderer shall quote the rate in Section 8.5

----- **END OF SECTION 5.5** -----