University of Minnesota

Fire Alarm Testing
Overview of FA Testing

- FM Preventive Maintenance Program
  - Fully funded (both in and out of O&M Cost Pool)
  - Traditionally performed by in-house employees
  - Limited contracting
  - National Fire Protection Agency - guidelines
  - Local Building Code Office - regulatory codes
Vendor Services For Fire Alarm Testing

- **What is included?**
  - Routine PM testing of fire alarm systems

- **What is NOT included?**
  - Fire suppression systems
  - Mechanical fire control systems
  - Services, repairs or new installations
Opportunities

• Improve Service, Reliability and Cost Reduction
  • Enhance resource management
  • Efficient/effective service delivery
  • Improve accountability
  • System reliability
  • Increase customer satisfaction
  • Pre-negotiated contracts
Data Analysis

- Reviewing the Details
  - 181 Buildings, FA PMs (Q, S, A)
  - Every FA Test PM WO over past 3 years was reviewed for:
    - Total labor hours
    - Material costs
    - Total cost
    - Timing/schedule
    - Scope of work performed
    - Standard of reasonableness
Cost Savings

- Vendors: Savings of $600k for testing only
  - Vendors start work in late November

- FY 2009 fire alarm testing: $999,576
  - Includes 2009 Walk-Test results
Other Fire Safety Initiatives

- New Standards for equipment
  - Require addressable alarms
  - Require Public Address Systems
  - Require ‘dirty monitors’

- Reduce devices not required by Code
  - Where space is sprinkled, fewer devices are required.
Fire Alarm Testing and Inspection

• Thank You

• Any Questions?