



189 MOUNT VIEW

Fire Suppression (Installation) Proposal

LifeSaver Engineering Ltd

Sprinkler Installer's Proposal

Project Number: PRJ-ASAP-L-44

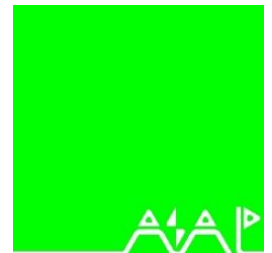
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Prepared for:



**Please note that this document contains
confidential and proprietary information.**

LifeSaver is a trading name for LifeSaver Engineering Ltd
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Please raise any questions with your point of contact:

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Cover Photo by [Kevin Matos](#) on [Unsplash](#)

1) Executive Summary

a) Our Mission

Is to provide top tier expertise with accessible pricing and customer service.

b) Our vision

Is a society where the most vulnerable are protected by and from their surroundings.

c) The Proposal

Thank you, Andrei, for sending through your enquiries for 189 Mount View in Harringay, London. The following proposal is for the design and installation of the fire suppression system. The system will be compliant to BS 9251: 2021, along with all applicable Building Regulations.

The proposal within provides further detail on what is offered, what assumptions have been made, and your own obligations. You may also find the enclosed useful information for future projects. We find this can prevent delays further down the line, particularly due to matters which require the co-ordination of multiple specialists. Please let me know if you have any questions or require any further information.

Please note: we are currently at the pre-contract stage. Any information given at this stage should be considered guidance only. LifeSaver Engineering accepts no liability for such guidance at this stage. This stage is used to better understand the project requirements, exchange information, and agree terms of service. Any comment passed on this or other projects, shall be considered strictly guidance only unless in-line with another contract with your company.

d) Next steps

- You should review this document, alongside the detail of required information.
- We are pleased to offer a fixed price for all in-house items.
- Please confirm the primary and secondary points of contact and how to contact them;
- Please onfirm the contact details for the project manager, site supervisor, lead quantity surveyor, and any other people required for approvals, monitoring, and decisions.
- **{Redacted}** has been proposed as a company reference, "**{Redacted}**" are proposed for the project references, **{Redacted}** is proposed for document references. If others are preferred, you are asked to confirm the preferred references before placing an order.

To place an order based on this proposal, the process is as follows. A purchase order which refers to the project number (**{Redacted}**), along with a signed copy of this proposal (detailing the chosen option(s)) should be sent to:

{Redacted}

If you do not have a process for raising purchase orders, a signed copy of this proposal (detailing the chosen option(s)) should be sent, alongside written confirmation that you would like to place an order for this project using the same code: **{Redacted}**.

2) Basis of Proposal

a. Information received

This proposal has been based on:

 260730_A-GA-GeneralArrangements-FullSet_0015_DRAFT	 R	30/09/2026 16:11	Adobe Acrobat D...	2,597 KB
 260730_A-GA-PL-09_Plan_LowerGroundFloor_DRAFT_0015	 R	30/09/2026 15:46	DWG File	517 KB
 260730_A-GA-PL-10_Plan_GroundFloor_DRAFT_0015	 R	30/09/2026 15:46	DWG File	646 KB
 260730_A-GA-PL-11_Plan_FirstFloor_DRAFT_0015	 R	30/09/2026 15:46	DWG File	798 KB
 260730_A-GA-PL-20_RCP_GroundFloor_DRAFT_0015	 R	30/09/2026 15:46	DWG File	1,003 KB
 260730_A-GA-PL-21_RCP_FirstFloor_DRAFT_0015	 R	30/09/2026 15:46	DWG File	617 KB

Please note that no 3D files were received. However, we note that AS and Partners prefer to work with Vectorworks and this has been included for, accordingly, on the basis that our own work will be provided in 2D.

b. What has been sent along with this proposal

This proposal serves as a standalone document.

c. Information required

This proposal has been provided based on the above information. Further site visits will be required as part of the development process. We also ask for contact details for (where involved in the development):

- The site manager;
- The building control officer;
- The fire engineer;
- The alarm engineer;
- Any other decision maker required.

d. Standards worked to

The proposal is based on providing an installation and design service for a residential system (BS EN 9251: 2021), in accordance with the stated documents.

3) Provisional Programme

a. Lead times

No programme of works was provided and so the lead times below are submitted for illustrative purposes only and are subject to detailed assessment.

These timeframes are based on unimpeded access without delay.

Works which can be completed before the walls and ceilings are installed:

Item	Lead time
Co-ordination and design support	Available from contract start
Design Philosophy and detailed design	1-2 weeks
Site setup and first fix installation	1-2 weeks

Works which require the walls and ceilings to be in place:

Item	Lead time
Installation – 2nd fix (cover plates)	1-2 weeks
Installation – Water Supplies	NA
Testing	Ongoing
Commissioning and As Builts	2 – 4 weeks or an agreed period shortly after installation
(Optional) BIM submissions	Dependent upon frequency required

b. Installation Strategy

The above timings are based on the following. Our price may vary if the following is not achievable:

- Site works will be carried out during normal hours (8am to 6pm, Monday to Friday, with a week offsite for Christmas), with weekend and out of hours access available at our request.
- Site installation will be carried out on each floor in a single, continuous visit. With clear, uninterrupted access to the required work areas, as and when required.
- The proposal is based upon walls and ceilings not being in place at the time of the installation. This is to allow us to install concealed pipework and sprinkler heads in the void space. NB: Concealed pipes and sprinklers can only be installed in areas where there are void spaces 200mm deep and above.
- We exclude for builder's works, other than making holes in non-structural and reinforced elements, and fire stopping (where an order for firestopping has been placed).
- Our offer includes for specialist access equipment.
- Pipes to be fit to pre-installed beams and anchor points. Allowance has been made for bracketry only and any additional structural items must be provided by others. Indicative weight requirements can be provided upon request.
- Our proposal is based on the design of all services being completed before installation works begin. Retrospective design work may impact installation costs and so you are asked to ensure that all required information is made available upon request and otherwise volunteered in the event of changes to works of other trades.

4) Included Works

a. Scope of works

This proposal is based on providing a turnkey solution for a system with the high-level works installed before other services. It is assumed that the floor plans, service information and sections are correct and so a site survey has not been included for.

The package includes for:

- All preliminary and design work;
- A dedicated project manager;
- A dedicated site supervisor, on site 2 days a week during the installation;
- Components, design, procurement, and mechanical installation;
- Co-ordination support from the time of placing the order through to commissioning and as built;
- System certification, O & Ms, all commissioning material, along with handover documentation and training;
- Automatic air valves to minimise maintenance and call outs;
- Connection points and signals for all signals and monitoring of plant and valves (monitoring to be completed by others)
- Procurement of all necessary components and labour;
- Installation and commissioning of the system;
- Phone calls, RFIs, TQs, and other correspondence between our companies so you can get hold of someone when you need them;
- Co-ordination between services based on the layouts and service detail as provided.

b. Communication throughout

A direct line shall be provided to allow communication in the instance where there is an imminent threat to life or property, this may be available at all times throughout the contract (at additional cost). The following shall apply in all instances which do not present an imminent risk to life or property, unless otherwise agreed. RFIs shall receive an initial response within 48 hours.

A document register shall be issued which details all information provided by LifeSaver Engineering to your company. Technical Queries will also be recorded in a register.

5) Proposed components

a. Water supply summary – If a mains fed solution is viable

Item	Description
System demand	
Hydrant allowance	None
Hose reel allowance	None
Drinkable water allowance	None
Allowance for other services	None
Water supply duration: BS 9251: 2021	10 minutes
Required stored water capacity	NA – Mains fed
Design density	2.1mm/min
System Category (BS 9251: 2021)	Category 1

The following may be excluded is a mains fed system is found to be viable	
Pump details	
Pump configuration	NA – Mains fed
Pump fuel	NA
Suction conditions	NA
Approvals	NA
Dimensions (L x W x H)	NA
Weight	NA
Tank details	
Tank arrangement	NA – Mains fed
Actual capacity	NA
Effective capacity	NA
Thermal protection	NA
Approvals	NA
External Dimensions (L x W x H)*	NA
*A suitable reduced option may be available.	
Weight (Empty)	NA
Weight (Full)	NA

b. Water supply summary – If a pump and tank is required

The following may be excluded is a mains fed system is found to be viable	
Pump details	
Pump configuration	Duty
Pump fuel	Electric
Suction conditions	Flooded suction
Approvals	BS 9251: 2021
Dimensions (L x W x H)	750mm x 200mm x 800mm (additional clearance must be allowed for access and maintenance)
Weight	25kg
Tank details	
Tank arrangement	Single, full capacity
Actual capacity	1,224 litres
Effective capacity	990 litres
Thermal protection	Insulated and heated, if placed outside
Approvals	BS 9251: 2021
External Dimensions (L x W x H)* *A suitable reduced option may be available.	L 1350 x W 760 x H 1345
Weight (Empty)	40kg
Weight (Full)	1,264 kg

c. Sprinkler summary

Proposed heads:

Figure 1: VK 496 (Concealed Pendant)
– 3D model



Figure 2: VK 496 (Concealed Pendant)
– As installed on a previous project



Figure 3: VK 496 (Concealed Pendant)
– As installed on a previous project



Figure 4: VK 470 (Exposed Pendant)
– 3D model



Figure 4: VK 470 (Exposed Pendant)
– As installed on a previous project



d. BIM

Please note that no allowance has been made for BIM although we would be pleased to offer a quote for this service upon request.

6) Tender Schedule

{Redacted}

7) Value engineering opportunities

Please note that a pump and tank may be excluded if sufficient pressure and flow can be assured from the public water supply. We would be pleased to offer a coordination design as part of a separate consultancy order in order to confirm the required pressure and flow. Placing an order for this would create no obligation to order the full system from us at a later date.

8) Payment Schedule

This proposal has been provided for budget purposes only. Payment terms are available upon request.

9) Compliance issues

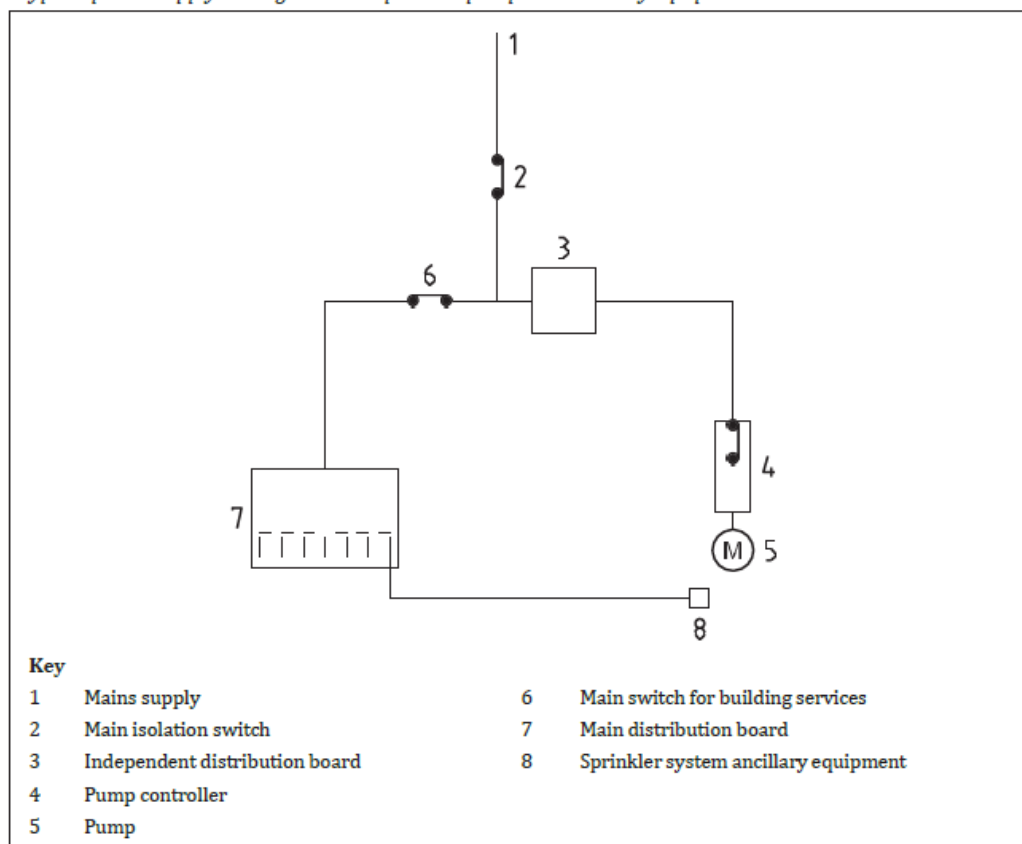
Please note that a pump and tank may be excluded if sufficient pressure and flow can be assured from the public water supply. We would be pleased to offer a coordination design as part of a separate consultancy order in order to confirm the required pressure and flow. Placing an order for this would create no obligation to order the full system from us at a later date.

10) A note on electrical connections

Alarms and wiring is to be provided by others. We would be pleased to coordinate the requirements with your electrical contractor(s).

Where a pump is required, it must be placed on a separate distribution board to prevent overloading the domestic circuit, as shown in the image below (Figure 7 of BS 9251: 2021):

Figure 7 — Typical power supply arrangement to sprinkler pump and ancillary equipment



11) Assumptions and technical qualifications

This proposal is based on the following assumptions, which are highlighted for your consideration:

- This proposal is subject to a confirmed access and maintenance strategy.
- A mains only system will be dependent upon a 32mm (ideally 40mm) dedicated sprinkler mains being installed by Thames Water, which will be sized to provide sufficient pressure and flow from the public mains connection based on our calculations.
- We ask that an access hatch be placed in the ceiling outside of each apartment to allow for an isolation valve to be installed and accessed as required.
- The systems will be maintained above 4°C at all times.
- A WRAS approved double check valve will be in place for our system to be connected to, separately from the domestic water supply.
- We will require sufficient connections to be available at the fire alarm panel and BMS for our signals to be integrated.
- Direct contact details will be provided for the project manager, site supervisor quality surveyor, and any other person required for monitoring or decision-making purposes.
- Void protection is not required in accordance with BS 9251: 2021.
- No technical bulletins are required.
- The premises is not to be used to home those with additional mobility needs or a history of fire setting behaviour.
- We reserve our right to vary our prices in the event that the RPI (percentage change over 12 months) increases to over 5% at any point during the contract in order to reflect changes within our own supply chain.
- Our water will contain no additives.
- Any BIM ordered will be to BIM LOD2 with no specific data assets, unless specified.
- The installation strategy detailed in 3b of this proposal will be secured.
- Pipework will be orange CPVC, in accordance with the requirements of BS 9251: 2021.
- Valves will be provided and prepared for monitoring wiring. The wiring and programming of this monitoring equipment, including the alarms, is to be provided by others, in order to minimise costs and leverage existing systems.
- The components will be as detailed within this proposal, or a suitable alternative shall be provided by LifeSaver.
- We require access and the ability to make alternations to both the electrical and water mains inlets.
- No allowance has been made in our price for retentions.
- Building Control and BS 9251: 2021 requirements will take precedent over any requirements detailed in the M & E specification and / or Fire Strategy, including for pipework and components.
- LifeSaver Engineering to have final say on the location of any ceiling components (such as lighting, sensors, and alarms) which are to be placed within 472mm of sprinkler heads.
- LifeSaver Engineering to have final say on the location of any items with an elevated operating temperature (such as cookers and saunas) which are to be placed within 2m of sprinkler heads.
- A list of items required has been provided above under 2c, it is assumed that each of these items shall be provided prior to installation stage drawings being drafted, and that they shall be correct and up to date. Any updates must be provided to LifeSaver as soon as reasonably

practicable, typically within one week of the update. Our proposal is subject to the contents of these items.

- No asbestos is present on site, and the general site integrity is safe with no special hazards.
- It is assumed that all pipework and heads will be concealed. Associated services are assumed to be in the recess, and it is assumed that no items will obstruct the sprinkler head, unless detailed in the drawings issued by LifeSaver.
- Updated service detail and architectural drawings, at the installation stage, shall be provided to LifeSaver within a week of the area's completion. Any updates outside of this stage must be provided before the stage's completion and sufficient time must be allowed following such disclosure to allow for any amendments.
- There are no weight restrictions. LifeSaver's drawings include guides on required weight limits.
- If present and excluded from protection: stair wells, riser shafts, and elevator shafts in residential areas feature BS EN 13501-1:2018, Class B-s3 or better for construction materials and B(fl) or better for flooring, including subcategories such as d0, d1, d2 for construction materials and s1 and s2 for flooring, surface spread of flame and constructed as a fire-resistant separation;
- An addressable monitoring and alarm system shall be provided, programmed, and wired by others.
- References to dates and times relate to clear business days and times. Information provided after 4pm will be taken as provided on the following day.
- The timescales typically comply with those detailed in Section 3) above.
- LifeSaver shall have unimpeded, 24/7 access to the works on site throughout the development.
- All fire stopping is to be provided by others unless an order for it has been placed with us.
- All trenching and backfilling to be provided by others.
- All builders works and making good by others, other than fire stopping and drilling of holes in non-structural and structures which haven't been reinforced.
- Welfare, storage, and waste removal facilities will be provided by others.
- Sufficient space will be available for deliveries to be received on site from an articulated lorry.
- Electricity will be available throughout the project and system life, to be provided by others.
- All additional low-level protection to specific pieces or areas of plant requiring isolated Deluge, Water Spray or Gaseous fire protection systems are excluded from this proposal. If any of these additional systems are required, then we would be pleased to provide a separate quotation to carry out these as part of the fit-out works once the relevant information becomes available.
- The stairways and ground floor are assumed to be excluded from protection, based on future plans, but will require confirmation by a Fire Risk Assessment or Fire Engineer.
- The ceilings and walls will remain down until our first fix is completed.

Order form:

To place an order, please sign and date the below, and return to **accounts@lifesaverengineering.com**. Signing below confirms that you have reviewed and understood the contract documents and that you have read and agree to the proposed terms and conditions, which are available at lifesaverengineering.com/terms.

Items ordered (please include the reference numbers detailed in the tender schedule):

<u>Order Item</u>	<u>Number ordered</u>
1: BS 9251: 2021 - Fire sprinkler protection	
2: Firestopping	
3: Zone Check Assemblies	

Signed:

Print:

Position:

Date:

For LifeSaver Engineering Ltd
The Landmark
School Lane
Burnley
BB11 1UF

Print:

Position:

Date:

For the Client

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