**Scope of Services**

1. **Scope and Description of Work**
	1. **Scope and Purpose of Work**

The work is providing Independent Architectural and Engineering Consultancy Services for the evaluation of design documents, inspections on constructions of Fire & Life Safety means and implementation of Fire & Life Safety requirements in Ibis Tbilisi Hotel.

The purpose of the work is to have a nationally and internationally accepted, design and implementation of Fire & Life Safety issues in Ibis RED Airport Hotel.

* 1. **General Information**

Services are applicable for below described building:

Location of the Bldg.: Tbilisi/Georgia

Type of Occupancies: - Accommodation (Hotel),

* Assembly (Lobby, Restaurant, Meeting Rooms)
* Business (Administrative Offices)
* Storage (Store Rooms)
* Utilities (Kitchen, Technical Spaces)

Current Status : Design Stage

Number of Rooms : Circa 120

Total Enclosed Area : 7,500 sqm Applicable Standards - Local Standards

* ACCOR B.T.H. Methodology - 2019
* NFPA, EN Standards
	1. **Relevant Life & Fire Safety Subjects**

The relevant subjects under Fire & Life Safety which will be covered in the studies shall be as follows:

* Fire Prevention
	+ Combustible material control
	+ Ignition source control
	+ Preventing combustible-ignition source interaction
	+ Safe Operations and Handling of Hazardous Material

### Life Safety Means

* + Means of Egress
	+ Emergency Lighting
	+ Emergency Exit Signage
	+ Forced/Natural Smoke Ventilation
	+ Stairwell Pressurization
	+ Smoke Compartmentation

### Passive Protection Means

* + Structural Fire Protection
	+ Fire Compartmentation (fire partitions, fire doors, fire dampers, etc.)
* Manual Intervention Means
	+ Portable Extinguishers
	+ Indoor Hose System
	+ Outdoor Hose System

### Automatic Intervention Means

* + Automatic Sprinkler Systems
	+ Automatic Gas Suppression Systems
	+ Automatic Kitchen Hood Suppression Systems

### Fire Detection & Alarm System

* + Fire Detection System
	+ Audio-visual Indicating & Announcement System

### Complementary Systems

* + Fire Water Demand Analysis
	+ Fire Water Reservoir
	+ Fire Water Pressurization (Fire Pump) System
	+ Fire Water Distribution System

### Readiness & Emergency Management

* + Emergency Evacuation Planning
	+ Emergency Planning
	+ Fire Department Intervention

### Operation & Maintenance

* + Maintenance Management
	+ Periodic Maintenance Programs
	1. **Relevant Services**

The studies in the above-mentioned subjects shall be performed in the following order:

* + 1. Design Review & Consultancy Services
* Review of all the designs documents (architectural, structural, interior, mechanical, electrical, landscape, etc.) on the basis of Life & Fire Safety Requirements
* Reporting non compliances in Design Documents
* Replying questions received from related parties
* Consultancy for probable technical changes in approved design
* Providing Means of Egress & Fire Compartmentation drawings
* Providing Emergency Egress Width Calculations
* Providing Fire & Life Safety Design Report
* Providing Fire Strategy Report & Fire & Life Safety Cause & Effect Matrix

### Implementation Phase Consultancy Services

* Review for Life & Fire Safety Material Approvals
* Conducting Periodical Site Inspections
* Coordination of Site team to ensure proper systems installations
* Supervision of Pre-Commissioning Tests and Performance Measurements
* Reporting Pre-Commissioning Tests and Performance Measurements Results

### Test & Acceptance Phase Consultancy Services

* Acceptance Tests and Performance Measurements at site
* Compliance and Noncompliance Reporting
* Reporting Acceptance Tests and Performance Measurements Results

1.4.4. Design and site visit workshops

Kick off meeting visit

Schematic design workshop visit

Design Development workshop visit

Construction stage visits (two visits)

Testing, Commissioning and hand over visit

1. **General Conditions of the Work**
* All the studies are be performed in accordance with the specified fire regulations, codes and

standards, general rules and specific technical requirements of fire systems.

* The language of the deliverables is in English.
* Compliance requirements to the local codes & standards shall be maintained by the architectural and engineering design team.
* Written deliverables are submitted as computer media (as portable document format, pdf) to be printed and reproduced in necessary number by the Client.

In accordance with the liability and copyright terms, the engineering work provided cannot be used other than the purpose which has been provided, nor copied even partially, nor distributed to the third parties, unless written consent of the company is taken.

* The company is dedicated to the principles and procedures of Integrity Management System for maintaining transparency, competitiveness and cross-check during the performance of the work.
* The company is committed to Disclosure Principles, without any special requirement.
* The consent of implementation or taking into consideration of what has been provided and/or proposed belongs to the Client.
* Company has a coverage of Professional Indemnity Insurance of 200,000. - USD applicable locally claimed disputes; if requested, dedicated, project-based Professional Indemnity Insurance coverage, upon mutual agreement on cover, premium and exemption conditions, is available.
* Although Consultant accepts third party peer review and/or other parties’ supervision and comments, the consent of decision will be totally on the Client and our company.
* As a natural requirement of an Independent Engineering Design and Consultancy Company, our company assures not to be a candidate for procurement of material, installation, contracting services, etc.
* Checking drawing in details; Dimensions and all MEP part.
* Checking distances between sprinklers and distances from wall to sprinkler. Also checking ceiling types and sprinklers adjustment regarding this.