



REPLICATING FARENHYT FIRE SAFETY AT LIGHTNING SPEED FOR THE PINECREST MIXED-USE DISTRICT

Honeywell Farenhyt Series IFP-2000

The Pinecrest commercial development in Cleveland, Ohio, is an 80-acre suburban mixed-use district featuring high-end retail, residential and entertainment components. Pinecrest consists of 14 shell structures that house premier shopping and dining venues, Class A office space, a boutique hotel, an apartment complex, and 2100+ parking spaces.

The Needs

- A turn-key safety fire system capable of adapting across mixed-use structures
- Easy to install at multiple locations concurrently
- Time and budget sensitive for key stakeholders and landlords
- Functions stand-alone or integrates into larger safety network

The Challenge

General contractors, hired by the individual landlords, were building out multiple shell buildings and sub-spaces concurrently. Each space needed to incorporate its own fire safety system, which had to function and be monitored as a stand-alone circuit. Managing dozens of simultaneous installations across varied scopes, with different contractor partners, required a fire system that was consistent, easy to mass-replicate, turn-key out of the box, and compatible regardless of the size of structure. In addition, all of these individual systems had to be compatible to eventually link together into one overarching fire security checkpoint, centrally located at Pinecrest's security office.

Designed as a village-style concept with luxury brand commercial tenants, Pinecrest is quickly becoming “the” high-end destination for day tourists and residents alike.

With the phased launch targeted to complete in 2019, the multi-building development needed an intuitive fire safety system that could be implemented and replicated quickly, grow as the property expands, be efficient and cost effective to install, and easy to operate by facilities personnel.

Solution

Life Safety Systems LLC (LSS), an Ohio-based authorized Engineered Systems Distributor (ESD), chose the Honeywell Farenhyt™ Series for its cost-effective, turn-key fire solution. The Farenhyt system is ideal for small to medium sized venues. It is intuitive to install and operate, keeping labor and training costs low.

Of the seven available intelligent/addressable Farenhyt FAPCs, LSS chose IFP-100, IFP-1000 and IFP-2000 panels depending on size of venue and need for voice evacuation. IFP panels vary primarily in the number of IDP detectors and modules they support.

LSS installed one IFP-100 in each of ten smaller shell structures. A larger building was outfitted with an IFP-1000 panel, coupled with an RPS-1000 power module. The boutique hotel was outfitted with an IFP-2000 plus RPS-1000 to accommodate monitoring 150+ individual rooms.

The two highest occupancy structures, the cinema and large shell building with premium grocery store, required not only fire alarm signaling, but also emergency communications voice capabilities. LSS therefore chose the IFP-100ECS Voice Evacuation FACP coupled with ECS Amplifier panels. The IFP-100ECS combines the fire alarm control panel with an emergency communications system. When the ECS features are enabled, they are integrated fire alarm and voice evacuation functions into the control panel. Fifteen recordable one-minute messages that can be mapped to eight ECS buttons, allowing safety personnel to deploy the right message at the right time. Safety personnel can verbally guide guests and staff to safety during an event.

“With so many installations, we needed a system that was consistent across all devices and panels, and flexible enough to scale to the different shell buildings,” states Dan Klag, President of Life Safety Systems, LLC.

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“Consistency was key – it was the only way to keep up with the pace of 10-15 projects open at any given time.”

As of mid-2018, the Pinecrest commercial development was approximately 60% complete. Once finalized, all independent Farenhyt fire systems will be networked together into one centralized checkpoint located at the Pinecrest security office. Recommended is the Honeywell Farenhyt Series IFP-Net-4, a graphic user interface that links fire alarm control panels together to a PC computer station. The display provides real-time data spotlighting the mapped location of an emergency event, along with specific instructions on what to do or who to call. Security personnel can easily monitor the entire development through this centralized display.

“This Pinecrest multi-component project is exactly the type of development that Farenhyt is designed for,” remarked Dan Klag, LSS. “Factory support from Honeywell was key to making this happen. Choosing the right product allowed us to handle multiple projects, with multiple GCs and electrical contractors, and all during a tough winter. We were able to create an outcome that benefitted all owners – from price to project timeline.”

Pinecrest Project Partners concluded, “We’ve been pleased with the system and its ability to manage a complex site with multiple uses and buildings.”

Benefits

- Installed concurrently across multiple general contracting sites
- Minimized project management for owner cost savings
- Venues are currently independently safeguarding guests
- Systems are compatible to networking into one centralized future location