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J & M Brown completes fire alarm system at Atlantic Wharf Complex

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In the city's largest high-rise commercial construction project in the past twelve months, J. & M. Brown Company, Inc. (JMB) has completed the building fire alarm system for Atlantic Wharf at 280 - 294 Congress St. The project included furnishing, installing and integrating the fire alarm system for the 750,000 s/f, 32-story glass tower and six levels of underground parking.

Atlantic Wharf's life safety system integrates advanced smoke-sensing technology and consists of approximately 2,000 Notifier fire alarm devices manufactured by Honeywell, including 5 intelligent fire alarm control panels, more than 500 smoke detectors, 120 duct smoke detectors, 500 signaling devices, elevator fire annunciators, and 150 sprinkler points. To meet the facility's requirements, JMB installed more than 200,000 feet of custom copper wire cable, specially color-coded for troubleshooting purposes.

JMB also provided the custom design and configuration of the fire alarm panels, including the sophisticated graphic smoke control panel, which allows for interface between the fire alarm system, smoke control system and all floors. JMB's special field design services were provided in close coordination with general contractor Moriarty and Associates' MEP coordinator. The facility's fire command center, located in the lobby, provides control to the entire system including the elevator annunciators.

The project scope also included installation of a Comtronics bi-directional amplifier, which allows for Boston Fire Department communication from anywhere in the facility.

Project construction started in the spring of 2009 and was completed in December of 2010. To ensure all project timelines were met, JMB fire alarm division vice president Tom Rose, foreman John Balfe and project manager Paul Healey assembled a highly specialized team of experienced electricians to perform the installation.

JMB's fire alarm testing group also provided system testing services in conjunction with representatives from fire alarm vendor/manufacturer, Honeywell. Testing was performed in November and December in preparation for the final testing with the City of Boston. The system passed inspection and was accepted by the City of Boston right on schedule.

JMB teamed with general contractor Moriarty and Associates; TMP Consulting Engineers; the owner and manager, Boston Properties; and the architect, CBT.

Healey said, "The key to the Atlantic Wharf fire alarm project's success was the interface and coordination with the entire project team, which was adeptly headed by general contractor Moriarty and owner Boston Properties. It also required ongoing communication and cooperation with other trades/subcontractors, vendors, and the city of Boston Inspectional Services. The smoke control system design and integration with all aspects of the fire alarm system played a pivotal role in allowing JMB to bring the system online at the required end date."

