



# ENTERPRISE-CLASS FIRE ALARM PANEL DELIVERS A TIME AND COST EFFECTIVE SOLUTION FOR THE LINCOLN PROPERTY COMPANY

Honeywell Gamewell-FCI S3 Series

**To meet National Fire Protection Association (NFPA) standards and Underwriters Laboratories (UL) listing requirements, Lincoln Property Company needed to replace its 14-year old fire alarm system at Northwinds I, a 149,000 sq.ft., six story building housing 17 corporate tenants, a conference room, and a café. Reviewing proposals from three vendors, the property manager selected the Gamewell-FCI S3 Series system on the recommendation of Critical Systems, an enterprise-class life safety, and security solutions provider.**

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*“As a cost-effective solution that saves time and money, the S3 Series is a wise investment. (...) But more importantly, it helps us deliver on our promise to provide a safe and secure working environment for our tenants.”*

*Rene Serrano, the portfolio chief engineer at Lincoln Property Company*

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## Needs

- **Improved Response Time**  
To better mitigate nuisance alarms and increase the comfort of building tenants, the company wants a solution that enhances the emergency response times.
- **Reliability and Flexibility**  
Install a fire alarm system that sends timely notifications in case of emergency – while being able to adapt to changing construction needs and add more devices over time.
- **Easy Access to Information**  
An intuitive fire alarm control panel that offers easy access to detailed information was a critical need to protect individuals at risk.



## The Solution

The S3 Series fire alarm control panel meets several key system requirements - ensuring straightforward operation by eliminating rows of confusing buttons and cryptic text displays that are typical of most panels. The panel facilitates user experience and boosts response times, while also improving overall building security.

Critical Systems installed one S3 Series fire alarm control panel in the first-floor mechanical room at Northwinds I and programmed the building's 78 existing field devices, including smoke detectors, duct detectors, pull stations and sprinkler tamper switches, to report to the panel, saving the company from investing in new equipment. The new panel also performs elevator recall, interfaces with the access control system, activates fire dampers and releases fire doors.

The Lincoln Property Company aimed to not only improve emergency response times, but to help mitigate nuisance alarms for the comfort of its building's tenants as well. The S3 Series' usability and advanced functionality help reduce the time required to operate the system across all facility and security personnel.

Lincoln Property Company has also achieved significant cost savings by investing in the Gamewell-FCI S3 Series fire alarm control panel, as it requires fewer man-hours to install and it reduces the need for system support and maintenance personnel.

The S3 Series fire alarm control panel offers Lincoln Property Company advanced functionality with its intuitive user interface that facilitates system operation under the most demanding conditions.

## Benefits

- **Reliable and Quick Access**  
With a 4.3" color touchscreen display with just five programmable buttons, the panel offers quick and simple access to functions and information, while also preventing false alarms through fast status notifications.
- **Easy to Use Solution**  
A person with no experience can easily locate the alarm in question and respond without having to wait for a building engineer to arrive.
- **Seamless Deployment**  
The S3 Series panel took less than a week to install and was up and running with everything tied-in in no time, with available, on-site trained building engineers, security guards, and facility managers.
- **Cost and Time Savings**  
Lincoln Property Company saved 15 to 20 percent on installation costs by investing in the Gamewell-FCI S3 Series fire alarm control panel.
- **Simple Maintenance**  
Building engineers now have more time to focus on preventative maintenance, given that weekly fire alarm testing takes less time.

### Find your local distributor

[www.gamewell-fci.com](http://www.gamewell-fci.com)

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