John Day Fossil Beds National Monument (JODA)
Maintenance Shop – Fire Alarm Control Panel (FACP) Replacement
Cyclic Maintenance Scope of Work (SOW)

Date: June 24, 2026

Location: JODA Maintenance Shop, 32651 Highway 19, Kimberly, OR 97848

1. Purpose (Cyclic Maintenance)

This cyclic maintenance project replaces an aging/obsolete fire alarm control panel (FACP) at the JODA Maintenance Shop to sustain reliable life-safety and fire protection system functionality over the asset lifecycle. The intent is a ~~replace-in-kind renewal~~ replacement and modernization of the system head-end and associated interfaces to restore full, code-compliant operation, without changing the facility use or increasing required building protection beyond existing conditions.

2. Scope Summary

- Remove and replace existing FACP with a ~~new listed conventional panel (Basis of Design: Silent Knight SK-5208 or brand name equal)~~ new currently manufactured, manufacturer-supported, UL-listed addressable or hybrid-addressable fire alarm control panel.
- Reconnect/terminate all existing compatible fire alarm initiating device and notification appliance circuits to the new panel using listed modules, accessories, end-of-line devices, and interface components as required.
- Provide all modules, accessories, programming, batteries, power supplies, communicators, relays, end-of-line devices, and associated components required to reconnect existing compatible initiating device circuits, notification appliance circuits, sprinkler waterflow/tamper monitoring, and off-premises monitoring functions.
- Monitor existing fire sprinkler riser valve tamper supervisory switches and waterflow alarm switch; provide distinct annunciation and labeling.
- Provide new conduit and wiring from the FACP to sprinkler riser devices (approximately 10 feet away on the opposite side of a wall), including required penetrations and firestopping.
- Coordinate cutover to the Government's existing central station monitoring service (no recurring monitoring service included in this scope). The Government intends to provide and activate two analog telephone/POTS communication lines using existing copper telephone/backbone infrastructure serving the JODA Maintenance Shop.
- Test, commission, and document the system; provide acceptance testing with the AHJ/designee and COR.

3. Codes and Standards (Minimum)

- NFPA 72 – National Fire Alarm and Signaling Code (current adopted edition).
- NFPA 70 – National Electrical Code (current adopted edition).
- NFPA 13 – Standard for the Installation of Sprinkler Systems (sprinkler interface/monitoring coordination).
- NFPA 101 – Life Safety Code (as applicable).
- International Fire Code (IFC), Chapter 9 (as applicable).
- Manufacturer installation instructions and listing requirements for all equipment provided.

~~4. Basis of Design / Brand Name Equal~~

4. Fire Alarm Control Panel Requirements

~~Basis of Design (BOD) for quoting: Silent Knight SK-5208 conventional fire alarm control panel (10-zone, expandable) with a listed means of off-premises transmission suitable for connection to an existing supervising station/central station service.~~ The Government is not specifying a named manufacturer or model for the FACP. The proposed panel shall be evaluated against the functional, performance, compatibility, listing, and code-compliance requirements of this SOW. ~~Brand name equal is acceptable provided the contractor demonstrates compatibility with existing field devices/notification appliances and meets all performance requirements of this SOW. The proposed panel shall be a new, currently supported, listed conventional fire alarm control panel with a minimum of 10 initiating zones, expandable capacity,~~ The proposed panel shall be a new, currently manufactured, manufacturer-supported, UL-listed addressable or hybrid-addressable fire alarm control panel with sufficient capacity to support all existing and required connected points. The panel shall include or support addressable points, monitor modules, control modules, conventional zone interfaces if required, and associated system capacity needed to support the existing compatible initiating device circuits, sprinkler waterflow/tamper points, notification appliance circuits, and monitoring functions. The FACP shall include an integral LCD or digital text display capable of displaying system status, alarm, supervisory, trouble, point/zone descriptions, and event information in plain-language text. supervised notification appliance circuits adequate for existing loads, standby battery/charger capability, local annunciation, programmable alarm/supervisory/trouble functions, and listed off-premises transmission capability suitable for connection to the Government's existing supervising station/central station service. ~~Panel must fit within an 18"W X 24"H maximum space.~~ Panel shall fit within the existing available wall space at the FACP location. The contractor shall verify compatibility with existing initiating devices, sprinkler waterflow and tamper switches, notification appliances, wiring, end-of-line devices, and monitoring provider requirements. If the proposed system requires modules, bases, end-of-line devices, compatible replacement devices, relays, power supplies, or other accessories to provide a complete and acceptable system, those costs shall be included in the contractor's quote.

5. Central Station Monitoring (Use Existing Government Service)

The Government maintains an existing central station monitoring service for other park facilities. This project requires coordination and cutover of the maintenance shop fire alarm signals to the Government-designated monitoring provider.

- Include all one-time coordination, programming, account updates, communications equipment/configuration, and testing support necessary to transmit signals to the existing monitoring provider.
- Transmit and verify separate conditions for Alarm, Supervisory, and Trouble (including AC loss and low battery).
- Demonstrate successful receipt of signals by the monitoring provider during acceptance testing and provide verification documentation.

Monitoring Communications / Government-Provided Telephone Lines

The Government intends to provide and activate two analog telephone/POTS communication lines using existing copper telephone/backbone infrastructure serving the JODA Maintenance Shop.

Contractor shall include all required listed communicators, dialer modules, RJ31X jacks or equivalent listed line-seizure connections, surge protection, cabling, terminations, programming, coordination, testing, and monitoring-provider signal verification required to connect the installed system to the Government-provided telephone lines.

The Government will be responsible for line activation/provisioning and recurring telephone service charges. Contractor shall coordinate with the COR, the Government-designated telephone/service provider, and the Government-designated central station monitoring provider.

If the Government-provided analog telephone/POTS lines are not available or cannot be made functional, alternate communication methods shall require prior Government approval before installation or connection.

6. Contractor Qualifications

- Licensed/qualified fire alarm contractor (as required by Oregon) with experience in panel replacement projects, including addressable or hybrid-addressable fire alarm panel installation, programming, and testing.
- Contractor shall ensure work is performed by properly licensed personnel holding applicable State of Oregon licenses for the work performed, including Oregon Limited Energy Technician Class A (LEA), Oregon General Journeyman Electrician, Oregon General Supervising Electrician, or other Oregon license classification accepted by the authority having jurisdiction for the specific work. Contractor shall hold or work under the appropriate Oregon electrical/limited-energy contractor licensing.
- Qualified personnel for programming and testing (NICET Fire Alarm Systems or equivalent).
- All equipment shall be new and listed for its intended use.

7. Submittals

- Product data for FACP, power supplies, batteries, modules, and transmission equipment, including documentation showing compliance with the FACP performance requirements, addressable/hybrid interface modules, LCD/digital display capability, communicators, relays, end-of-line devices, and any replacement devices/accessories required for compatibility.
- Device/circuit schedule and point list (existing points reconnected; new sprinkler points identified; identify existing circuits/devices to be reused, connected through modules, or replaced for compatibility).
- Point-to-point wiring diagrams including sprinkler waterflow and tamper interfaces.
- Conductor/cable labeling plan identifying proposed labeling materials and label format. Labels shall correspond to the device/circuit schedule, FACP terminal designations, modules, junction boxes, and point-to-point wiring diagrams.
- Battery calculations per NFPA 72.
- Conduit/wiring routing plan for riser interface (penetrations and firestopping).
- Testing and commissioning plan including central station signal verification and Government-provided analog telephone/POTS line connection, line-seizure configuration, and signal verification procedures.

8. Execution Requirements

8.1 Field Verification

- Survey existing panel/circuits and verify device inventory, NAC loads, and current monitoring interface (if present); verify existing circuit/device compatibility with the proposed addressable or hybrid-addressable FACP and identify all modules/accessories or replacement devices required.
- Verify sprinkler riser device types (waterflow and tamper) and contact configurations.

8.2 Demolition/Removal

- De-energize and remove existing FACP and associated components being replaced (including batteries).
- Protect existing wiring intended to remain; maintain circuit identification for reconnection.

8.3 Installation

- Install new FACP at existing location ~~unless otherwise directed by COR.~~
- The contractor shall furnish only new, current, commercially available products that are actively in production at the time of quote submission and delivery. Products that are discontinued, obsolete, end-of-life, refurbished, or no longer supported by the manufacturer are not acceptable.
- Reconnect all existing compatible initiating device circuits and notification appliance circuits; verify supervision/end-of-line requirements and provide listed modules, interface equipment, replacement end-of-line devices, or compatible replacement devices as required for a complete operating system.
- Provide new conduit and wiring for sprinkler riser tampers and waterflow switch; seal penetrations and firestop as required.

- Install and program transmission hardware as needed to connect to the Government-designated monitoring provider; connect the FACP to the Government-provided analog telephone/POTS communication lines and verify line seizure, supervision, dialing/programming, and monitoring-provider compatibility before acceptance testing.
- Label all conductors at both ends and at each terminal block, module, junction box, splice point, communicator, power supply, NAC/IDC/SLC interface, and FACP termination. Labels shall be permanent, legible, machine-printed or commercially manufactured wire markers suitable for the environment. Handwritten tape labels, temporary markings, or unlabeled conductors are not acceptable.
- Patch/repair disturbed surfaces.

8.4 Programming

- Program plain-language descriptors for zones/points, modules, and monitored conditions; clearly label sprinkler waterflow and tamper conditions.
- Configure correct alarm/supervisory/trouble priorities per NFPA 72 and AHJ direction.

8.5 Testing and Acceptance

- Pretest 100% of connected devices/inputs, modules, relays, communicators, and circuits before scheduling acceptance testing.
- During pretest and acceptance testing, contractor shall verify conductor labels match the approved point-to-point wiring diagrams, point list, circuit schedule, and FACP/module terminal designations. Mislabeled or unlabeled conductors shall be corrected before acceptance.
- Conduct acceptance test with AHJ/designee and COR; provide minimum two (2) weeks scheduling notice unless otherwise directed.
- Demonstrate central station receipt/verification for alarm, supervisory, and trouble signals; provide documentation.

8.6 Closeout

- As-built documentation (point list, wiring diagrams, conduit routing, module/device schedule, communication path, and any replacement devices/accessories).
- Final as-builts shall include conductor identification/labeling information sufficient for future troubleshooting and maintenance, including cross-reference to FACP terminals, modules, communicators, power supplies, circuits, and field devices.
- O&M manuals, battery calculations, and final test reports.
- Training: minimum 1-hour onsite orientation for designated staff.

9. Warranty

Provide manufacturer’s standard warranty and installer workmanship warranty for a minimum of one (1) year from final acceptance.