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

Date: May 5, 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 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).
- Reconnect/terminate all existing fire alarm initiating device and notification appliance circuits to the new panel.
- 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).
- 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

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. 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, 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. 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.

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, 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.

6. Contractor Qualifications

- Licensed/qualified fire alarm contractor (as required by Oregon) with experience in panel replacement projects.
- 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.
- Device/circuit schedule and point list (existing points reconnected; new sprinkler points identified).

- Point-to-point wiring diagrams including sprinkler waterflow and tamper interfaces.
- Battery calculations per NFPA 72.
- Conduit/wiring routing plan for riser interface (penetrations and firestopping).
- Testing and commissioning plan including central station signal verification.

8. Execution Requirements

8.1 Field Verification

- Survey existing panel/circuits and verify device inventory, NAC loads, and current monitoring interface (if present).
- 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 initiating device circuits and notification appliance circuits; verify supervision/end-of-line requirements.
- 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.
- Patch/repair disturbed surfaces.

8.4 Programming

- Program plain-language descriptors for zones/points; 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 and circuits before scheduling acceptance testing.
- 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).
- 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.