

**SHELBY COUNTY FISCAL COURT
REQUEST FOR PROPOSALS (RFP)**



Complete Replacement of Fire Alarm System

Shelby County Detention Center

1000 Bobby Waits Lane

Shelbyville, Kentucky 40065

Proposal Due Date: August 13, 2026 @ 10:00 a.m.

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1. INVITATION TO PROPOSERS

Shelby County Fiscal Court invites qualified fire alarm contractors to submit sealed proposals for the complete replacement of the fire alarm system serving the Shelby County Detention Center.

This project consists of furnishing all engineering, design, permits, labor, supervision, equipment, programming, installation, testing, commissioning, training, documentation, and warranty necessary to provide a complete operational fire alarm system.

The County intends to award a turnkey contract and timeliness of the completion is essential.

2. PROJECT BACKGROUND

The existing fire alarm system has reached the end of its useful service life and is no longer capable of providing reliable long-term operation.

A recent evaluation determined the following:

- Existing system installed approximately 1996
- Manufacturer no longer supports equipment
- Replacement parts are becoming unavailable
- Existing control panel and field devices are obsolete
- Numerous recurring troubles and service interruptions have occurred
- Existing equipment has exceeded recommended replacement intervals
- Continued repair is no longer cost effective
- Current technology does not provide modern addressable diagnostics or reporting capabilities

Shelby County has determined that replacement of the entire fire alarm system is necessary to maintain life safety, regulatory compliance, and reliable operation.

3. PROJECT OBJECTIVES

The County desires a new system that provides:

- Complete code compliance
- Improved occupant safety
- Long-term manufacturer support
- Ease of maintenance
- Open architecture
- Expandability
- Reduced false alarms
- Modern diagnostics
- Complete documentation
- Local service availability

4. EXISTING CONDITIONS

The contractor shall visit the site and verify existing conditions by scheduling an appointment.

The existing system includes:

- Addressable fire alarm control panel

- Smoke detectors
- Heat detectors
- Duct detectors
- Pull stations
- Notification appliances
- Waterflow devices
- Supervisory devices
- Fire sprinkler interfaces
- HVAC interfaces
- Door release interfaces
- Monitoring connection

Approximate existing quantities are available for reference but shall be field verified by each proposer.

5. SCOPE OF WORK

The contractor shall provide a complete turnkey installation including:

Engineering

- Site verification
- Complete system design
- Shop drawings
- CAD drawings
- Battery calculations
- Voltage drop calculations
- Sequence of operation
- Device address list
- Permit drawings
- AHJ submittals

Demolition

Remove existing:

- Control panels
- Batteries
- Annunciators
- Detectors
- Pull stations
- Notification devices

- Modules
- Wiring no longer required

Dispose of removed equipment in accordance with all regulations.

New Equipment

Provide a complete addressable fire alarm system including:

Fire Alarm Control Panel

Minimum requirements:

- UL Listed
 - Fully addressable
 - Network capable
 - Expandable
 - Minimum 10-year manufacturer support
 - Ethernet capable
 - Event history
 - Password protected
 - Remote diagnostics
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Replace ALL Field Devices

Replace:

- Smoke detectors
- Heat detectors
- Duct detectors
- Pull stations
- Waterflow switches
- Valve supervisory switches
- Monitor modules
- Relay modules
- Remote test stations
- Notification appliances
- Annunciators
- Batteries
- Power supplies
- Surge protection

No existing field devices shall remain unless specifically approved by the Jailer or their designee.

Wiring

Existing wiring may only be reused if:

- Tested
- Meets current NFPA 72
- Meets manufacturer requirements
- Passes insulation and continuity testing

Contractor shall replace any wiring that fails testing.

Notification Appliances

Provide ADA compliant:

- Horn/Strobes
- Wall strobes
- Audible notification
- Visual notification

The County desires replacement of all existing notification devices rather than partial replacement.

System Interfaces

Provide complete integration with:

- Fire sprinkler system
 - Kitchen suppression
 - HVAC shutdown
 - Smoke control
 - Elevator recall (if applicable)
 - Magnetic door holders
 - Security release functions
 - Emergency generator
 - Fire alarm monitoring
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Dedicated Power

Contractor shall provide all electrical work necessary for dedicated branch circuits serving fire alarm equipment or clearly identify any required work by others in the proposal.

6. TECHNICAL REQUIREMENTS

The proposed system shall:

- Be UL listed
- Meet NFPA 72
- Meet NFPA 70
- Meet NFPA 101
- Meet Kentucky Building Code
- Meet Kentucky Fire Prevention Code
- Meet all AHJ requirements

The system shall be non-proprietary whenever possible.

Shelby County shall own:

- Programming software
- Configuration files
- Passwords
- Programming database
- Licenses
- As-built drawings

No proprietary restrictions preventing future service by qualified contractors shall be permitted.

7. DETENTION FACILITY REQUIREMENTS

Because the facility remains occupied:

Contractor shall:

- Coordinate daily with Jail Administration
- Pass required background checks
- Maintain tool accountability
- Follow inmate movement restrictions
- Work only in approved areas
- Maintain life safety during construction
- Coordinate outages
- Provide temporary protection if systems must be disabled

No housing area shall remain without fire protection.

8. CONTRACTOR QUALIFICATIONS

Contractor shall provide:

- Kentucky licensing
- NICET Level III or IV certified project manager
- Manufacturer certification
- Minimum three comparable projects
- Experience with detention facilities, hospitals, correctional institutions, or secure facilities
- Three references

9. PROPOSAL REQUIREMENTS

Each proposal shall include:

Technical Proposal

- System description
- Equipment manufacturer
- Product data
- Installation plan
- Project schedule
- Staffing plan
- Security plan
- Testing plan

Cost Proposal

Provide a lump sum price including:

- Engineering
- Equipment
- Labor
- Permits
- Programming
- Testing
- Commissioning
- AHJ inspections
- Training
- Documentation
- Disposal
- Freight

- Mobilization
- Cleanup

No hidden charges shall be permitted.

10. TESTING

Contractor shall perform:

- Point-to-point testing
- Device verification
- Functional testing
- Integrated systems testing
- Battery testing
- Monitoring verification
- AHJ acceptance testing

Provide complete documentation.

11. TRAINING

Provide minimum eight hours of on-site training.

Training shall include:

- Daily operation
- Alarm acknowledgement
- Reset procedures
- Reports
- Device replacement
- Troubleshooting
- Maintenance
- Programming overview

Provide printed manuals and electronic manuals.

12. CLOSEOUT DOCUMENTATION

Provide:

- Record drawings
- CAD files
- Device inventory
- Programming database

- Passwords
- Software
- Warranty certificates
- Acceptance reports
- Inspection reports
- Test reports
- Sequence of operation
- Spare parts inventory

13. SPARE PARTS

Contractor shall furnish:

- Five smoke detectors
- Two heat detectors
- Two pull stations
- Two horn/strobes
- Two monitor modules
- Two relay modules
- Spare batteries
- Panel keys
- Fuses

14. WARRANTY

Minimum warranty:

- Three years parts
- Three years labor

Manufacturer shall guarantee replacement parts availability for a minimum of ten years.

15. SERVICE REQUIREMENTS

Contractor shall maintain a service office capable of responding:

- Emergency calls: four hours
- Non-emergency calls: next business day

Provide 24/7 emergency contact information.

16. GENERAL CONDITIONS

Shelby County reserves the right to:

- Reject any or all proposals.
- Waive informalities.
- Request additional information.
- Negotiate with proposers.
- Award to the proposal determined to be in the County's best interest.