

MARLIN INDEPENDENT SCHOOL DISTRICT  
REQUEST FOR QUALIFICATIONS (RFQ)  
PROFESSIONAL DESIGN SERVICES  
AUTOMATIC SMOKE DETECTION & OCCUPANT NOTIFICATION SYSTEM  
MARLIN HIGH SCHOOL

## **1. Introduction**

Marlin Independent School District (“District”) is requesting qualifications from qualified professional design firms to provide engineering and design services for a code-compliant automatic smoke detection and occupant notification system at Marlin High School.

This procurement is based directly on the MRB Group Code Compliance / Life Safety Plan Amendment – Addendum 1 dated March 11, 2026, which establishes both:

1. The code pathway (IEBC Level 2 Alteration), and
2. The performance-based alternative to a fire sprinkler system

The selected firm will be required to design a complete system consistent with MRB’s addendum, while independently validating the code basis and documenting compliance.

## **2. Purpose of RFQ**

The purpose of this RFQ is to:

- Implement the life safety approach defined by MRB
- Establish an independent professional record validating that approach
- Deliver a complete, permit-ready design for construction

This is a qualifications-based selection for professional services.

## **3. Project Background**

MRB Group has amended the code basis for the project from IEBC Prescriptive Compliance (Chapter 4) to IEBC Chapter 8 – Level 2 Alterations.

Under this revised code interpretation:

A sprinkler system would otherwise be required under IEBC §804.2.2.2. However, municipal water supply is insufficient to support a compliant sprinkler system without a fire pump.

MRB has therefore invoked the IEBC exception allowing automatic smoke detection with occupant notification in lieu of a sprinkler system. The District is proceeding based on this stated exception.

#### **4. Critical Procurement Condition (Non-Negotiable)**

All respondents must acknowledge the following:

##### **4.1 MRB Addendum as Basis of Design.**

The MRB Addendum is the governing performance specification for this RFQ.

##### **4.2 Independent Professional Validation Required**

The selected design professional shall:

- Independently review MRB's code interpretation
- Provide a written certification of agreement or disagreement with:
  - IEBC Level 2 classification
  - Applicability of §804.2.2.2
  - Applicability of the water supply exception

If disagreement exists, the respondent must:

- Clearly identify the conflict
- Provide alternative code pathways
- Quantify impact to cost, schedule, and scope

No design shall proceed without this documented position.

## 5. Scope of Services

The selected firm shall provide full professional services, including:

### 5.1 Existing Conditions & Validation

Selected firm shall provide:

- Field verification of existing conditions
- Review of existing fire alarm system
- Validation of municipal water supply constraints
- Coordination with District and AHJ

### 5.2 Code Analysis & Certification

Provide a sealed Code Compliance Report that includes:

- Independent evaluation of MRB's Addendum
- Occupant load determination
- EVACS requirement determination
- Applicability of manual fire alarm requirements
- Confirmation of IEBC exception applicability

This is not optional. This is the backbone of the procurement.

### 5.3 System Design (Performance-Based)

Design a complete system consistent with MRB's performance specification, including:

- Automatic Smoke Detection
  - Code-required detection locations
  - Corridor detection where applicable
  - System-wide detection for evacuation initiation
- Manual Fire Alarm System
  - Pull stations per NFPA 72
  - Evaluation of allowable exceptions
- Occupant Notification
  - Audible and visible notification throughout

- Sound level compliance (IBC/NFPA 72)
- EVACS (if required)
- Voice evacuation system where OL ≥ 101
- Intelligibility design and verification
- System Performance
  - Activation of any initiating device triggers full notification
  - Integration with building systems (HVAC, doors, elevators)

System shall meet:

- IBC 2015 §907
- NFPA 72 (2013)
- AHJ requirements

#### 5.4 Construction Documents

Provide complete, bid-ready documents:

- Device layouts
- Riser diagrams
- Matrix of operations
- Battery calculations
- Voltage drop calculations
- Specifications

#### 5.5 AHJ Coordination

- Direct engagement with AHJ
- Submittal support
- Response to comments
- Approval coordination

#### 5.6 Construction Administration

- Submittal review
- Site observations
- Acceptance testing
- Final certification

## 6. Deliverables

- Code Compliance Certification Report (sealed)
- Design Development Package
- Construction Documents
- Permit Submittal Package
- Bid Support Documentation
- Construction Phase Services
- Record Documents / As-Builts

## 7. Minimum Qualifications

Respondents must demonstrate:

- Licensed Professional Engineer in Texas
- Experience with K-12 fire alarm and life safety systems
- Experience with IBC / IEBC compliance analysis
- Experience navigating AHJ interpretation conflicts

## 8. Submittal Requirements

Respondents shall provide:

Section Number	Section Description
1	Firm qualifications
2	Key personnel resumes
3	Relevant project experience
4	Approach to: Code validation, AHJ coordination, Conflict resolution
5	Preliminary schedule
6	References

## 9. Evaluation Criteria

Criteria	Weight
Code analysis capability	30%

Relevant project experience	25%
Team qualifications	20%
Approach to AHJ coordination	15%
References	10%

## 10. Attachments

EXHIBIT A - MRB Addendum 1 Dated March 11, 2026

EXHIBIT B - Proposed Procurement Timeline

EXHIBIT C - Proposed Document Development Timeline