John Day Fossil Beds National Monument (JODA)

Maintenance Shop – New Security System (Intrusion Detection)

Cyclic Maintenance Scope of Work (SOW)

Date: 6/24/2026
Location: JODA Maintenance Shop, 32651 Highway 19, Kimberly, OR 97848

1. Purpose (Cyclic Maintenance)

The system design shall account for the existing maintenance-shop layout shown on Attachment A, including the office and support areas, kitchen and conference area, vehicle and storage bays, four exterior personnel doors, three overhead garage doors, eight office windows, Janitor Closet, Corridor 108, the Government-identified intrusion control-panel location adjacent to Corridor 108, and the Government-identified keypad location adjacent to Corridor 108 near Janitor Closet.

This cyclic maintenance project will install a commercial-grade intrusion detection system to sustain reliable asset protection and controlled access for the JODA Maintenance Shop. The intent is to establish a maintainable and supportable security baseline consistent with agency operations and to integrate signal transmission with the Government's existing central station monitoring service.

The system shall include a supervised, tested communications pathway to the Government-designated central station monitoring provider.

The intrusion detection system shall remain physically and functionally separate from the existing fire alarm system except for any code-required life-safety interfaces associated with future access-controlled egress work added by contract modification.

2. Scope Summary

Base design quantities for pricing shall include:

- One intrusion control panel.
- One keypad.
- Contacts on all four exterior personnel doors.
- Three heavy-duty overhead-door contacts.
- Eight office-window contacts.
- Glass-break detector if required.
- Local audible annunciation.
- Supervised alarm communications equipment.
- Telephone/landline interface work required for alarm signal transmission.
- Required power supplies and standby batteries.
- All wiring, raceway, programming, testing, and related work necessary to provide a complete and operational system.

The contractor shall field verify the glass-break coverage of the identified office windows.

Attachment A is a conceptual plan provided for pricing and coordination. The contractor shall verify all dimensions, quantities, equipment locations, routing conditions, and field conditions before installation.

The contractor shall:

- Provide and install a new intrusion detection system consisting of one intrusion control panel, one keypad, perimeter sensors, power supplies, supervised communications equipment, standby batteries, and associated wiring and raceway. Install the intrusion control panel and keypad at the Government-identified locations adjacent to Corridor 108 near Janitor Closet, as shown on Attachment A.
- Provide an intrusion control panel and system architecture capable of future access-control expansion. Card readers, electrified locking hardware, request-to-exit devices, access-control door controllers, and access-controlled doors are not included in this base scope.
- Provide the communications hardware, telephone-line interface equipment, programming, and coordination required to report signals to the Government-designated central station monitoring provider. Include one-time

account setup, activation, programming, cutover, line/path supervision, failover testing where more than one path is approved, and documentation of successful signal receipt. Recurring monitoring fees, recurring telephone service charges, and recurring data/cellular service charges are not included unless specifically added by contract modification.

- Field verify whether existing telephone service can support the approved alarm communications path.
- Provide training, as-built drawings, operation and maintenance information, and turnover documentation.
- Maintain physical and functional separation from the existing fire alarm system. No connection to, relocation of, or modification of the existing fire alarm system is included in the base scope.
- Use Attachment A – Maintenance Shop Security System Concept Plan as the basis for equipment-location, opening-count, and routing coordination. The drawing is conceptual and shall be verified in the field before installation.

3. Standards and Requirements

3.1 Full Code Compliance

The contractor shall perform the work in accordance with the editions of NFPA 70 and other applicable codes adopted by the State of Oregon and the Authority Having Jurisdiction as of the date of permit application.

All equipment shall be listed and labeled for its intended use and installed in accordance with its listing, the manufacturer's instructions, the approved submittals, monitoring-provider requirements, and applicable adopted codes.

All equipment furnished under this contract shall be new, commercially available, current-production equipment from the manufacturer's active product line at the time of submittal. Equipment that is used, refurbished, remanufactured, discontinued, obsolete, end-of-life, or subject to a manufacturer-announced end-of-sale or end-of-support notice shall not be accepted.

All system components shall be mutually compatible and supported by the manufacturer for their intended application. Firmware and software shall be the manufacturer's current stable release at the time of final acceptance.

Replacement parts, batteries, programming support, technical support, and compatible field devices shall be readily available through normal commercial channels. Proprietary or unsupported equipment that would unreasonably restrict future maintenance, servicing, expansion, or competitive replacement shall not be provided.

Where requirements conflict, the most stringent requirement shall govern unless otherwise directed in writing by the Authority Having Jurisdiction and the COR.

Applicable standards and requirements include:

- NFPA 70, National Electrical Code, including requirements for raceways, power supplies, grounding, bonding, and conductor installation.
- NFPA 70 requirements applicable to low-voltage communications circuits, telephone/data cabling, cable protection, grounding, bonding, surge protection, and separation from power and fire alarm wiring.
- Applicable State of Oregon licensing requirements for security and alarm contractors.
- UL 681, Installation and Classification of Burglar and Holdup Alarm Systems, where applicable.
- UL 827, Central-Station Alarm Services, as applicable to the monitoring provider.
- Applicable adopted building, fire, accessibility, and egress requirements.
- UL 294 and access-controlled egress requirements only if access-control equipment is added by contract modification.

3.2 Preferred Installer Qualifications

Preferred installer qualifications include a licensed Oregon limited-energy. Installation, termination, programming, testing, and commissioning should be performed by, or under the direct supervision of, personnel legally authorized to perform security/protective signaling work in Oregon. The lead technician should have manufacturer training, certification, or documented experience with the proposed intrusion control panel, communicator, field devices, and central-station monitoring interface.

4. Central Station Monitoring and Communications Transmission

The Government maintains an existing central station monitoring service. The Contractor shall coordinate with the Government-designated monitoring provider, the COR, and the local telecommunications provider as required for account setup, point naming, communications programming, telephone-line or transmission-path setup, signal testing, cutover, and acceptance verification.

The Government will provide two analog telephone/POTS communication lines serving the JODA Maintenance Shop. The Contractor shall include all required listed communicators, dialer modules, RJ31X jacks or other 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. The Contractor shall coordinate with the COR, the Government-designated telephone/service provider, and the Government-designated central station monitoring provider.

The contractor shall:

- Include all one-time activation, programming, cutover, and testing support required for successful signal receipt by the existing monitoring provider.
- Provide separate reporting for intrusion alarms and trouble or supervisory conditions, including AC power loss, low battery, communicator trouble, tamper conditions, and communications failure, as supported and configured.
- Coordinate point names and plain-language signal descriptions with the COR before programming.
- Provide documentation verifying successful receipt of alarm, trouble, supervisory, and restoration signals.
- Exclude recurring monitoring fees unless specifically added by contract modification.
- Where existing copper telephone infrastructure is used, verify usable pair count, continuity, demarcation location, line routing, labeling, and suitability for alarm communications before cutover.
- Use the two Government-provided analog telephone/POTS communication lines as the base alarm reporting path unless field verification shows the lines are unavailable, unsuitable, or incompatible with the approved communicator or monitoring provider.
- Coordinate telephone-line activation/provisioning with the COR and Government-designated telephone/service provider.

5. Submittals

Provide the following submittals for review before procurement or installation:

- A system design narrative and device schedule identifying zones, device locations, protected openings, power supplies, communications equipment, annunciation equipment, and proposed equipment locations.
- The design shall identify:
- The intrusion control panel adjacent to Corridor 108 near Janitor Closet.
- The single keypad adjacent to Corridor 108 near Janitor Closet.
- All four exterior personnel-door contacts.
- All three overhead-door contacts.
- All eight office-window contacts.
- Glass-break detector locations and coverage.
- Local audible annunciation.
- Device zoning and plain-language point descriptions.
- Required physical and functional separation from the existing fire alarm system.
- If interior motion detection is proposed, the design shall identify the detector type, quantity, coverage, mounting locations, environmental suitability, sensitivity settings, and the reason the motion detection is necessary to supplement the required perimeter protection. Interior motion detection is not a required base design quantity and shall not be installed without written COR approval.
- Product data for the intrusion control panel, keypad, personnel-door contacts, heavy-duty overhead-door contacts, window contacts, glass-break detectors, audible annunciation devices, communicator, power supplies, and standby batteries.

- Product data for motion detectors only when interior motion detection is proposed and approved by the COR.
- Point-to-point wiring diagrams.
- A conduit and raceway routing plan coordinated with Attachment A and verified field conditions.
- Standby-power and battery calculations for the intrusion control panel, keypad, communicator, powered sensors, annunciation devices, and auxiliary power supplies. Calculations shall demonstrate compliance with the equipment listing, manufacturer's instructions, monitoring-provider requirements, and applicable adopted codes.
- A central station cutover plan identifying provider-coordination activities, account information, proposed point names, testing procedures, and signal-verification methods.
- A communications and phone-line plan identifying the two Government-provided analog telephone/POTS lines, demarcation location, existing copper pair/line use, RJ31X jacks or other listed line-seizure equipment, communicator/dialer type, line supervision method, surge protection, cable/raceway route, point names, signal format, provider coordination requirements, and responsibilities for line activation/provisioning and recurring telephone service costs.
- A testing and commissioning plan.
- Proposed user-code levels, administrative permissions, and system operating procedures.

6. Execution Requirements

6.1 Field Verification

The contractor shall perform a site survey before finalizing the system design or beginning installation.

The survey shall verify:

- The four exterior personnel doors and associated door and frame construction.
- The three overhead garage doors and their full range of operation.
- The eight office windows and associated frame construction.
- Door hardware types.
- Wall and ceiling construction.
- Available electrical power.
- Cable and raceway routing options.
- Environmental conditions.
- Communications availability.
- The survey shall verify the demarcation location, pair identification, continuity, dial tone, line suitability, line-seizure configuration, supervision capability, surge-protection requirements, and central-station compatibility for both Government-provided analog telephone/POTS communication lines.
- The suitability of the Government-identified intrusion control-panel location adjacent to Corridor 108 near Janitor Closet.
- The suitability of the Government-identified keypad location adjacent to Corridor 108 near Janitor Closet.
- The location of existing fire alarm equipment, as necessary to maintain required separation and avoid unauthorized modification.
- Required working clearances and separation between systems.

The contractor shall evaluate the potential for nuisance alarms caused by bats, rodents, insects, HVAC airflow, rapid temperature changes, moving equipment, stored materials, vehicle activity, dust, and other conditions commonly present in maintenance and storage facilities before recommending interior motion detection.

The contractor shall confirm all proposed sensor locations with the COR before installation. Interior motion detectors shall not be installed without written COR approval of the detector type, quantity, mounting location, coverage, sensitivity configuration, and environmental suitability.

6.2 Installation

- Install one intrusion control panel and one keypad at the Government-identified locations adjacent to Corridor 108 near Janitor Closet, as shown on Attachment A.

- Maintain required equipment working clearances and physical and functional separation from the existing fire alarm system.
- Install the required personnel-door contacts, overhead-door contacts, window contacts, glass-break detection, communications equipment, audible annunciation, power supplies, standby batteries, raceways, wiring, and associated equipment in a neat, secure, and code-compliant manner.
- Conceal wiring where reasonably practicable. Where wiring cannot be concealed, provide an approved raceway suitable for the location and installation conditions.
- Provide conduit or other approved raceway where required by code, equipment listing, physical exposure, or field conditions.
- Label all conductors at both ends, terminals, equipment, junction boxes, power supplies, field devices, telephone-line interfaces, communications equipment, and demarcation connections to correspond with the approved drawings, final zone list, and final communications path documentation.
- Install telephone/data communications wiring in approved cable or raceway suitable for the location. Maintain required separation from power wiring and from the existing fire alarm system wiring unless otherwise permitted by code and approved by the COR.
- Provide line-seizure wiring, RJ31X-style alarm jack, listed surge protection, grounding/bonding, labeling, and enclosure protection where required by the approved alarm communications design and equipment listing.
- Provide RJ31X jacks or other listed line-seizure connections for both Government-provided analog telephone/POTS communication lines unless the approved communicator and monitoring provider require a different listed interface.
- Seal penetrations through walls, floors, and rated assemblies using approved materials appropriate for the construction and rating.
- Provide interior motion detection only when necessary to supplement perimeter protection. Motion detectors are not required where door, overhead-door, window, and glass-break protection provide adequate coverage.
- Where motion detection is approved, provide listed commercial detectors suitable for the environmental conditions. Locate, configure, and adjust the detectors to minimize nuisance alarms caused by bats, rodents, insects, HVAC airflow, temperature changes, moving equipment, vehicle activity, and other normal building conditions.
- Do not provide card readers, electrified locking hardware, request-to-exit devices, access-control door controllers, or access-controlled doors under the base scope.
- Do not connect to, relocate, or modify the existing fire alarm system under the base scope.

6.3 Programming

- Program all zones and protected openings using unique, plain-language descriptors corresponding to Attachment A and the field-verified openings.
- Do not group multiple exterior openings on a single unidentified zone.
- Program each exterior personnel door, overhead door, and office window so the activated opening can be readily identified at the keypad, in the event history, and by the central station, subject to the approved system architecture.
- Configure authorized user codes, administrative permissions, arming and disarming procedures, event history, and audit logging.
- Configure duress functions only if supported by the approved equipment and accepted by the Government-designated monitoring provider.
- Configure only the single keypad identified in this SOW.
- Configure communications supervision, line/path failure reporting, restoration reporting, backup-path transfer or failover functions where approved, and alarm/trouble reporting to the Government-designated monitoring provider.
- Program, label, and test both Government-provided analog telephone/POTS communication lines.
- Coordinate final point names, reporting formats, and user permissions with the COR before acceptance testing.

6.4 Testing and Acceptance

The contractor shall pretest 100 percent of installed sensors, protected openings, zones, audible annunciation devices, power supplies, and communications functions before requesting the Government acceptance test.

Testing shall include:

- Each of the four exterior personnel-door contacts.
- Each of the three overhead-door contacts through the full range of door operation.
- Each of the eight office-window contacts.
- Each glass-break detector and its approved coverage area.
- The single keypad.
- Local audible annunciation.
- Loss and restoration of AC power.
- Low-battery conditions.
- Tamper conditions.
- Communications failure and restoration, including failure and transfer testing of each approved transmission path.
- Telephone-line seizure operation, RJ31X or approved interface operation, dial-tone verification if analog telephone reporting is used, and successful signal transmission over each approved telephone line/path.
- Separate signal verification over each Government-provided analog telephone/POTS communication line, including alarm, trouble/supervisory, restoration, line failure, and transfer/failover functions as applicable.
- Failure, transfer/failover, restoration, and central station receipt verification for each approved primary and backup communications path.
- Intrusion alarm transmission and receipt.
- Trouble or supervisory signal transmission and receipt.
- Alarm, trouble, and supervisory restorations.
- Event-history and audit-log functions.
- User-code and administrative-permission functions.

If motion detectors are installed, test each detector’s coverage area, walk-test operation, sensitivity settings, and nuisance-alarm mitigation features.

Conduct a final acceptance test with the COR present. Demonstrate successful receipt of all required signals by the Government-designated monitoring provider and provide written verification of signal receipt.

Correct all deficiencies identified during testing before final acceptance.

Provide a written test report and final configuration summary documenting the test results, programmed points, reporting functions, user levels, and final system settings.

6.5 Training and Closeout

Provide onsite training for designated Government personnel. Training shall include:

- Arming and disarming the system.
- Adding, changing, and deleting user codes.
- Understanding user and administrator permission levels.
- Reviewing event history and audit logs.
- Identifying alarm, trouble, and supervisory conditions.
- Responding to communications failures and low-battery conditions.
- Conducting basic user tests.
- Contacting the monitoring provider and service contractor.
- Avoiding actions that could create nuisance alarms.

Provide the following closeout documentation:

- As-built drawings.
- Final zone and point list.
- Point-to-point wiring diagrams.
- Final equipment and device schedule.
- Final battery calculations.

- Central station point names.
- Final communications path documentation, including demarcation location, telephone line or pair identification, RJ31X or line-seizure equipment location, communicator type, IP/cellular information if applicable, surge-protection location, cable/raceway route, labels, and provider coordination notes.
- Final identification and labeling of both Government-provided analog telephone/POTS communication lines, including line number or circuit identifier when provided, copper pair identification, demarcation location, RJ31X or line-seizure interface location, surge-protection location, and central-station test verification results for each line.
- Written testing and acceptance documentation.
- Operation and maintenance manuals.
- Manufacturer warranty information.
- Installer warranty information.
- Administrator credentials and programming information transferred in accordance with Government security procedures.
- As-built drawings shall show:
- The final intrusion control-panel location.
- All power-supply and standby-battery locations.
- The single keypad location.
- Existing fire alarm equipment locations where necessary for coordination and required separation.
- Final cable and raceway routes.
- Final telephone/data communications route, demarcation location, line-seizure interface, communicator location, and each approved primary and backup transmission path.
- All four exterior personnel-door contacts.
- All three overhead-door contacts.
- All eight office-window contacts.
- Glass-break detector locations and coverage.
- Audible annunciation equipment.
- Zone assignments.
- Central station point names.

If motion detectors are installed, the as-built drawings shall also show their final locations, coverage areas, detector technology, sensitivity settings, and other approved configuration information.

7. Warranty

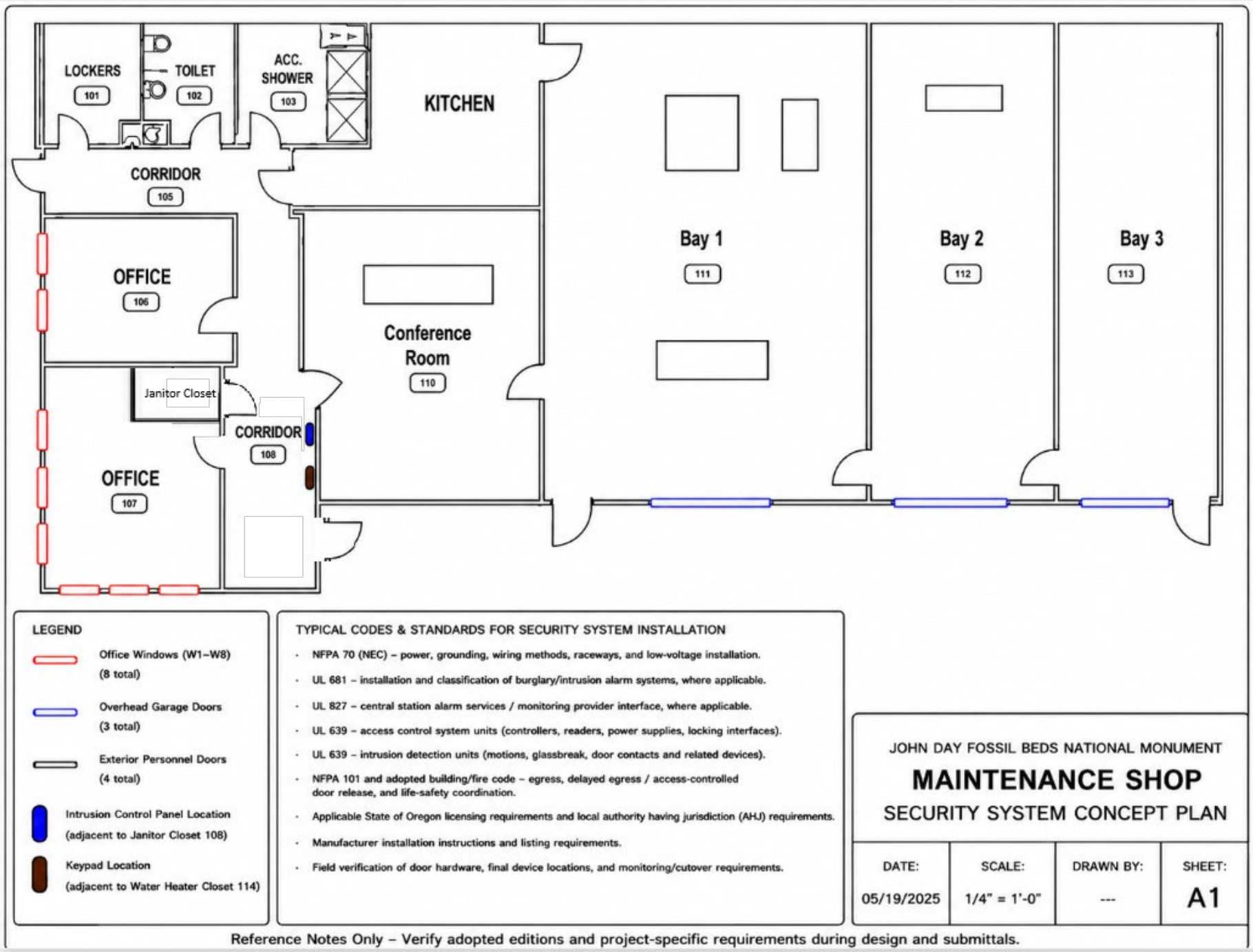
Provide the manufacturer’s standard equipment warranty and an installer workmanship warranty for a minimum of one year from the date of final Government acceptance.

During the warranty period, correct defects in materials, equipment, installation, programming, or workmanship at no additional cost to the Government.

Attachment A is conceptual. If any legend note or room reference on Attachment A conflicts with this SOW, the SOW narrative and final COR-approved field layout shall govern. The intrusion control panel and single keypad shall be installed at the Government-identified locations adjacent to Corridor 108 near Janitor Closet.

ATTACHMENT A

Maintenance Shop Security System Concept Plan



Conceptual drawing for pricing and coordination. Verify all dimensions, quantities, opening locations, equipment locations, routing conditions, and field conditions before installation.