Statement of Work (SOW)

1. Project Title

Northern Cheyenne Service Unit – Automatic Door Preventative Maintenance Services

2. Introduction

This Statement of Work (SOW) defines the requirements for a qualified contractor to provide semi-annual preventative maintenance (PM) and replacement of required consumable parts for automatic doors located at the Northern Cheyenne Service Unit (NCSU). The objective is to ensure safe, reliable, and ADA-compliant operation of all automatic doors, reduce unplanned downtime, and support energy-efficient facility operations.

3. Background

The Northern Cheyenne IHS Service Unit utilizes multiple automatic doors to support patient access, maintain ADA compliance, and ensure efficient movement throughout the facility. Properly functioning automatic doors are essential for patient safety, staff workflow, and facility energy management. Successful contractors highlight the importance of these doors for smooth patient flow, security and energy efficiency. Failure of these doors can significantly disrupt patient movement, patient and staff security and increase utility costs. Regular preventative maintenance is necessary to prevent breakdowns and ensure continuous, efficient operation.

4. Scope of Work

The Contractor shall furnish all labor, tools, consumables, equipment, transportation, and supervision necessary to perform manufacturer-recommended preventative maintenance on a semi-annual basis for the following equipment. One of the semiannual inspections will be an AAADM annual inspection. Any parts required must be OEM parts from Horton Automatics. Rebuilt parts are not acceptable.

- Four (4) Horton bi-parting automatic sliding doors
- One (1) Horton single automatic sliding door
- Two (2) Horton 7000 simultaneous-pair ADA operators
- Twelve (12) Horton 7000 single ADA operators

One of the semiannual inspections will be an AAADM annual inspection. Any parts required must be OEM parts from Horton Automatics. Rebuilt parts are not acceptable.

All work shall comply with AAADM standards, manufacturer specifications, and applicable federal regulations.

Contractor shall define what are consumable parts for above listed doors, operators.

5. Tasks and Deliverables

Semi-Annual Preventative Maintenance/Annual AAADM Inspection

The Contractor shall perform a complete PM service on each door, including but not limited to:

- Inspection of all mechanical, electrical, and safety components
- Cleaning of tracks, sensors, guide rails, and operator housings
- Lubrication of moving parts per manufacturer specifications
- Adjustment of door speeds, closing forces, hold-open times, and sensor ranges
- Verification of proper safety-sensor operation and ADA compliance
- Identify any components requiring replacement
- Provide written documentation and cost estimates for Government approval prior to replacement. Parts pricing to be invoiced at manufacturers list price and invoiced separately
- Conduct Annual AAADM Inspection and provide on door decal with date of completion and technician information
- Provide remote technical support as needed throughout the contract period.

6. Schedule

Semi-annual PM visits shall be scheduled as close as possible to October and March each year. The Contractor shall coordinate all dates with the Facilities Maintenance Supervisor at least two weeks in advance.

7. Access and Coordination

- The Contractor shall be granted facility access as required to complete the work
- Work shall be scheduled to minimize disruption to patient care and staff operations
- No access will be granted on federal holidays
- The Facilities Maintenance Supervisor or designee will assist with access to specific door locations

8. Reporting Requirements

After each site visit, the Contractor shall provide an electronic service report that includes:

- Date(s) of service
- Detailed description of maintenance performed
- List of parts replaced per door
- Adjustments made to door operation

- Any deficiencies, safety concerns, or recommended corrective actions
- Recommendations for future maintenance or upgrades
    - AAADM Inspection decals to be placed per door
    - Reports shall be submitted within five (5) business days of each visit

9. Acceptance Criteria

- All automatic doors must operate smoothly, safely, and in accordance with manufacturer specifications
- All doors must meet ADA requirements and pass safety-sensor verification
- All deficiencies identified during service must be corrected if possible or documented with recommended actions

10. Place of Performance

Northern Cheyenne Service Unit

420 North Cheyenne Avenue

Lame Deer, Montana 59043

11. Contractor Qualifications

The Contractor shall:

- Be actively engaged in commercial automatic door installation, service, and maintenance
- Possess a minimum of five (5) years of documented experience
- Hold current AAADM certification for technicians performing work
- Demonstrate experience servicing Horton equipment and other major manufacturers
- Ability to provide emergency On-Call service 24/7/365 and be able to be onsite within 2 hours of notification

12. Period of Performance

If the Government exercises options under FAR 52.217-9, the ordering period shall be:

- Base Year: 07/01/2026 – 06/30/2027
- Option Year 1: 07/01/2027 – 06/30/2028
- Option Year 2: 07/01/2028 – 06/30/2029
- Option Year 3: 07/01/2029 – 06/30/2030
- Option Year 4: 07/01/2030 – 06/30/2031