STATEMENT OF Work (SOW)

Automatic ADA Door Operator Installation

West Control Room Door
Federal Aviation Administration
Denver ARTCC 2211 W. 17th Avenue Longmont, CO 80501

1.1 Objective

The objective of this project is to provide a complete turnkey solution for the design, furnishing, installation, programming, integration, testing, commissioning, and documentation of ADA-compliant automatic door operator systems at the Denver ARTCC.

Base Bid work must include the West Control Room door.

The Government may elect to award one or more optional bid items for additional automatic door operator installations identified in this SOO.

The completed installations must improve accessibility for authorized personnel while maintaining facility security, fire protection, life-safety, operational reliability, and access control requirements.

Each automatic door operator system must integrate with the existing access control system and permit designated badge holders to activate the automatic door opening feature while maintaining manual operation for other authorized users.

1.2 Location of Work

All work must be performed at:

Federal Aviation Administration
Denver ARTCC
2211 W. 17th Avenue
Longmont, CO 80501

1.3 Background

The West Control Room door is a secured interior door with an estimated usage rate of approximately 1,200 cycles per day. The existing door frame is recessed within structural concrete on the entrance side and is flush with acoustic wall panels on the interior.

The East Control Room door and the M1 Room door from the Locker Room are similarly secured interior doors that present comparable accessibility, security, and operational requirements.

The Government requires automatic door operator systems to accommodate personnel requiring accessible entry while maintaining existing security controls, fire protection, and operational requirements.

The Government seeks a complete turnkey solution. The Contractor may utilize the existing door assemblies and hardware or provide replacement door assemblies where necessary to meet the performance requirements identified herein.

1.4 Scope of Work

The Contractor must furnish all labor, supervision, engineering, programming, materials, equipment, tools, permits, transportation, testing equipment, safety equipment, documentation, and incidental items necessary to provide a complete and operational system.

The Base Bid must include all work necessary for the West Control Room door. Optional Bid Item No. 1 must include identical work for the East Control Room door. Optional Bid Item No. 2 must include identical work for the M1 Room door from the Locker Room. Each bid item must be complete and independently operational.

The Contractor must:

- Conduct site investigations and field verification.
- Design and provide a complete automatic door operator solution.
- Coordinate with the Government-designated security contractor.
- Integrate the system with the existing access control system.
- Furnish and install all required conduit, wiring, power circuits, control circuits, relays, controllers, interfaces, sensors, and associated components required.
- Modify existing hardware or replace the door assembly as necessary to meet performance requirements.

- Develop and obtain approval of a Sequence of Operations prior to installation.
- Perform testing, commissioning, training, and documentation.
- Provide all warranties and closeout documentation.

1.5 Site Visit

Offerors can attend a site visit prior to proposal submission.

Submission of a proposal constitutes acknowledgement that the Offeror has verified field conditions, dimensions, electrical requirements, access control requirements, and installation constraints.

1.6 Performance Requirements

Each installed automatic door operator system must:

- Integrate with the existing access control system.
- Permit designated badge holders to automatically activate the door operator through the access control system.
- Permit all other authorized badge holders to unlock the door while requiring manual operation.
- Permit manual and/or automatic entry and egress.
- Provide adjustable hold-open timing.
- Include obstruction detection and anti-crush safety features.
- Prevent injury to personnel during opening and closing cycles.
- Be designed for approximately 1,200 cycles per day.
- Be commercial-grade and suitable for continuous 24/7 operation.
- Maintain security functionality.
- Maintain emergency egress requirements.
- Comply with ADA, ABA, OSHA, NFPA, FAA requirements, and all applicable Federal, State, and local codes.
- Operate during normal facility conditions with minimal disruption.
- Allow manual operation during equipment failures or power outages as required by code.

1.7 Fire Protection Requirements

If the Contractor elects to replace the existing door, frame, or associated hardware, the replacement assembly must meet or exceed the existing fire rating and maintain all applicable fire protection and life-safety requirements.

1.8 Working Hours and Period of Performance

Normal work hours must be Monday through Friday between 7:30 AM and 4:00 PM excluding Federal holidays and maintenance moratoriums.
Disruptive work needs to be completed on grave shift

Work outside these hours must require prior Government approval.

Activities affecting Air Traffic operations, access control systems, utilities, or facility operations must be coordinated in advance with the COR 14 day in advance.

Construction constraints, work-hour limitations, coordination requirements, escort requirements, and operational restrictions applicable to the Base Bid must apply equally to all awarded optional bid items.

Period of performance for the work described herein must be no more then 45 days after NTP.

1.9 Security and Cybersecurity Requirements

Contractors requiring site access must be escorted by facility designated representatives at all times while on facility campus.

The Contractor must coordinate all access control integration activities with the Government and Government-designated security contractor.

No equipment must be connected to FAA networks or information systems without written Government approval.

The Government must retain ownership and administrative control of all programming, software, licenses, and system configurations developed under this contract.

1.10 Submittals

Prior to procurement or installation, the Contractor must submit for FAA approval:

- Product data sheets
- Shop drawings
- Electrical drawings
- Access control integration drawings
- Sequence of Operations
- Project schedule
- Warranty information
- Safety plan
- High-cycle duty documentation
- Fire-rating documentation (if applicable)

1.11 Sequence of Operations

The Contractor must develop and submit a detailed Sequence of Operations for Government approval prior to installation.

The Sequence of Operations must describe:

- Standard badge-holder operation
- ADA-authorized badge-holder operation
- Exit operation
- Unlocking and relocking functions
- Automatic activation functions
- Safety device operation
- Fire alarm interaction
- Power failure operation
- System recovery operation
- Access control interfaces
- Controller logic and relay functions

1.12 Testing and Commissioning

Each awarded bid item must be independently tested, commissioned, and accepted by the Government prior to final project acceptance.

The Contractor must perform comprehensive testing and commissioning in the presence of the Government.

Testing must include all operational modes, safety functions, access control functions, power loss conditions, failure modes, and recovery modes.

Protection of Government Property

The Contractor must protect all Government property and repair any damage resulting from project activities at no cost to the Government.

1.13 Waste Removal and Cleanup

The Contractor must maintain a clean work area and remove all waste materials from the site at the end of each working shift.

FAA dumpsters must not be used unless specifically authorized.

1.14 Warranty Requirements

The Contractor must provide warranty documents at significant completion of contract performance in accordance with requirements in contract clauses.

1.14 Deliverables

The Contractor must provide:

- Approved Sequence of Operations
- Final Sequence of Operations
- As-built drawings
- Wiring diagrams
- Programming documentation
- Equipment manuals
- Warranty documentation
- Test reports
- Training documentation

1.15 Acceptance Criteria

Final acceptance must occur upon successful completion of the Base Bid and any awarded Optional Bid Items when:

- Installation is complete.
- Access control integration functions properly.
- Designated users can activate automatic operation.
- Standard users can manually operate the door after badge authentication.
- Safety systems function properly.
- Testing and commissioning are successfully completed.
- Documentation has been delivered and accepted.
- The installation complies with all requirements of this SOO.

1.16 Existing Conditions

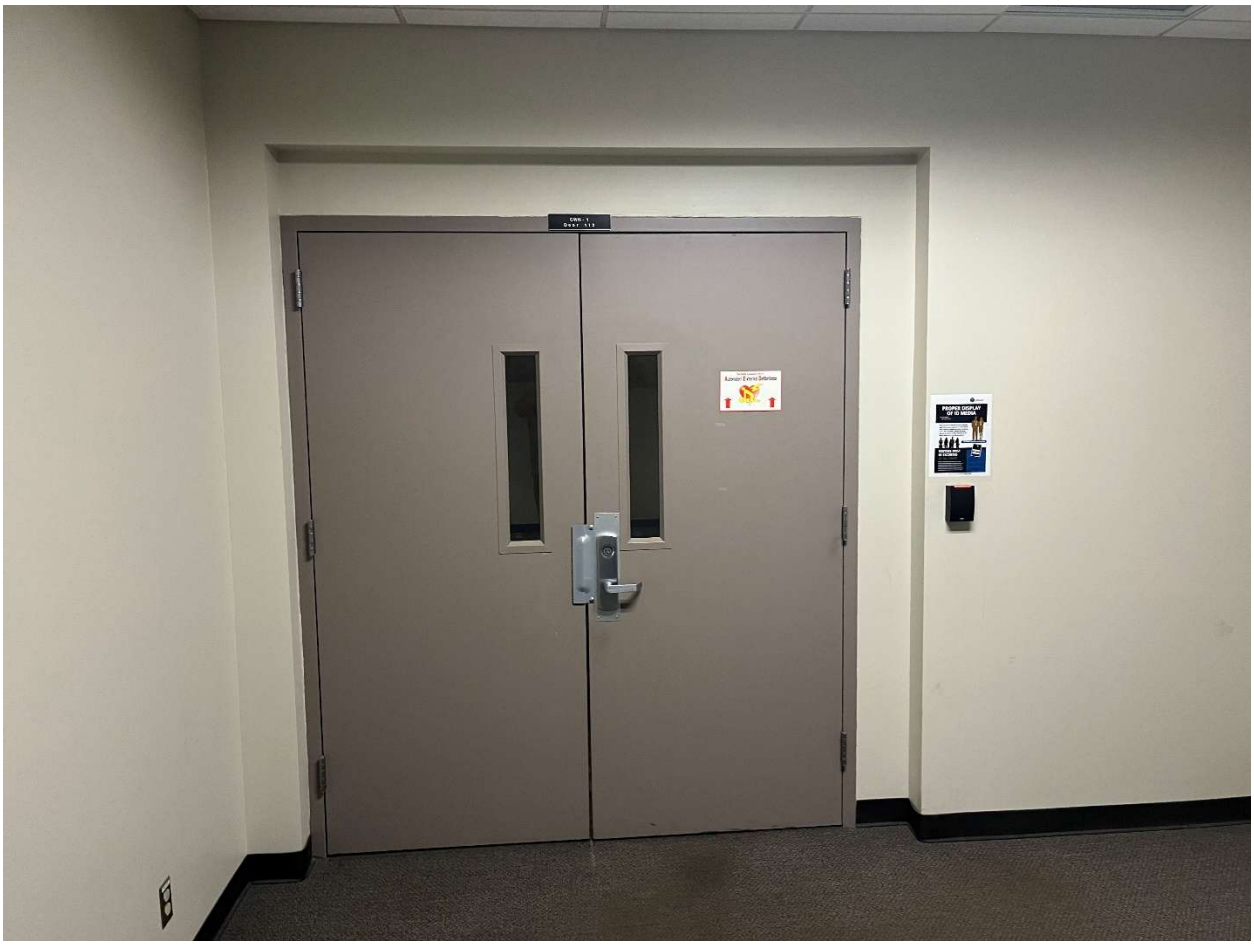
West Control Room Door:

FIRE

East Control Room Door:

M1 Door from Locker room:

EXIT



Attachment A – Sequence of Operations Template

Attachment B – Existing Door and Access Control Information (if available)

ATTACHMENT A
SEQUENCE OF OPERATIONS TEMPLATE

Automatic ADA Door Operator Installation
Door _____
Denver ARTCC
Offerors must complete and submit this template with their proposal. Information provided will be used by the Government to evaluate the proposed technical approach and system functionality.

1. Proposed Equipment

Door Operator Manufacturer: _____
Model Number: _____
Duty Cycle Rating: _____
Expected Service Life: _____
Door Hardware Manufacturer/Model: _____
Safety Sensor Manufacturer/Model: _____
Access Control Interface Equipment: _____
Power Requirements: _____

2. Standard Badge Holder Entry

Describe the sequence of operation when a standard authorized badge holder presents a valid credential.

3. ADA Authorized User Entry

Describe the sequence of operation when an authorized badge holder presents a credential programmed to activate the automatic door operator.
Include:
• Unlock sequence
• Automatic operator activation
• Hold-open timing
• Door closing sequence
• Relocking sequence

4. Egress Operation

Describe all methods of exiting the room.

5. Safety Features

Describe all personnel protection features.

Include:

- Presence sensors
- Obstruction detection
- Reversal functions
- Entrapment protection
- Door closing protection

6. Power Failure Operation

Describe system operation during loss of power.

7. Equipment Failure Operation

Describe operation during equipment or controller failure.

8. Fire Alarm / Life Safety Operation

Describe system operation during fire alarm conditions.

9. Adjustable Settings

Opening Speed: _____

Closing Speed: _____

Hold Open Duration: _____

Safety Sensitivity: _____

Other Adjustable Settings: _____

10. Access Control Integration

Describe interfaces with the existing access control system.

11. Preventive Maintenance Requirements

12. Testing Plan

Describe testing procedures and acceptance verification.

Contractor Certification

Company: _____

Name: _____

Title: _____

Signature: _____

Date: _____

ATTACHMENT B

EXISTING DOOR AND ACCESS CONTROL INFORMATION

(To be completed by the Government if information is available)

Facility:

Denver ARTCC

Door Location:

Door _____

Existing Door Information

Door Type: _____

Door Width: _____

Door Height: _____

Door Thickness: _____

Frame Type: _____

Fire Rating: _____

Door Swing Direction: _____

Existing Hardware

Lock Type: _____

Closer Type: _____

Exit Device Type: _____

Card Reader Type: _____

Request-to-Exit Device: _____

Door Position Switch: _____

Access Control System Information

Access Control Vendor: _____

Controller Type: _____

Badge Credential Type: _____

Available Inputs: _____

Available Outputs: _____

Power Available at Door Location

120VAC Available: Yes / No

Location of Power Source: _____

Additional Information

_____

_____

_____

_____

Photographs Attached: Yes / No

Drawings Attached: Yes / No

Prepared By: _____

Date: _____