



Exhibit A

Scope of Work (SOW)

New Parkland Hospital – 6th Floor

Burn Center Security Enhancements

5200 Harry Hines Blvd, Dallas, TX 75235

Capital Project ID 18358

Project Location: Parkland – 6th Floor Burn Unit, Dallas, TX

Owner: Parkland (the “Owner”)

Bid Package: Security Enhancements – Access Control + Video Intercom + Panel/Power Enhancements

1. Project Overview / Intent

The Owner is soliciting public bids from qualified security integrators to provide and install security system enhancements as a turnkey project on the 6th Floor Burn Unit. The project includes:

- Adding **access control to two (2) doors** (one single door; one double door)
- Installing **one (1) video intercom station**
- Installing **one (1) new power supply and enclosure** and a board in the existing security panel
- Providing **engineered drawings and permits** for access control work

Operational note: The existing nurse workstation computer will function as the master station through the Owner’s software; contractor will install a door release button at the nurse desk for remote operation.

2. Existing Systems / Integration Requirements

- Work must integrate with the Owner’s existing access control and video intercom ecosystem.
- **Programming and commissioning** of the new doors and intercom will be performed by the Owner.
- Contractor shall install/terminate wiring and devices in a manner that supports Owner commissioning and testing.

3. Contractor Scope of Work (Installation)

3.1. Hall Door – Single Door (Access Control Add)

Contractor shall provide and install:

- All necessary cabling
- One (1) card reader
- One (1) door contact
- Required resistors
- Termination of cabling to the lock
- One (1) emergency glass-break door release
- Locking device (provided and installed by contractor)

3.2. Lobby Door – Double Door (Access Control + Intercom)

Contractor shall provide and install:

- All necessary cabling
- One (1) card reader



- One (1) REX PIR motion detector
- Termination of cabling to maglocks
- One (1) Cat6 cable for intercom
- One (1) video intercom station
- Maglocks with integrated door status switch (no separate door contacts required for these doors)
- One (1) emergency glass-break door release

3.3. Nurse's Station (Remote Release)

Contractor shall provide and install:

- All necessary cabling
- One (1) door release button for the double-door assembly

3.4. Panel / Power Enhancements

Contractor shall provide and install:

- One (1) new Altronix power supply and enclosure
- One (1) LNL-1320-S3 board installed in the existing panel

3.5. Patch/ Repair walls, ceiling & any areas around the work

- Repair all the damages caused due to this work.

4. Engineering, Shop Drawings & Permitting

- Contractor should provide **engineering, engineered drawings, and permitting** required for access control work.
- Contractor should furnish **shop drawings** for impacted areas and schematics affected by new equipment.
- Owner will provide available existing floor plan in **ACAD** format for any shop drawing development.

5. Work Hours / Scheduling (Regular Hours Included)

Work is assumed to be completed during **normal business hours Monday–Friday (7:00 AM–5:00 PM)** unless otherwise directed or approved by the Owner.

- Contractor shall plan staffing, deliveries, staging, and any system downtime requests accordingly.
- Any request to work outside normal hours must be submitted in advance and will require Owner approval and additional coordination.

6. Badging, Access, and Conduct Requirements

Because this work occurs in a hospital patient-care environment (Burn Unit), the contractor shall comply with Owner security/badging procedures, including:

- **Badging:** All contractor personnel must always obtain and display Owner-issued identification badges while on-site.

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- **Background screening:** Contractor personnel may be subject to background checks or screening per Owner policy prior to badge issuance.
 - **Escort requirements:** Certain areas may require escort; contractor shall comply with access restrictions and staff instructions.
 - **Tool/material control:** Maintain control of tools, ladders, and materials; do not leave items unattended in-patient care areas.
 - **Confidentiality:** Contractor staff must comply with all facility privacy/confidentiality requirements while on-site.

Bid requirement: Ensure the project plan accounts for the required lead time for contractor badging and screening. This proactive approach will help prevent unexpected schedule delays caused by unapproved or unavailable personnel.

7. Infection Control / ICRA Requirements

Contractor shall comply with all Owner infection prevention and control requirements applicable to work in/near the Burn Unit, including:

- **ICRA compliance:** Contractor shall follow the Owner's Infection Control Risk Assessment (ICRA) requirements as directed, including any required permits prior to starting work.
- **Dust and debris control:** Utilize appropriate containment (e.g., barriers), maintain negative pressure if required, control penetrations, and keep pathways clean.
- **Daily housekeeping:** Perform daily cleanup and remove debris per Owner protocols; do not stage debris in patient corridors.
- **Materials handling:** Deliver materials in a manner minimizing contamination risk; protect finished surfaces.
- **Noise/odor coordination:** Coordinate impacts with unit leadership; stop work if directed due to patient care needs.

Bid requirement: Include costs for standard infection control measures (containment materials, cleaning labor, protection) as part of base bid. Any extraordinary ICRA requirements will be addressed by addendum if needed.

8. Testing, Turnover, and Acceptance

Contractor shall:

- Verify installation quality (device labeling, termination, continuity) prior to Owner programming.
- Provide a **final pretest** demonstrating hardware readiness (locks energize, REX functions, break-glass egress devices behave properly, door status reporting as applicable).
- Provide as-builts (redlines or updated shop drawings) documenting installed conditions.

Owner to perform programming and commissioning of doors and intercom.

9. Warranty

Contractor shall provide **one (1) year warranty on materials only** at minimum.

If any labor warranty is offered, contractor shall state terms clearly in the bid.

10. Bid Submittal Requirements

Bidders shall submit:

- Lump sum cost for complete scope
- Equipment cut sheets and an “equals” list if proposing alternates.
- Proposed schedule with lead times, on-site duration, and confirmation of work within **Mon–Fri 7am–5pm.**
- List of assumptions/clarifications.
- Healthcare security integration experience and references for similar access control/intercom work.

11. Owner Responsibilities

Owner will:

- Perform programming/commissioning of new doors and intercom.
- Provide available ACAD drawings for shop drawing development.
- Provide access to the nurse workstation environment used as master station.
- Provide network/telecom connectivity if needed

12. Exhibits Included

- **EXHIBIT A: SIXTH FLOOR – FLOOR PLAN IDENTIFYING THE LOCATION OF WORK**
- **EXHIBIT B: EQUIPMENT LIST**
- **EXHIBIT C: PART NUMBERS FOR VARIOUS ACCESS CONTROL PIECES – REFERENCE**

Optional: Bid Leveling (Recommended Pricing Breakout)

For easier bid comparison, vendors should provide optional line-item pricing for:

- Hall Door (Single) – reader/contact/lock/break-glass/cabling
- Lobby Door (Double) – reader/REX/maglocks/intercom/Cat6/break-glass
- Nurse Station – release button + cabling
- Panel/Power – power supply/enclosure + board install
- Engineering/Permitting/Shop Drawings
- Testing/Pretest/As-Built
- Infection control measures (included in base bid; breakout helpful)
- Repair of damaged areas as a result of this work.

EXHIBIT A: SIXTH FLOOR – FLOOR PLAN IDENTIFYING THE LOCATION OF WORK

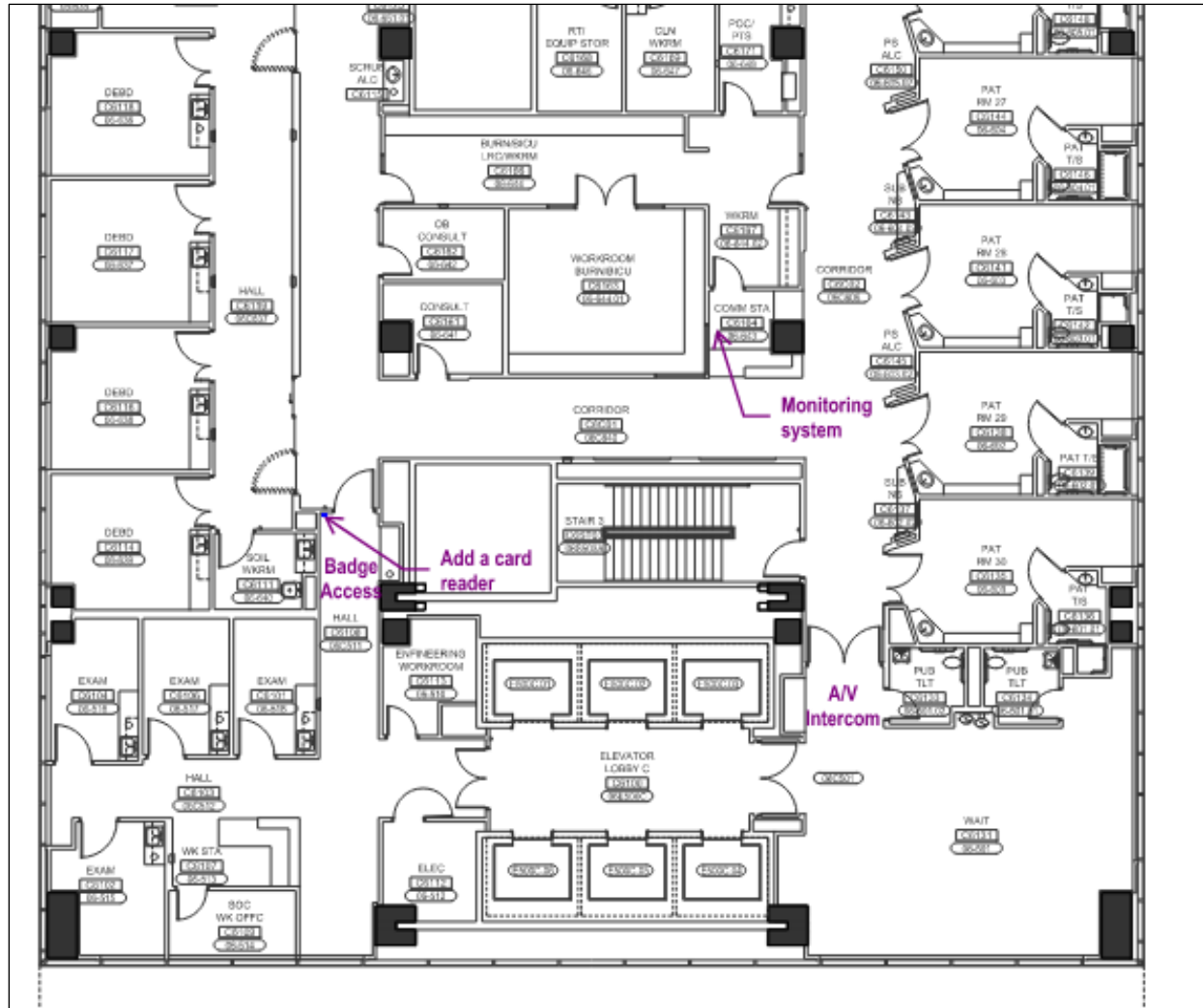




EXHIBIT B: EQUIPMENT LIST

Qty	Ref #	Description
1	R9999	Lenel Dual Reader Interface Module 30% Discount for Dallas Office
1	UR11127	ACC 7 Enterprise camera license
2	A7F30124207	SIGNO 40,BLK/SLVR,TERM,CRD PFL T3-CSTM,BLE:ON,WIEG,CSN SUPR,MAP1:DF,DEFAULT,FELICA:32-B MSB,CEPAS:CAN,LED:RED,FLSH:GRN,BZR,SRF:ON,IPM:OFF,VEL:OFF,TAP
1	A7F30146412	1" STEEL DR REC DPDT,WHT
4	A7F30018304	GI-6644 END OF LINE RESISTOR PACK, FLYING LEADS, (2) 1KOHM (10 PACK)
2	A7F30057816	SECURITY DOOR CONTROLS - BREAK GLASS DOOR RELEASE DPDT 10A BLUE
1	R9999	T.REX REQUEST-TO-EXIT DETECTOR WITH TAMPER AND TIMER, WHITE
1	R9999	Avigilon H4 Video Intercom Door Station
1	R9999	Surface Mount adapter for H4 Video Intercom
1	R9999	Alarm Controls TS-20 Under Desk Door Release with Alternate Action Switch



EXHIBIT C: PART NUMBERS FOR VARIOUS ACCESS CONTROL PIECES - REFERENCE

Altronix Prebuilt Panels:
Access Control Panels (These panels come with 12/24VDC power supplies, fused power for hardware and locks)
Altronix - 16 Readers (Part # T3MK75F16)
Altronix - 8 Readers (Part # T2MK3F8)
Altronix - 4 Readers (Part # T1MK1F4S)
Door Backplane for the 8 and 16 door size enclosures to house the LNL-M3300 board (part # TMV2)
Backplane needed for all panels getting a new controller. Keep in mind, we only want to use LNL-3300 going forward.
Access Control:
Lenel (Access Control Hardware)
Intelligent System Controller (LNL-M3300)
Dual Reader Board (LNL-1320-S3)
16 Channel Input Board (LNL-1100-S3)
16 Channel Output Board (LNL-1200-S3)
Gate Controller (LNL-1324E) (Goes at gate and connects via network back to nearby panel)
Lenel Licenses
PRO System Reader Licenses for 64 readers (PRO-64RUP)
Access Control Hardware
"Signo 40" smart card reader, terminal block, wall mount (40TKS-02-0002BL)
"Signo 20" smart card reader, terminal block, mullion mount (20TKS-02-000000)
Door position Switch - Securitron - DPS-W-Bk
Panic Button by United Security (ADI Pro - 0E-HBLCHDD3T latching) or (Potter HUB-M Single Button Hold-Up Switch)
Remote Release by United Security (HUB-3B)
Request to Exit Sensor - if lock does not come with built in REX (T.REX-LT-NL)
"Push to Exit" mushroom button - to be used with mag locks (TS-60)