**ATTACHMENT 0011 - NCR MATOC RFP QUESTIONS & ANSWERS**

KO: Danette Wilson (danette.d.wilson.civ@army.mil) CS: Amy Hahka (amy.k.hahka.civ@army.mil)

| Q # | RFP Reference | SOW Reference (Indicate if MATOC or SEED Project SOW is being referenced) | Question/Comment | Government Response |
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| Q.1 | Attachment 0004 - Seed Project Sow | Seed Project SOW Description of Work | Reference MATOC SOW 1.4 (Attachment 0001), the MATOC SOW specifically excludes A-E services and design-build requirements from the contract. The SEED PROJECT SOW (Attachment 0004), in the Description of Work, states; "Provide all plant, labor, materials, equipment, and supervision to perform all work necessary for design and construction converting barracks to office space." Will A-E design services be needed under the MATOC? And if not, why are design services specified in the Seed Project but not the overall MATOC? | The NCR MATOC SOW, the revised Seed Project SOW, and all future Task Order SOWs are not A-E services and design-build, and as such, exclude A-E services and design-build requirements from each respective SOW. Reference revised Attachment 0004 - SEED Project SOW dated 15APR2026, Description of Work; Provide all plant, labor, materials, equipment and supervision to perform all work necessary for the minor construction, demolition, and renovation of, converting barracks to office space. |
| Q.2 | Attachment 0004 - Seed Project SOW | Seed Project | A Life Cycle Cost Analysis (LCCA) is not referenced as a required submittal. Please confirm that no LCCA is required for the Seed Project. | A Life Cycle Cost Analysis is not a requirement within Attachment 0004 - SEED Project SOW. |
| Q.3 | Attachment 0004 - Seed Project SOW | Seed Project | Please provide the wage rate for the seed project. | IAW RFP Section L.6.1; The Offeror shall complete and submit RFP Attachment 0002 - Rate Price Sheet - NTE, as part of its proposal submission. The fully burdened labor rates proposed within this attachment will become the fully burdened labor rate ceilings for key personnel labor categories to be utilized on the Seed Project and all Future Task Orders. IAW RFP Section L.6.2; The Offeror shall submit the Cost/Price Volume using Attachment 0006 - Contractor Bid Sheet, accompanied by a Cost/Price narrative when submitting a price proposal against the Seed Project requirement. The Cost/Price Volume shall be submitted as a Firm-Fixed Price proposal, reflecting all labor, material, bonds, permits, equipment, etc., necessary to complete the requirements presented in the Seed Project SOW, incorporated as RFP Attachment 0004. |
| Q.4 | Attachment 0004 - Seed Project SOW | Seed Project | Does "separate climate control" mean independent thermostats in each room, or is a multi-zone system acceptable for grouped spaces? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(F)(5); Each room is to have separate climate control. |
| Q.5 | Attachment 0004 - Seed Project SOW | Seed Project | Will there be an additional site visit opportunity after the Government's responses to RFP questions are issued? | There was one (1) site visit offered previously on Monday, 23MAR2026, from 0900-1100 EST. No additional site visits will be provided. |
| Q.6 | Seed Project SOW | Seed Project | Please confirm whether the Contractor is responsible for developing a fully complete design, including Maryland PE seals for all required disciplines, based solely on the issued solicitation documents, or whether the Government will provide supplemental base drawings or reference design materials. | The Government has provided current as-built drawings as uploaded attachments to the solicitation on sam.gov. The Contractor will be responsible for fulfilling the requirements of the Seed Project SOW while remaining compliant under the overarching NCR MATOC SOW. |
| Q.7 | Seed Project within NCR MATOC | Seed Project | IAW FAR 36.204, what is the Govt's expected range (i.e. magnitude of construction) for award of the seed project task order? | IAW FAR 36.204(f), the magnitude of construction of the Seed Project is between $1,000,000 and $5,000,000. |
| Q.8 | Attachment 0004 - Seed Project SOW | Seed Project | Would past performance contract / task order that meets the Section L.5 requirements but is 50% to 80% complete be acceptable and be evaluated equally to that of a project that is fully complete? | Reference revised Attachment 0008 - NCR MATOC Section L, v6; Offerors shall provide a minimum of three (3) and a maximum of five (5) Government contracts/task orders that demonstrate successful past performance within the last seven (7) years of issurance of this RFP, are at least 50% complete, valued at $1,000,000 or greater, and relevant to the tasks described in the NCR MATOC SOW, incorporated as RFP Attachment 0001. |
| Q.9 | Attachment 0004 - Seed Project SOW | Seed Project | Is a new elevator required due to the change in occupancy/use? 2. If so, will an elevator machine room be required, and should mechanical cooling be provided? | There are no elevator requirements within the Seed Project SOW. |
| Q.10 | Attachment 0004 - Seed Project SOW | Seed Project | What work is required above the first floor? | The demolition/renovation/remodel under the Seed Project's scope involves only the first floor. |
| Q.11 | Attachment 0004- Seed Project SOW | Seed Project | Will the Seed project be an awarded Task Order? | Yes. |

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| Q.12 | Attachment 0004 - Seed Project SOW | Seed Project | The solicitation references a single Seed Project SOW (Attachment 0004). Please confirm that there is only one (1) Seed Project that all Offerors are required to price, and that no installation-specific Seed Projects are anticipated as separate bid items. | There is only one (1) Seed Project as a part of this RFP. Future requirements under the NCR MATOC will be solicited amongst all MATOC Holders, on an LPTA basis and issued as Task Orders. |
| Q.13 | Attachment 0001 - Seed Project SOW | Seed Project | Will the government require that contractors provide an onsite office trailer? Or is it at the contractor's discretion? | No onsite trailers are allowed. |
| Q.14 | Attachment 0001 - Seed Project SOW | Seed Project | Please indicate acceptable laydown/staging areas, and haul routes. | Reference Attachment 0012 - Seed Project SOW Floor Plan Layout |
| Q.15 | Attachment 0001 - Seed Project SOW | Seed Project | Will onsite stockpiling be allowed? | No. |
| Q.16 | Attachment 0001 - Seed Project SOW | Seed Project | Please provide any available soils reports? | Soil reports are not available for this requirement. |
| Q.17 | Attachment 0001 - Seed Project SOW | Seed Project | Please provide any available boring logs or Geotech reports for the project. | Boring logs and/or Geotech reports are not available for this requirement. |
| Q.18 | Attachment 0001 - Seed Project SOW | Seed Project | Will the reuse of contaminated soils be allowed if encountered? (including within utility trenches) | No reuse of contaminated soils is allowed. If there is any contanimated soil - work must stop immediately. This site has no record of contaminated soil to date. |
| Q.19 | Attachment 0001 - Seed Project SOW | Seed Project | Will KTR be required to do confirmation sampling for areas included in the RFP Provided Hazmat report? | The Hazmat report will be provided in a future RFP amendment prior to the RFP close date. |
| Q.20 | Attachment 0001 - Seed Project SOW | Seed Project | Will an NPDES permit be required? | No, an NPDES permit is not required. |
| Q.21 | Attachment 0001 - Seed Project SOW | Seed Project | Please advise whether a Storm Water Pollution Prevention Plan will be required for this project. | No, a Storm Water Pollution Prevention Plan is not required. |
| Q.22 | Attachment 0001 - Seed Project SOW | Seed Project | Will any of the work areas on this project require escorts for access? Will the Government provide escorts for restricted areas? | The Seed Project's scope does not include the need for access into restricted areas. |
| Q.23 | Attachment 0001 - Seed Project SOW | Seed Project | Please provide the going rates for temporary utilities. | The Seed Project's scope does not include temporary utilities being provided. |
| Q.24 | Attachment 0001 - Seed Project SOW | Seed Project | Will the Contractor be responsible for any costs associated with base facilities support where and when required for the project? | No, Contractors will not be responsible for costs associated with base facilities support, unless the Contractor is found liable due to negligence. |
| Q.25 | Attachment 0001 - Seed Project SOW | Seed Project | Please provide rates for government utility support workers and crew makeup for shutoffs, outages etc. | The requested information is not available. |
| Q.26 | Attachment 0001 - Seed Project SOW | Seed Project | Please confirm this project does not require compliance with the Buy America Act and that compliance with the Buy American Act is acceptable. | The Seed Project must comply with the Buy America Act IAW FAR Clause 52.225-9. |
| Q.27 | Attachment 0001 - Seed Project SOW | Seed Project | Pictures were not allowed during the site visit and many of the areas were not well lighted. Will the government please provide comprehensive list of photos of the existing barracks?<br><br>Please advise. | The as-built drawings provided with the solicitation are the most current up to date drawings. Pictures will not be provided. |
| Q.28 | Seed Project Site Visit | Seed Project | Please provide the Site Visit Attendee Sign-in Sheet | Reference Attachment 0013 - NCR MATOC Site Visit Sign-in Sheet dated 23MAR2026. |
| Q.29 | Attachment 0004 - Seed Project SOW | Seed Project | Please confirm whether the project requires phasing or whether the contractor will have full access to the first floor for the duration of construction. | The Contractor will have full access to the first floor for the duration of the period of performance of the Seed Project. |
| Q.30 | Attachment 0004 - Seed Project SOW | Seed Project | Please confirm whether this project is tax-exempt. | This project is <u>not</u> tax exempt |
| Q.31 | Attachment 0004 - Seed Project SOW | Seed Project | Please confirm the anticipated start date for on-site construction activities following award. | The anticipated start date for on-site construction activities will be upon Task Order award. |
| Q.32 | Attachment 0004 - Seed Project SOW | Seed Project | Please confirm whether any third-party inspections (e.g., special inspections, commissioning, testing agencies) are required by the Government. | No third-party special inspections, commissioning, or testing agencies are required for the Seed Project. |

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| Q.33 | NCR MATOC RFP Section L.6.2 and L.6.3 | NCR MATOC | Please clarify the required deliverables for the Cost/Price Volume. Is the Offeror expected to submit both: (a) a PDF Cost/Price narrative volume, and (b) a separate native Excel version of the completed Attachment 0006 – Contractor Bid Sheet, including any supporting cost/price spreadsheets? Please confirm whether the PDF narrative is intended as a summary/explanation of the pricing, with the Excel workbook constituting the detailed pricing support. | IAW RFP Section L.6.2; "The Offeror shall submit the Cost/Price Volume using Attachment 0006 - Contractor Bid Sheet, accompanied by a Cost/Price narrative when submitting a price proposal against the Seed Project requirement." IAW RFP Section L.6.3; "Any cost/price information supporting the proposed prices must be included in electronic format. Electronic versions of any cost/price proposal provided in support of Attachment 0006-Contractor Bid Sheet, shall be submitted in MIcrosoft Office Excel format ONLY and shall not be read only or password protected. Spreadsheets shall not contain hidden worksheets. The Cost Volume narratives, including any Basis of Estimate.....shall be provided in files that are in MS Excel or MS Word compatible." The Cost Volume narrative is to explain the Cost/Price approach of your proposal. |
| Q.34 | Attachment 0004 - Seed Project SOW | Seed Project | Please confirm whether the Government has preferred manufacturers for windows, doors, HVAC systems, roofing materials, or other major components. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026 as information has been provided within the document. |
| Q.35 | Attachment 0004 - Seed Project SOW | Seed Project | Controls / BAS; What levels of controls integration is required (e.g., new BAS, integration with existing system, sequence of operations)? | Reference revised Attachnment 0004, Seed Project SOW dated 15APR2026, para 3(E); All controls are to be METASYS compatible. The BAS shall commute back to the building operation and control center (BOCC) in Building 4304. |
| Q.36 | Attachment 0004 - Seed Project SOW | Seed Project | Please provide contact information for the building controls contractor for integration requirements. | This shall be provided to the awardee after Task Order award. |
| Q.37 | Attachment 0004 - Seed Project SOW | Seed Project | Please confirm whether temporary power, water, and sanitary facilities will be provided by the Government or must be provided by the contractor. | Temporary power, water, and sanitary facilities will <u>not</u> be provided by the Government. Building 4504 is not occupied, however power is connected to the building, There are two (2) bathrooms on the 1st floor that can be utilized until the remodel occurs. |
| Q.38 | Attachment 0004 - Seed Project SOW | Seed Project | We were unable to attend the initial site visit and would like to request an additional opportunity to walk the site. Could you please provide any available dates and times for a follow up visit? | An additional site visit will not be provided. |
| Q.39 | Attachment 0004 - Seed Project SOW | Seed Project | Is the intent to finish out and install drywall on all CMU walls? | Yes, except for the hallway. Reference revised Attachment 0004, Seed Project SOW dated 15APR2026, para 4(A) and (B). |
| Q.40 | Seed Project - Subfactor 1B | Seed Project | Are phasing requirements or site constraints available for the Seed Project locations? | The Seed Project will be the first Task Order issued against the NCR MATOC. Any task order specific information on future requirements will be incorporated into task order statements of work and provided to MATOC Holders at time of task order request for proposal (TORFP). |
| Q.41 | Seed Project - Subfactor 1B | Seed Project | Are permits already identified, or is the contractor expected to determine all permitting requirements? | The Contractor is responsible for determining and obtaining all permit requirements. |
| Q.42 | Seed Project - Subfactor 1B | Seed Project | Should the proposal include a means and methods narrative, or is a high-level approach sufficient? | The proposal for Sub-Factor 1B shall include what is provided IAW RFP Section L.4.1.2.1; The Offeror shall demonstrate its technical capability approach in fulfilling the requirements of the Seed project SOW, incorproated as RFP Attachment 0004. Offerors shall provide evidence of a Performance Bond and Payment Bond in the amount proposed for the Seed Project, with any additional binding requirements requested with future task order request for proposals. Offerors shall detail how it plans to staff, permit, and complete the Seed Project with a schedule. |
| Q.43 | Seed Project - Subfactor 1B | Seed Project | Is there an expectation for self-perform vs subcontracting percentages? | This requirement is a total Small Business Set-Aside. Subcontracting percentages are not a requirement of this solicitation and therefore do not apply. |
| Q.44 | SEED Project SOW - Attachment 0006 | Seed Project | Attachment 6 only accomodates 15 Contractors. Is there a large sheet available? | Reference revised Attachment 0006 v2 - Contractor Bid Sheet; Tab "Subcontractors" which now accommodates 50 Contractors. |
| Q.45 | SEED Project SOW | SEED Project | Will an environmental assessment or phase 1 environmental report be provided? | Reference Attachment 0014 - Hazardous Material Survey Report 04MAY2026 |

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| Q.46 | Attachment 0004 - Seed Project, pg. 6 | Seed Project | There is a redundant paragraph regarding "Important Services and Permit Requirements." The first paragraph includes only two items and the second paragraph appears to be a complete listing with four requirements. Please delete the redundant paragraph. | Reference revised Attachment 0004 - Seed Project SOW, pg. 6, "Important Services and Permit Requirements" has been revised as follows; "1. Coordination with Privatized Utility (i.e. City of Aberdeen, City Light & Power, BG&E, etc.) 2. Asbestos Health and Safety Plan / Activity Hazard Analysis. 3. Excavation Permit. 4. Soil Stockpile Plan if required based upon the plan. 5. Asbestos Health and Safety Plan/Activity Hazard Analysis. |
| Q.47 | Attachment 0001 - NCR MATOC SOW | Seed Project | Please confirm whether projects with a construction value between $500,000 and $1,000,000 may be considered relevant past performance if they are similar in scope, complexity, and technical requirements to the solicited project. | IAW RFP Section L.5.1; Offerors shall provide a minimum of three (3) and a maximum of five (5) Government contracts / task orders that demonstrate successful past performance within the last seven (7) years of issuance of this RFP, valued at $1,000,000 or greater, relevant to the tasks described in the NCR MATOC SOW, incorporated as RFP Attachment 0001. |
| Q.48 | RFP | Seed Project | Are complete As-Builts available? | Complete As-Builts have been provided and uploaded in www.sam.gov with the original solicitation posting. There are a total of 69 As-Built drawings provided. |
| Q.49 | Attachment 0004 - Seed Project SOW | Seed Project | Building Pressurization; Should first-floor pressurization be maintained via a dedicated exhaust system? Should a barometric relief damper and louver be provided for first-floor relief air? | This is the Contractor's decision to make based on its specific plan for renovation/remodel. |
| Q.50 | Attachment 0004 - Seed Project SOW | Seed Project | What are the existing pressures? | This information is unknown |
| Q.51 | Attachment 0004 - Seed Project SOW | Seed Project | What is the existing trend/data load calculations? | This information is unknown |
| Q.52 | Attachment 0004 - Seed Project SOW | Seed Project | Will the government provide a floor plan of the desired finish layout? | Reference Attachment 0012 - Seed Project SOW Floor Plan Layout |
| Q.53 | Attachment 0004 - Seed Project SOW | Seed Project | Is there a Base standard for finishes that the Government can provide ie. paint manufacturer and colors, cover base, flooring, ceiling tile, ceiling grid manufactures, etc.? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements. |
| Q.54 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Please provide minimum office size requirements and minimum quantity. | Reference Attachment 0012 - Seed Project SOW Floor Plan Layout |
| Q.55 | Attachment 0004 - Seed Project SOW | Seed Project | Bathroom Demolition Scope; What is the full extent of demolition? Shall the existing hot water storage tank be removed? Shall the existing water heater be removed? Shall all associated domestic water piping be demolished back to the mechanical room? As the domestic water systems (DCW, DHW, HWR) rise to the attic and distribute vertically, how should demolition be handled given that work is limited to the first floor but impacts upper floors? Shall the existing back flow preventor be demolished and replaced? This currently serves the whole building. | Reference revised Attachment 0004, Seed Project SOW dated 15APR2026, para 1(I) and (J) and para (2). |
| Q.56 | Attachment 0004 - Seed Project SOW | Seed Project | Existing Bathrooms (As-Builts vs. SOW); The As-Builts indicate existing bathrooms serving two barracks. The SOW does not these spaces. Please clarify the scope of work for the existing bathrooms. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para I; Bathrooms 116B and 117B. |
| Q.57 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Are the existing exterior windows on the first floor being replaced as part of this scope, or will only new window treatments (blinds) be installed on the existing windows? | Windows are not being replaced as part of this scope. Reference revised Attachment 0004 - Seed Project SOW dated 15APR202, General Requirements #12 and para 4(C). |
| Q.58 | Attachment 0004- Seed Project SOW | Seed Project - Architectural | Please confirm existing corridor doors can be existing to remain? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(G); "Replace all existing doors with new like doors to include matching hardware." |
| Q.59 | Attachment 0004- Seed Project SOW | Seed Project - Architectural | Section 4.D.2 - Only one exit door is mentioned to be replaced with a 90 min fire rated unit. There are two exit doors, one at each egress star. Confirm both doors are to be replaced. | Both exit doors are to be replaced. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(D)(2), and 4(J)(12). |
| Q.60 | Attachment 0004 - Seed Project SOW; Architectural | Seed Project - Architectural | The Seed Project SOW includes detailed architectural finish requirements and Government selection of finishes, but does not reference a Comprehensive Interior Design (CID) package or UFC 3 120 10. Please confirm that a CID package is not required for the Seed Project. | A Comprehensive Interior Design (CID) package / UFC 3-120-10 is not a requirement under the Seed Project SOW. |
| Q.61 | Attachment 0004 - Seed Project SOW; para 1; Demolition | Seed Project - Architectural | Ref. item D, “Remove piping systems.” Please clarify whether this includes below-slab plumbing and piping, or only above-slab piping associated with renovated areas. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 1(D); Remove piping systems for first floor only. Piping embedded in concrete may remain however capping is required a minimum of 3" below grade. Concrete fill is required. |
| Q.62 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Given the limited ceiling cavities, does the Government envision a fan coil system with DOAS, and bulkheads within the office areas? | Contractor shall make that determination based on its specific plan for the renovation/remodel. |

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| Q.63 | Attachment 0004 - Seed Project SOW | Seed Project | Hydronic (Dual Temperature) System; The existing dual temp system serves all floors via attic distribution and vertical chases. What is the design intent if only the first floor is renovated? Shall the existing pumps be replaced? Shall the existing heat exchanger be replaced? Shall the expansion tank be replaced? Shall piping be demolished/replaced, and if so, to what extent given impacts to upper floors? Is a new mechanical room intended to isolate first-floor systems? If so, shall new CHW/HHW piping be extended from the central plant to serve only the first floor? Would a VRF system be an acceptable alternative for first-floor HVAC? | The new system is for the 1st floor only. VRF is not acceptable. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026. |
| Q.64 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | There is no mention of a new building automation system within the scope of work. Shall the existing building automation system be retained and repurposed to serve the 1st Floor, or is a new system required to be provided? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements #19; New building automation system required. |
| Q.65 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Does any work need to be completed at each stairwell? | No, other than the flooring. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para E(1); Install vinyl floor tile (18" x 36") with four-inch-high cove base. |
| Q.66 | Attachment 0004 - Seed Project SOW | Seed Project | Toilet Exhaust System; The existing system utilizes a central attic exhaust fan serviing all floors via vertical chases. What is the intent given this is a shared system? Shall a new exhaust system be provided for the first floor only? If replacing the full system, how should upper floors be addressed without a defined scope? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(I)(2); Bathrooms 116B and 117B, Toilet Stalls (two for men's; three for women's, one each requires ADA compliant) with one (1) heavy duty exhaust duty fan with registers over each stall.... |
| Q.67 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Are all exterior walls to be furred, insulated, and drywalled? | Yes. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(B). |
| Q.68 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Existing Laundry Room: 1. Shall all laundry, plumbing, and HVAC equipment be demolished and removed? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 1(A), 1(G), 2(A), and 4(H). |
| Q.69 | Attachment 0004- Seed Project SOW | Seed Project - Architectural | Exterior walls to be R23 insulated. Is there a preference over type of insulation used to minimize impact on interior space? An R23 batt is 5 1/2" vs. closed cell spray foam insualtion at 3.5"-4". | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(B); Exterior walls to be R23 insulated with closed cell spray foam insulation at 3.5" - 4". |
| Q.70 | Attachment 0004- Seed Project SOW | Seed Project - Architectural | Square edge or regular edge ceiling tiles? Smooth face? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(D)(1)/(F)(1)/(H)(1)(I)(1); ".....Ceiling tiles shall be regular edge with smooth face." |
| Q.71 | Attachment 0004- Seed Project SOW | Seed Project - Architectural | No ceiling work indicated for new bathrooms. What type of ceiling is required for the new bathrooms? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(H)(1)/(I)(1); "New suspended/drop ceiling system (2' by 2'), sag and mold resistance, humidity resistance, 0.85 light reflectance, Class A fire rated with lighting system. Ceiling tile shall be regular edge with smooth face." |
| Q.72 | Attachment 0004- Seed Project SOW | Seed Project - Architectural | Section 4.A - Is the intent for each sleeping room to become it's own private office, or are all walls coming down to create oppen office space? If separate offices are the intent, do the walls between them require acoustical insulation for privacy? | There is no requirement for acoustical insulation. Reference Attachment 0012 - Seed Project SOW Floor Plan Layout. |
| Q.73 | Attachment 0004- Seed Project SOW | Seed Project - Architectural | What are the office requirements? Are the number of desks, shredders, and printers known? Is any special power required for classified processing? | This requirement does not include desks, shredders, printers, or any special power required for classified processing IAW Attachment 0004 - Seed Project SOW dated 15APR2026. |
| Q.74 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Please confirm whether the acoustical ceiling tiles shall match the Armstrong 2120 product referenced in the legacy drawings or whether an updated specification will be provided. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, as ceiling tiles are addressed in the following paragraphs; 4(D)(1); 4(F)(1); 4(H)(1); 4(I)(1). |
| Q.75 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Please confirm whether any work is required in the Dayroom. | Reference revised Attachment 0004 - Seed Project SOW, para 4(F). |
| Q.76 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | The SOW indicates that the exterior walls are to receive insulation and new drywall system. Are these the only walls receiving drywall other than the kitchen area? | Reference revised Attachment 0004 - Seed Project SOW, para 4(F)(3); Each room is to have interior walls finished with Level 4 drywall with paint interior including trim with one coat primer and two coats semi-gloss finish paint. Paint colors shall be white. |
| Q.77 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Are the exit doors to be hollow metal frame doors? | Reference revised Attachment 0004 - Seed Project SOW, para 4(F)(2); Replace existing hallway exit doors with new insulated steel minimum 90-minute fire rating exit doors and frame with panic hardware, emergency sign and emergency light IAW OSHA standards. |

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| Q.78 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Confirm whether drywall finish is Level 4 or Level 5 | Reference revised Attachment 0004 - Seed Project SOW, General Requirements #17; Level 4 drywall includes tape and joint compound, sanded. |
| Q.79 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Please provide a bid form for the project. | **IAW RFP Section L.6.1**; The Offeror shall complete and submit RFP **Attachment 0002 - Rate Price Sheet - NTE**, as part of its proposal submission. The fully burdened labor rates proposed within this attachment will become the fully burdened labor rate ceilings for key personnel labor categories to be utilized on the Seed Project and all future Task Orders.<br>**IAW RFP Section L.6.2**; The Offeror shall submit the Cost/Price Volume using **Attachment 0006 - Contractor Bid Sheet**, accompanied by a Cost/Price narrative when submitting a price proposal against the Seed Project requirement. The Cost/Price Volume shall be submitted as a Firm-Fixed price proposal, reflecting all labor, material, bonds, permits, equipment, etc., necessary to complete the requirements presented in the Seed Project SOW, incorporated as RFP Attachment 0004. |
| Q.80 | SEED Project SOW | Seed Project - Architectural | Confirm whether the inside face of exterior walls is to be furred out with metal stud construction to permit insulation required to meet R23 requirement. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(A); Exterior CMU walls are to be sealed with mold resistant sealer. Walls to be metal studded with Level 4 drywall and painted. |
| Q.81 | Attachment 0004 - Seed Project SOW | Seed Project | New Kitchen Requirements; Please provide the kitchen equipment schedule. Will a commercial hood and/or dedicated make-up air system be required? | The schedule for the kitchen renovation is at the discretion of the Contractor to complete within its own specific plan of the remodel. No appliances are included in the requirements of the Seed Project SOW. |
| Q.82 | SEED Project SOW - New Kitchen in Bay G | Seed Project - Architectural | Confirm whether dining tables and chairs, office furniture, reception area furniture, etc. are part of the Contractor's work as FF&E. | No kitchen, office furniture, or reception area furniture are included in the requirements of the Seed Project SOW. |
| Q.83 | SEED Project SOW - Description | Seed Project - Architectural | What should be done with the two newly renovated Baths currently in the 1st floor area? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(H), and 4(I). |
| Q.84 | SEED Project SOW - Sprinkler | Seed Project - Architectural | The existing control valves for each riser are non-rising gate valves. Should we replace with OS & Y type? | This is the Contractor's decision to make based on its specific plan for the space. |
| Q..85 | SEED Project SOW | Seed Project - Architectural | Will the rooms be exposed concrete or have drop ceilings? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(F)(1); New suspended/drop ceiling (2' by 2'), sag and mold resistance, humidity resistance, 0.85 light reflectance, Class A fire rated with lighting system. Ceiling tiles shall be regular edge with smooth face. |
| Q.86 | Attachment 0004 - SOW, Pg. 3 | Seed Project - Architectural | In Section 4, Architectural, paragraph A, the contractor is required to seal the CMU walls, install metal studs and drywall, and after mudding and finishing the drywall, apply paint. Will some CMU walls remain? If so, will the contractor be required to refinish these walls to match the new CMU walls? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements, #16; All paint surfaces are to be sanded and prepared for painting three coats of paint, not including primer. After first coat of paint, the Government is to inspect and verify color selection. Color may be changed after 1st coat. Paint colors and finish to be selected after award. Paint: Coating density: 11.68lbs/gal. vol solids 42+/-2%; weight solids 60+/-2%. Bathroom (three coats, one primer, two finish): primer to have mold killing properties (fungicidal protective coating) and paint is to be mildew resistant finish, except where noted. |
| Q.87 | Attachment 0004 - SOW, Pg. 3 | Seed Project - Architectural | In Section 4, paragraph B, requires exterior walls to be insulated with R23 insulation. Is the contractor required to finish the walls following the installation? If so, what finish is required? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirement, #17; Level 4 drywall includes tape and joint compound, sanded. |
| Q.88 | Attachment 0004 - SOW, Pg 3 | Seed Project - Architectural | Section 4, paragraph F states that the contractor is to provide and install heavy duty exhaust fans over each stall. Can the contractor assume that one heavy duty exhaust fan with registers over each stall is the requirement? If so, please modify the language to support contractor pricing efforts. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, 4(H)(2); Toilet stalls (two for men's; three for women's, one each requires ADA compliant) with one (1) heavy duty exhaust fan with registers over each stall. Powdered-coated steel doors/partition/urinal/dividers. |
| Q.89 | Attachment 0004 - SOW, Pg. 4 | Seed Project - Architectural | Section F, paragraph 4 requires the contractor to provide granite under mount sinks. Will the Government allow vitreous china sinks as a cost effective alternative? | No |

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| Q.90 | Attachment 0004 - SOW, Pg. 4 | Seed Project - Architectural | Section F, paragraph 7 requires an electrical outlet every 10 feet in the bathroom. Is this requirement in addition to one 20 amp electrical outlet per sink as required in paragraph 5? | Yes |
| Q.91 | Attachment 0004 - SOW | Seed Project - Architectural | Please confirm interior CMU corridor walls are non-loadbearing. | The Contractor is to determine that during renovation. |
| Q.92 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Will the second and third floors also be renovated as bedrooms and bathrooms with new floors, ceilings, walls, etc. | No |
| Q.93 | Attachment 0004 - Seed Project SOW | Seed Project - Architectural | Are interior walls to be insulated? | No. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(F)(3); Each room is to have…Interior walls are to be finished with Level 4 drywall with paint interior including trim with one coat primer and two coats semi-gloss finish paint. Paint colors shall be white. |
| Q.94 | Attachment 0004- Seed Project SOW | Seed Project - Cabinets | Please confirm how many linear ft. of base cabinet should be assumed for the new kitchen fit-out | Reference Attachment 0012 - Seed Project SOW Floor Plan Layout. |
| Q.95 | Attachment 0004- Seed Project SOW | Seed Project - Cabinets | Please confirm how many linear ft. of upper cabinet should be assumed for the new kitchen fit-out | Reference Attachment 0012 - Seed Project SOW Floor Plan Layout. |
| Q.96 | Attachment 0004 - Seed Project SOW | Seed Project - Counters and Sinks | Please indicate the level of granite the Government intends to make their selection from. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements #12; Counters and Sinks: Contractor is to be provide samples after award for government selection. Various color samples are to be provided by the contractor and final color determination will be made after award. Counters to be granite level 2. |
| Q.97 | Attachment 0004- Seed Project SOW | Seed Project - Counters and Sinks | Section 4.F.3 - Requests 3 granite undercounter sinks and a granite counter. Is this meant to be natural stone or granite composite? Natural stone requires annual resealing and is porous which make it subject to staining whole granite composite is maintenance free and non-porous. | IAW Attachment 0004 - Seed Project SOW, Para 4(H)(1); Three granite under mount sink and granite counter….." |
| Q.98 | SEED Project SOW | Seed Project - Counters and Sinks | Confirm whether plumbing fixtures should be automatic sensor operation. | IAW Attachment 0004 - Seed Project SOW, para 4(H)(3); Reconfigure the laundry room into a male and a female bathroom….two urinals 1 gallon or less per flush, manual flush (not waterless) (installation of urinals in men's only). |
| Q.99 | Attachment 0004 - Seed Project SOW | Seed Project - Demolition | Will all "2+2 bedrooms and bathrooms" be removed on the First floor to make room for Offices? | Yes. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, and Attachment 0012 - Seed Project Floor Plan Layout. |
| Q.100 | Attachment 0004 - Seed Project SOW | Seed Project - Demolition | Under 1.D. Demolition - Remove piping systems, is it all 3 Floors or just First Floor? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 1(D); Remove piping systems for first floor only. Piping embedded in concrete may remain however capping is required a minimum of 3" below grade. Concrete fill is required. |
| Q.101 | Attachment 0004 - Seed Project SOW | Seed Project - Demolition | Existing vertical sanitary piping from 2nd and 3rd floors currently falls within interior wall cavities that will align with new office areas following the reconfiguration. This condition is not described in demolition or new work scope.<br>-<br>Please confirm whether the sanitary risers serving upper floors are part of the project scope for relocation, protection, replacement, or enclosure so the design build team can address them within its design. | It is the up to each Contractor's determination on how they want to tie into the existing vertical sanitary piping from 2nd and 3rd floors. |
| Q.102 | Attachment 0004 - Seed Project SOW | Seed Project - Demolition | The SOW includes demolition of existing systems serving the first floor but does not indicate whether 2nd and 3rd floors will remain operational, nor whether uninterrupted utility service is required.<br><br>Please confirm whether maintaining continuous service (HVAC, plumbing, electrical, fire protection, etc.) to floors above the first floor is part of the project's required scope, and whether any specific phasing constraints exist. | The scope of work involves only the 1st floor of Building 4504. The 2nd and 3rd floors are to receive continuous service but are not currently occupied. The Contractor is to tie into any existing infrastructure for 2nd and 3rd floors with the 1st floor remodel. |
| Q.103 | Attachment 0004 - Seed Project SOW | Seed Project - Demolition | Post-Demolition Use of Bathroom Areas: 1. What is the intended use of the demolished bathroom spaces (e.g., office, storage, circulation, vestibule, etc.)? | Reference Attachment 0012 - Seed Project SOW Floor Plan Layout |
| Q.104 | Attachment 0004 - Seed Project SOW | Seed Project - Demolition | Please confirm whether temporary partitioning, dust containment, and/or negative air machines are required during demolition and construction activities. | Temporary partitioning, dust containment, and/or negative air machines are not a requirement of Attachment 0001 - NCR MATOC SOW or Attachment 0004 - Seed Project SOW. |

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| Q.105 | Attachment 0004 - Seed Project SOW | Seed Project - Demolition | - Please confirm approved dumpster locations and whether APG imposes any restrictions on haul off routes or disposal facilities. | Reference Attachment 0012 - Seed Project SOW Floor Plan Layout |
| Q.106 | SEED Project SOW | Seed Project - Demolition | Is the Contractor responsible for disposing of existing loose furniture in the project area? | Yes |
| Q.107 | SEED Project SOW | Seed Project - Demolition | Confirm that the Contractor only needs to abate ACM identified on the First Floor and not the upper floors which are not include in the SOW. | Yes |
| Q.108 | SEED Project SOW | Seed Project - Demolition | Confirm that , if no insulation is provided in the exterior cavity walls, the existing masonry does not need to be removed to install rigid cavity insultation and then rebuilt. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(B); Exterior walls to be R23 insulated with closed cell spray from foam insulation at 3.5" - 4". |
| Q.109 | SEED Project SOW - General / Demolition - Structural Scope | Seed Project - Demolition | Confirm whether any structural modifications are anticipated due to demolition of block walls, ceilings, or mechanical systems on the first floor, including any required structural reinforcement. A significant portion of the interior walls (demising walls, corridor walls, etc.) appear to be load-bearing or otherwise structural. | The Contractor is responsible for determining that. |
| Q.110 | Attachment 0004 - SOW, Pg. 2 | Seed Project - Demolition | In Section 1, Demolition, paragraph A, the Government requires removal of the block walls. Does this include all block walls or just the walls for the existing bathrooms? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 1(A); Remove the current block walls in bathroom and associated plumbing, fixtures, mirrors, closets, electrical etc. in the bedrooms (2 plus 2). |
| Q.111 | Attachment 0004 - SOW B15:D36, Pg. 2 | Seed Project - Demolition | In Section 1, paragraph D, the contractor is required to remove piping systems. Does this include the dual temperature water supply piping which also serves the upper floors? | Piping for water supply to 2nd and 3rd floors shall remain in tact. |
| Q.112 | Attachment 0004 - Seed Project SOW | Seed Project | HVAC System - Existing Conditions & Demolitions; The current system consists of a central make-up air unit (MAU) and distributed fan coil units serviing all floors. Is a new MAU intended for all floors or only the first floor? If for all floors what is the usage of the second and third floor for equipment sizing purposes? If only the first floor, how will outside air be provided to upper floors? Is a new mechanical room required for first-floor systems? Shall all first-floor ductwork and vertical risers be demolished and replaced? | The new system is for the 1st floor only. The design is to take into account the non-disturbance of the 2nd and 3rd floors. |
| Q.113 | Attachment 0004 - SOW, Pg. 3 | Seed Project - Demolition | In Section 1, paragraph G, the Contractor is required to remove the HVAC system on the 1st floor. Will the existing outside air duct remain which serves the 1st floor and the upper floors? | The Contractor must determine that. |
| Q.114 | Attachment 0004 - Seed Project SOW | Seed Project - Demolition | To what extent are we to demo the walls in each restroom? | Complete demolition to the full extent. |
| Q.115 | Attachment 0004 - Seed Project SOW | Seed Project - Electrical | We could not find the "Short Apparatus Bay" indicated on item 3.D in Attachment 0004,Statement of Work. Please clarify where the Short Apparatus Bay is located. | "Short Apparatus Bay" has been removed from the SOW. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 3(D); Reutilize current electrical room to house all electrical poanels and fire alarm panels. Room shall have (1) overhead light circuit switched and one (1) 20-amp circuit duplex outlet. |
| Q.116 | Seed Project SOW | Seed Project - Electrical | The Seed Project SOW indicates that the panel must be updated to comply with code. Can the Government confirm the current service capacity, the available load, the connection point, and whether it will be necessary to make any upgrade to the main service entrance, transformer, or coordination with the utility provider? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements #4; Contractor coordination required with the COR for preapproval for any electrical connection work through the City Light & Power. |
| Q.117 | Attachment 0004 - Seed Project SOW | Seed Project - Electrical | UFC 3-520-01, Table 3-1 generally prohibits the use of metal-clad (MC) cable pertaining to SOW paragraphs 3A, 3B, 3C, and 3D. Please confirm if general use of metal-clad (MC) cable for feeders and branch circuits is acceptable. | No, the use of metal-clad (MC) cable is not allowed under the Seed Project SOW. |
| Q.118 | Attachment 0004 - Seed Project SOW | Seed Project - Electrical | Are electrical outlets required every 10-feet along corridor, mechanical, break room, and bathroom walls, or only within office areas? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 3(A); Provide duplex receptacle electrical outlets (20 amps) every ten feet along each wall throughout the floor. |

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| Q.119 | Attachment 0004 - Seed Project SOW | Seed Project - Electrical | The SOW states that the panel is to be upgraded to meet Code.<br>Please confirm if the intent is to replace and upgrade the electrical service. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 3(B); Electrical Panel is to be upgraded to meet code. |
| Q.120 | Attachment 0004 - Seed Project SOW | Seed Project - Electrical | The SOW requires a new electrical room to serve the electrical panels.<br>Please confirm if existing electrical service and panels are to be relocated to the new electrical room. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 3(D); Reutilize current electrical room to house all electrical panels and fire alarm panels. Room shall have (1) overhead light circuit switched and one (1) 20-amp circuit duplex outlet. |
| Q.121 | Attachment 0004 - Seed Project SOW | Seed Project | Can you confirm if the main electrical service and panelboard(s) capacity is sufficient for the proposed new loads, or will a main service/primary distribution upgrade be required? | The Contractor will need to determine during renovation. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 3, for Electrical requirements. |
| Q.122 | Attachment 0004 - Seed Project SOW | Seed Project - Electrical | LED Lighting: 1. Is the intention to have integral occupancy/vacancy sensing in the fixtures? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements #8; All lights to be LED (light emitting diode) with motion detections and dimmers switch with integral occupancy/vacancy sensing in the fixtures. The lighting shall be standalone room-based controlled. |
| Q.123 | Attachment 0004 - Seed Project SOW | Seed Project - Electrical | Exit Doors: 1. Please clarify what emergency lighting is required. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(D)(2); Replace existing hallway exist doors with new insulated steel minimum 90-minute fire rating exist doors and frame with panic hardware, emergency sign and emergency light in accordance with OSHA standards; and 4(J)(12); Install all new insulated exit doors with panic hardware, emergency sign and emergency light, according to required code and OSHA standards. |
| Q.124 | NCR MATOC - RFP Instructions | NCR MATOC | Please confirm divider tabs used for organizational purposes will not be counted towards the page limit. | Divider tabs shall not be counted towards the page limit. |
| Q.125 | Cover Letter / RFP Section L.3.8 | Cover Letter | Section L.3.8 states that the proposal shall consist of three (3) separate volumes but then is followed by a table thast shows instructions for 1 Cover Letter. Can the Government clarify whether the Cover Letter should be submitted as a standalone document or is to be included in each separate volume? | Each Volume within Table 1 states what is required. The Cover Letter is a stand-alone document and is not required in Volumes I through III, Technical, Past Performance and/or Cost/Price. |
| Q.126 | NCR MATOC, RFP Section L.3.8, Validity Period | NCR MATOC | Section L.1.5 requires a 180-day validity period. Please conifrm if we are required to put this on the cover letter. | IAW RFP Section L.3.8, Table 1, Cover Letter must include: - RFP W51EW7-26-R-A002; - Proposal Validity Date, etc. |
| Q.127 | SEED Project SOW | Seed Project - Electrical | The existing electrical room does not have any external access. Should it be relocated to provide external access? | No, it should not be relocated. Reference revised Attachment 0004 - Seed project SOW dated 15APR2026, para 3(D); Reutilize current electrical room to house all electrical panels and fire alarm panels. Room shall have one (1) overhead light circuit switched and one (1) 20-amp circuit duplex outlet. |
| Q.128 | SEED Project SOW - Electrical | Seed Project - Electrical | The SOW states that the electrical panel is to be upgraded “to meet code.” Please clarify whether this includes upgrades to the 1st floor only or entire building? | The scope of the Seed Project SOW is the first floor only. |
| Q.129 | SEED Project SOW - Electrical | Seed Project - Electrical | Confirm the existing electrical service voltage and available capacity serving Building 4504 is sufficient to support new office occupancy and new HVAC system. | This is up to the Contractor's determination during renovations. |
| Q.130 | SEED Project SOW - Electrical | Seed Project - Electrical | Please confirm whether arc flash studies are required. | Arc-Flash studies are not a requirement of the Seed Project SOW. |
| Q.131 | SEED Project SOW - Lighting | Seed Project - Electrical | The SOW requires all lighting to be LED with motion detection and dimmer switches. Please confirm whether lighting controls must be integrated into a centralized lighting control system or may be standalone room based controls. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements #8; All lights to be LED (light emitting diode) with motion detections and dimmers switch with integral occupancy/vacancy sensing in the fixtures. The lighting shall be standalone room-based controlled. |
| Q.132 | Attachment 0004 - Seed Project SOW | Seed Project - Electrical | Are all electrical panels servicing the first floor currently on the first floor? | Yes |

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| Q.133 | Attachment 0004 - Seed Project SOW | Seed Project - Exterior | Will the Government determine where they intend to add the ADA parking spaces and ramp? | Yes. Reference Attachment 0012 - Seed Project SOW Floor Plan Layout. |
| Q.134 | Attachment 0004 - Seed Project SOW | Seed Project - Exterior | Will both building entrances need to be modified for ADA access. | No, only one entrance will need to be modified for ADA access. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para N(1); Exterior work for ADA (Americans with Disabilities Act) compliant: restripe existing ADS parking spots (one Van and one other car) to accommodate two (2) ADA parking spaces. Demo existing sidewalk from the closest point of new ADA parking spaces to the entrance of the building to accommodate to ensure ADA compliance. This includes markings and signage. One (1) building entrance shall be modified for ADA access adjacent to parking. |
| Q.135 | Seed Project SOW | Seed Project - Exterior | On the exterior portion, should any civil work be considered such as sidewalk demolition, pavement, curb work, ramps, and drainage? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para N(1); Exterior work for ADA (Americans with Disabilities Act) compliant: restripe existing ADS parking spots (one Van and one other car) to accommodate two (2) ADA parking spaces. Demo existing sidewalk from the closest point of new ADA parking spaces to the entrance of the building to accommodate to ensure ADA compliance. This includes markings and signage. One (1) building entrance shall be modified for ADA access adjacent to parking. |
| Q.136 | Attachment 0004 - Seed Project SOW | Seed Project - Exterior | Please confirm whether any landscaping restoration (e.g., topsoil, seeding, fertilizer) is required following exterior ADA modifications. | No. Landscaping renovation is not part of the Seed Project SOW. |
| Q.137 | Attachment 0004 - Seed Project SOW | Seed Project - Exterior | Please confirm whether the new ADA parking spaces must be constructed using concrete or asphalt. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, Para N(1); "…..restripe existing ADA parking spots (one Van and one other car) to accommodate two (2) ADA parking spaces." |
| Q.138 | Attachment 0004 - Seed Project SOW | Seed Project - Exterior | Please provide the specific sidewalk locations requiring modification. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, Para N(1). |
| Q.139 | Attachment 0004 - SOW, Pg. 6 | Seed Project - Exterior | Paragraph K, subparagraph 1, requires the contractor to modify the existing parking lot and sidewalk to accommodate and two ADA parking spaces. Will this require modifications to the parking and sidewalk surfaces or are only new markings required? | Only new markings are required in the parking lot. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, Para N(1). |
| Q.140 | Attachment 0004 - SOW | Seed Project - Exterior | Please confirm exterior building envelope upgrades are not required. | The only outside (exterior) modifications are the sidewalk, parking spaces, and roof overhang (canopy). |
| Q.141 | Attachment 0004 - Seed Project, Gen. Reqts.,I and J, pg. 5 | Seed Project - Fire Protection System | These two items state, "Contract" in the requirement for a mop sink and new roofing system matching existing. Will the Government be "contracting" these activities, or is the prime contractor required to "contract" them? | The Contractor is responsible for all items contained within the SOW. |
| Q.142 | Attachment 0004 - Seed Project SOW | Seed Project - Fire Protection System | Typically a NICET III Technician would be the system designer, is the Government giving the contractor unilateral design change authority of the fire alarm system? If not will the Government consider removing the full time onsite requirement or modify the NICET level requirement from Level III to Level II. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(K)(4)(a). |
| Q.143 | Attachment 0004 - Seed Project SOW, para 4, Architectural | Seed Project - Fire Protection System | Please clarify if Fire Alarm is to cover first floor only. Please provide base-wide system we must communicate with. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(K)(3); Entire existing fire alarm system shall be replaced, with a mass notification system installed. The transmitter shall be AES Model, 7707P-88-ULP-M to remain compatible with the APG Fire Department. |
| Q.144 | Attachment 0004 - Seed Project SOW, Section H.4.a | Seed Project - Fire Protection System | Please confirm whether the new fire alarm system is to be installed throughout the entire building (all three floors) or only on the first floor. The SOW references "throughout the building" for notification devices but scope of work is limited to first floor conversion. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(K)(3); Entire existing fire alarm system shall be replaced, with a mass notification system installed. The transmitter shall be AES Model, 7707P-88-ULP-M to remain compatible with the APG Fire Department. |

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| Q.145 | Attachment 0004 - Seed Project SOW, Section 3.D | Seed Project - Fire Protection System | The SOW requires an electrical room to house all electrical panels and fire alarm panels. Please confirm whether electrical rooms/closets on the upper floors (2nd and 3rd) are included in this scope, or only the first floor electrical room. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 3(D); Reutilize current electrical room to house all electrical panels and fire alarm panels. Room shall have (1) overhead light circuit switched and one (1) 20-amp circuit duplex |
| Q.146 | Attachment 0004 - Seed Project SOW | Seed Project - Fire Protection System | For the Sprinkler System, does the Base has enough water pressure to accommodate a fullsprinkler system? Or should we plan for a Fire Pump? If a Fire Pump is required, can aroom be created for it? Where is the Army's preferred location for a Fire Pump? Has aHydrant Pressure Test or Hydraulic Pressure Test already been conducted? | A pump is not a requirement within the Seed Project SOW. |
| Q.147 | Attachment 0004 - Seed Project SOW | Seed Project - Fire Protection System | Should the existing control valves for each sprinkler riser be replaced? If so, should they be OS&Y type? | That is up to the Contractor's determination to decide. |
| Q.148 | Attachment 0004 - Seed Project SOW | Seed Project - Fire Protection System | Is the existing Fire Dept Connection to remain? Has it been formally inspected and hydrostatically tested within the last 5 years? | Yes, the Fire Dept Connection has been tested within the last 5 years, however, UFC 2-601-02 does not require hydrostatically testing the Fire Dept Connection for the type of sprinkler system in Building 4504. |
| Q.149 | Attachment 0004 - Seed Project SOW | Seed Project - Fire Protection System | Is it acceptable to lower the 1st floor ceiling to accommodate the sprinkler main and lines? | Yes |
| Q.150 | Attachment 0004 - Seed Project SOW | Seed Project - Fire Protection System | Please confirm whether the Government will provide existing hydraulic data for the sprinkler system or whether the contractor must perform new flow tests and hydraulic calculations. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(K)(4); Complete Flow Test and compile results into a report as a required submittal (see SOW "Submittals During the Contract"). |
| Q.151 | SEED Project SOW - Sprinkler | Seed Project - Fire Protection System | Will a new underground line be installed to supply the new sprinkler system? | Yes. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(K)(5)(a); "….A dedicated underground piping system shall be installed to support Fire Supporession System per regulation. The connection to the water supply shall becoordinated through the COR with he Citry of Aberdeen. |
| Q.152 | SEED Project SOW - Sprinkler | Seed Project - Fire Protection System | Are we to provide a new sprinkler system for all 3 floors? | Yes. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(K)(2); Install fire sprinkler system for entire building (to include 2nd and 3rd floors) |
| Q.153 | NCR MATOC | NCR MATOC RFP | Please confirm expected payment timelines for task orders and whether progress payments will be standard across all task orders. | Payments will be made IAW the Wide Area Workflow (WAWF) Clause and Prompt Payment Act. Progress payments will be made IAW with the Task Order (TO) terms and conditions |
| Q.154 | NCR MATOC RFP - Technical - Management & Staffing (Subfactor 1A) | NCR MATOC RFP | Are subcontractor personnel allowed to fulfill key personnel roles? | Subcontractor personnel are not allowed to fulfill key personnel positions. Please review Attachment 0001 - NCR MATOC SOW section 5, Key Personnel, as the respective Key Personnel positions identify what is, and isn't, acceptable. |
| Q.155 | Attachment 0004 - Seed Project SOW | Seed Project | Will the Owner/Government provide a current fire flow test and relevant calculations? | The Government will not be providing a current fire flow test. Reference revised Attachment 0004 - Seed Project SOW 15APR2026, para 4(K)(4); Complete Flow Test and compile results into a report as a required submittal (see SOW "Submittals During the Contract"). |
| Q.156 | SEED Project SOW - Sprinkler | Seed Project - Fire Protection System | Can the ceiling on the 1st floor be lowered to accommodate the new sprinkler main and branch line piping? | Yes |
| Q.157 | Attachment 0004 - Seed Project SOW | Seed Project | Are there minimum above-ceiling clearances required for system routing? | The Contractor is responsible for that determination. |
| Q.158 | NCR MATOC RFP - Past Performance | NCR MATOC RFP | What happens if a PPQ is not returned by the reference despite Offeror efforts? | IAW RFP Section M.5.1, "…..Proposals that do not contain the requested information specified in Section L, Factor 2, may risk not receiving credit for aspects of its past performance submission." |
| Q.159 | NCR MATOC RFP - | NCR MATOC RFP | Are there minimum expectations for narrative vs. visual content (charts, org charts, schedules)? | No. Instructions for proposal submission are provided in RFP Section L. |

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| Q.160 | NCR MATOC RFP | NCR MATOC RFP | How many Awards do you anticipate under this MATOC? How many Contractors were awarded this MATOC last time it was awarded. | IAW RFP Section M.1.1.1.1, "The Government anticipates awarding up to thirteen (13) FFP, IDIQ contracts. The Government reserves the right to increase the number of MATOC holders, or make no award at all, should that be in the best interest of the Government. |
| Q.161 | NCR MATOC RFP | NCR MATOC RFP | Is it the Government's intention to have all of the MATOC awardees compete on each Task Order | Yes. |
| Q.162 | Attachment 0004 - Seed Project SOW | Seed Project - GFCI/AFCI | Seed project SOW states a combination of GFCI (ground faults circuit interrupter) and AFCI (Arc-fault circuit interrupter) shall be used. Are GFCI and/or AFCI to be used for all outlets on the first floor of the building? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements #9; A combination of GFCI (Ground Faults Circuit Interrupter) and AFCI (Arc-Fault Circuit Interrupter) shall be used. |
| Q.163 | Attachment 0004 - Seed Project SOW | Seed Project - Grout | Section 4.F.6 of the Seed SOW states grout to be treated with mildew resistant sealant. Is the intent of this requirement meant to have epoxy grout installed at these locations. | No. |
| Q.164 | Attachment 0004 - Seed Project SOW | Seed Project - HAZMAT | Due to presence of HAZMAT including Asbestos and Lead, along with a considerable amountof Demolition before Construction can begin, can the Period of Performance be extended atleast 6 months? We expect the Design to take about 4 months | No. The Period of Performance has been extended by 60 days, from 300 days to 360 days. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, Period of Performance; Barring any contigencies that arise during construction, the Government requires this project be completed within 360 calendar days. Completion is defined as completion of all contractual oblifations and requirements, except for hte submission of the final as-built drawings. |
| Q.165 | Attachment 0004 - Seed Project SOW | Seed Project - HAZMAT | What is the extent of Hazmat Abatement is required | A report is currently being finalized and will be released to all Offerors in a future amendment prior to the RFP close date. |
| Q.166 | Attachment 0004 - Seed Project SOW | Seed Project - HVAC | What type of HVAC controls are required? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 3(E); All controls are to be METASYS compatible. The BAS shall commute back to the building operation and control centert (BOCC) in Building 4304. |
| Q.167 | Attachment 0004 - Seed Project SOW | Seed Project - Kitchen | Please clarify kitchen requirements. Will the kitchen require a stove, oven, exhaust, or dishwasher? | Kitchen appliances are not a part of the Seed Project SOW. |
| Q.168 | Attachment 0004- Seed Project SOW | Seed Project - Kitchen | Section 4.D.3 - Is the PVC trim replacing wood trim? Is the PVC trim to have a profile or just be square edged? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(D)(3) and F(4); PVC baseboard molding 4-inch height/rounded edge. |
| Q.169 | Attachment 0004- Seed Project SOW | Seed Project - Kitchen | Section 4.F.3 - Calls for a 6" tile backsplash. Section 4.F.6 states walls will receive a 4'-0" wainscot. If the wainscot is contiued at the sinks, there is no need for a back splash and would allow for a contiuos line around the room rather than stepping down at the sinks. Confirm this approach is acceptable. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(J)(2); Granite counter (white color group) full length of wall with three-inch matching granite splash guard. |
| Q.170 | Attachment 0004 - Seed Project SOW | Seed Project - Kitchen | In the TV room being converted to a kitchen, please identify which wall (Plan North, East, South, or West) the Government prefers for the full-length cabinet and countertop installation. | Reference Attachment 0012 - Seed Project SOW Floor Plan Layout. |
| Q.171 | Attachment 0004 - Seed Project SOW | Seed Project - Kitchen | What kitchen cabinets are required in the kitchen? Please provide a sketch of the intended layout of the new kitchen. | Reference Attachment 0012 - Seed Project SOW Floor Plan Layout. |
| Q.172 | SEED Project SOW - New Kitchen in Bay G | Seed Project - Kitchen | Confirm whether vending machines are required for the new Kitchen. If so, how many machines? And are they being provided by the Government or the Contractor? | Vending machines are not a requirement within the Seed Project SOW. |
| Q.173 | SEED Project SOW - New Kitchen in Bay G | Seed Project - Kitchen | Confirm whether a commercial dishwasher is required for the new Kitchen. | The requirements of the kitchen are provided in revised Attachment 0004 - Seed Project SOW, para 4(J). |
| Q.174 | NCR MATOC SOW; Para 7.9 Final Record Drawings (pg. 55/101) | NCR MATOC | Confirm what format and version the CADD Record Drawings are required to be submitted (REVIT, ACAD, Microstation v8i?) | Reference revised Attachment 0004 - Seed Project SOW, Submittals During the Contract # 12; As-built drawings. Must be submitted in the latest version of Bentley MicroStation CONNECT (*.dgn) and in Adobe (*.pdf) file format. |
| Q.175 | NCR MATOC SOW; Para 8.3 Anti-Terrorism Training (Pg. 37/101) | NCR MATOC | Confirm whether DoD Anti-Terrorism requirements apply for this project. | IAW Attachment 0001 - NCR MATOC SOW, Para 8.3, yes, Anti-Terrorism (AT) Training applies. |

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| Q.176 | Attachment 0004 - Seed Project SOW, Section 2.A (Mechanical) | Seed Project - Mechanical/HVAC | Is tie-in to the existing proprietary Johnson Controls Metasys building automation system required for HVAC controls, or can an open-protocol BACnet control system be used for the new first floor HVAC installation? | A new building automation system is required. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements #19; New building automation system required. Johnson Controls - METASYS. |
| Q.177 | Attachment 0008 - NCR MATOC Section L v4 - L.3.7 | NCR MATOC | Regarding Section L.3.7, please clarify the requirement that "the User's email address in PIEE must match the email address on file in SAM.gov."<br><br>Specifically, does this requirement mean that the individual submitting the proposal must use a PIEE login whose email address matches the email associated with that same individual's SAM.gov account? For example, I hold the PIEE Proposal Manager role and access both PIEE and SAM.gov using the same email address; however, I am not listed as a Point of Contact (POC) in SAM.gov, although I do have Opportunities Administrator status.<br><br>Alternatively, does this requirement mean that the proposal must be submitted by an individual whose email address is explicitly listed on the entity's SAM.gov registration (e.g., as a designated POC), in addition to having a PIEE Proposal Manager role?<br><br>Clarification is requested to ensure compliance, as the latter interpretation may affect the Offeror's ability to submit a proposal. | **IAW RFP Section L.3.6**; PIEE training material and guides for registering and submitting proposals can be found at the links below and is provided to assist in locating the full scope of resources available at the PIEE website. PIEE Solicitation Module Training is available at the following: **https://pieetraining.eb.mil/wbt/xhtml/wbt/sol/index.xhtml** **https://pieetraining.eb.mil/wbtxhtml/wbt/sol/solicitation/proposals.xhtml** |
| Q.178 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Are new hose valves required in each staircase and on each floor? | YES |
| Q.179 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Does air conditioning on the upper floors need to be maintained throughout construction and/or post construction? | YES |
| Q.180 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | There is no mention of the domestic water systems (heat exchanger / storage tank) located within the mechanical room on the 1st Floor. The existing system appears by visual inspection to be in poor condition. Is it the intention of the project to retain and re-use the existing domestic water generation, storage, and mixing system for the 1st Floor? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 1(I), Remove hot water storage tank; and (J) Remove water heater. Reference para 2(B) Install new hot water storage tank to accommodate new space and layout; and (C) Install new water heater to accommodate new space and layout. |
| Q.181 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Are the existing domestic water piping (CW, HW, HWR) on the 2nd and 3rd Floors to remain in service, or shall they be abandoned in place? If they are to remain in place, what responsibility does the Design-Builder have for flushing, repair of leaks, insulation, and balancing of the existing systems? | The 2nd and 3rd floors existing water piping shall remain in service. If the Contractor chooses to connect to the existing water pipes (or disturbs the existing water pipes in any way), the Contractor must chlorinate, flush, repair leaks, insulate, and balance the existing water piping system. |
| Q.182 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Is a water-cooler / bottle filler required for the new office layout? | No, a water-cooler/bottle-filler is not a requirement within the Seed Project SOW. |
| Q.183 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Is an IT room required? If yes, shall a dedicated HVAC system be provided for heating/cooling? | No, an IT room is not a requirement within the Seed Project SOW. |
| Q.184 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Will the chase walls with piping remain or will piping between grade and the second floor require relocation? | The chase walls with piping will remain. |
| Q.185 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Condensate Drain System: Existing condensate piping runs vertically through bathroom chases serving all floors. 1. Shall these mains remain to serve the upper floors? | Yes. Renovations to the 1st floor shall tie into the existing piping that serves all floors. |

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| Q.186 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Temporary HVAC: 1. Is temporary heating and cooling required during construction? | The Government does not require temporary heating and cooling for the 1st floor while renovations are ongoing. The Contractor is responsible for its employees and the facility while renovations are ongoing. |
| Q.187 | NCR MATOC | NCR MATOC | Is there a requirement to provide a proposal for every solicitation released under the NCR MATOC? Does the contract define a permissible limit of "no-bids" or non-responses per year? | Yes, when a new requirement becomes known under the NCR MATOC, a Request for Task Order Proposal (RFTOP) will be issued to all MATOC Holders, which will be competed on a Lowest Price Technically Acceptable Basis. At no time during the life of the NCR MATOC contract will "no-bids" or non-responses be entertained. |
| Q.188 | NCR MATOC and SEED Project SOW | NCR MATOC and SEED Project | Please confirm a Bid Bond is not required for the NCR MATOC or SEED Project. | A Bid Bond is not required for the NCR MATOC or SEED Project. |
| Q.189 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Are we to preserve the HVAC system serving floors two and three? | Yes |
| Q.190 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Please confirm whether the contractor is required to provide a third-party Commissioning Agent (CxA) for mechanical and electrical systems, or whether the Government will provide one. | A third party commissioning agent is not required under the Seed Project SOW. |
| Q.191 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | Please confirm whether the new HVAC system must tie into any existing building systems (boilers, chillers, hydronic loops) or whether the new system is fully independent. | That is the responsibility of the Contractor to determine during the renovation based on its plan for the remodel. |
| Q.192 | Section I – FAR 52.204 2 (Security Requirements); Section L.3.2 (Unclassified proposals) | NCR MATOC | Do any sites or Task Orders require SECRET cleared personnel and/or an organizational FCL?<br><br>If yes, please identify the affected sites/roles and confirm a DD 254 will be issued at the TO level. | At this time, there is not a requirement within the NCR MATOC SOW for an organizational facility clearance or personnel vetted with a SECRET clearance. Should that change in the future, a modification to the NCR MATOC SOW will occur as well as a modification to the new Task Order it affects. |
| Q.193 | Attachment 0004 - Seed Project SOW | Seed Project - Mechanical/HVAC | The SOW says to remove the HVAC on the first floor only, yet the SOW says that each room is to have its separate control. Does separate control for existing HVAC on floors 2 and 3 exist? If no is the HVAC for floors 2 and 3 required to be replaced to allow for separate control to each room? | Separate controls do not exist on floors 2 and 3. HVAC for floors 2 and 3 is to remain as is. |
| Q.194 | SEED Project SOW | Seed Project - Mechanical/HVAC | Confirm if the existing boiler is to be replaced as part of this project. | Removal and replacement of the existing boiler is not a requirement within the Seed Project SOW. |
| Q.195 | SEED Project SOW - Bathrooms | Seed Project - Mechanical/HVAC | Confirm whether existing water heater will be used. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 1(J), Remove water heater; and 2(C), Install new water heater to accommodate new space and layout. |
| Q.196 | Section L.4.1.1 (Key Personnel resumes per SOW); Attachment 0001 (SOW) §5 (Key Personnel) | NCR MATOC | Can any Key Personnel be dual hatted (i.e., one qualified individual filling more than one Key role) when we demonstrate full coverage of the requirements for both positions?<br><br>If yes, please indicate which key personnel positions the Government will allow to be dual-hatted. | No, all Key Personnel must remain separate. |
| Q.197 | Attachment 0001 (SOW) §5 (Key Personnel qualifications) | NCR MATOC | For key personnel roles requiring a degree plus experience, will the Government accept 2 years of experience for each year of schooling (i.e., 8 years of experience in lieu of a B.S. degree)? | No. The requirements for key personnel are provided in Attachment 0001 - NCR MATOC SOW and remain unchanged. |
| Q.198 | Section L.6.1 (Rate Sheet – NTE ceilings); Section I – Labor Standards (e.g., FAR 52.222 41 SCLS; 52.222 30 Construction Wage Rate Requirements—Price | NCR MATOC | For self performed construction, please confirm Davis Bacon Wage Determinations will govern at the TO level (and may exceed Rate Sheet NTEs), and clarify how wage rate changes over time should be handled addressed for maintaining NTE ceilings for non DB work. | The rates quoted on Attachment 0002 - NCR MATOC RATE SHEET - NTE, are for key personnel only. The contract will provide guidance to all MATOC Holders allowing updates to Attachment 0002 annually, due to market conditions and inflation. The rates provided on this Attachment are the ceiling rates Offerors must propose at or below for all key personnel positions provided in Attachment 0001 - NCR MATOC SOW, para 5 through 5.4.3, and includes the Project Manager, Quality Control Manager, Project Superintendent, Site Safety and Health Officer. |

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| Q.199 | Attachment 0004 - Seed Project SOW | Seed Project - Paint | Please confirm whether all CMU walls are to receive mold-resistant sealer, or whether this applies only to exterior CMU walls. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(A); Exterior CMU walls are to be sealed with mold resistant sealer. Walls to be metal studded with Level 4 drywall and painted. |
| Q.200 | SEED Project SOW | Seed Project - Paint | The SOW states, “all paint surfaces are to be sanded and prepared for painting three coats of paint, not including primer,” then states “Bathroom (three coats, one primer, two finish),” . Please provide clarification whether all surfaces receive three color coats plus primer, or if the bathroom is an exception. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements #17; All paint surfaces are to be sanded and prepared for painting three coats of paint, not including primer. After first coat of paint, the Government is to inspect and verify color selection. Color may be changed after 1st coat. Paint colors and finish to be selected after award. Paint: Coating density:11.68lbs/gal. vol solids 42+/-2%; weight solids 60 +/-2%. Bathroom (three coats, one primer, two finish): primer to have mold killing properties (fungicidal protective coating) and paint is to be mildew resistant finish, except where noted. |
| Q.201 | Attachment 0004 - Seed Project SOW | Seed Project - Period of Performance | The Seed Project SOW requires completion within 300 calendar days. Due to current market lead times for major equipment, please confirm whether the period of performance may be adjusted post-award based on verified procurement durations. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, Period of Performance; Barring any contingencies that arise during construction, the Government requires this project be completed within 360 calendar days. Completion is defined as completion of all contractual obligations and requirements, except for the submission of the final as-built drawings. |
| Q.202 | Seed Project - Subfactor 1B | Seed Project - Period of Performance | Is there a target duration or performance period baseline the Government expects? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, Period of Performance; Barring any contingencies that arise during construction, the Government requires this project be completed within 360 calendar days. Completion is defined as completion of all contractual obligations and requirements, except for the submission of the final as-built drawings. |
| Q.203 | Attachment 0004 - Seed Project SOW | Seed Project - Period of Performance | Could you please confirm whether weather-related delays are considered part of, or excluded from, the 300 calendar day performance period under the Seed Project? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, Period of Performance. |
| Q.204 | Attachment 0004 - Seed Project SOW | Seed Project - Roofing | Will the entire existing metal roof be replaced? Or only the area over the First floor Entry? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 1(E); Remove the entrance roofing system (only for the canopy); and 4(J)(11); Install new roofing system over canopy entrance. |
| Q.205 | Attachment 0004 - Seed Project SOW, Section 1.E / Section J | Seed Project - Roofing | The SOW references removing and replacing the entrance roofing system and "contract new roofing system matching existing." Will the building's main roof be replaced, or is this limited to the entrance canopy/overhang roofing only? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 1(E); Remove the entrance roofing system (only for the canopy); and 4(J)(11); Install new roofing system over canopy entrance. |
| Q.206 | Attachment 0004 - Seed Project SOW, Submittals | Seed Project - Submittals | Please confirm required content for each design submission (30%, 70%, 100%), review durations, and submission format/platform. Confirm Maryland PE stamping requirements for final documents. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, Submittals During the Contract: #11 and #12. |
| Q.207 | Attachment 0004 - Seed Project SOW | Seed Project - Submittals | Will Specification format be standard SPECSINTACT? | No |
| Q.208 | Attachment 0004- Seed Project SOW | Seed Project - Submittals | Referencing the provided as-built drawings, in the existing lobby area, there are two single servive mens & womens restrooms. Please confirm those are existing to remain. | Reference Attachment 0012 - Seed Project SOW Floor Plan Layout. |
| Q.209 | Seed Project - Subfactor 1B | Seed Project - Submittals | What level of schedule detail is expected (e.g., summary schedule vs. full CPM)? | Please review Attachment 0001 - NCR MATOC SOW attachment 1.7 Project Schedule. |
| Q.210 | Section L.4.1.2 Sub-Factor 1B: Seed Project | NCR MATOC Section L.4.1.2.1 | The solicitation requires Offerors to detail how they plan to staff, permit, and complete the Seed Project with a schedule.<br><br>Could the Governmet clarify whether submission of a summary level baseline demonstrating the Offeror's approach to achieving the 300-day period of performance is sufficient? | IAW RFP Section M.4.1.2.1; The Government will evaluate the Offeror's technical capability approach in meeting the requirements of the Seed Project SOW, incorporated as Attachment 0004. To be considered acceptable, Offerors must provide evidence of a Performance Bond and Payment Bond in the amount proposed for the Seed Project, and detail how it plans to staff, permit, and complete the Seed Project with a schedule. |
| Q.211 | Section L.4.1, Sub-Factor 1A | MATOC SOW Section 5 - Key Personnel | Are Lawful Permanent Residents (LPRs) who are E-Verify eligible permitted to serve as Key Personnel on this contract? If so, is approval by the COR required per AR 25-2? | Key Personnel must meet all qualifications and certifications as required by the NCR MATOC SOW. |
| Q.212 | Attachment 0002 - Rate Sheet | MATOC SOW Section 5.4 - Site Safety and Health Officer | Attachment 0002 - Rate Sheet includes NTE hourly rates for Project Manager, Project Superintendent, and Quality Control Manager, but does not include Site Safety and Health Officer (SSHO), which is identified as Key Personnel in SOW Section 5.4. Please clarify whether SSHO labor costs are required to be proposed as part of Attachment 0002, and if not, how SSHO costs should be addressed in the pricing. | Reference revised Attachment 0002 v2 - NCR MATOC Rate Sheet; as the SSHO has been incorporated into this attachment. |

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| Q.213 | Attachment 0001 - NCR MATOC SOW Para 4.5 (Pg. 29 of 101) | NCR MATOC | Will the contractor tags mentioned in Attachment 0001 section 4.5 be provided by the government? If not, will an approved vendor list be provided? | It is the responsibility of the Contractor to provide and complete. Reference Attachment 0001 - NCR MATOC SOW dated 26SEP2025, para 4.5; Contractor Tag: Contractor shall physically tag all newly installed component/equipment/systems. Tagging shall state the Model Number, Serial Number, and installation date. (pg. 29/101) |
| Q.214 | Attachment 0001 - NCR MATOC SOW Para 4.5 (Pg. 29 of 101) | NCR MATOC | Will the government provide the numerical sequence for the unique item identifier? | It is the responsibility of the Contractor to provide and complete. Reference Attachment 0001 - NCR MATOC SOW dated 26SEP2025, para 4.5.2; Item Unique Identification System: Contractor shall use an item unique identification system of assigning, reporting, and marking DoD property with unique item identifiers that have machine-readable data elements to distinguish an item from all other like and unlike items. |
| Q.215 | Attachment 0001 - NCR MATOC SOW Attachment 1.8 - Equipment Warranty Tag Form | NCR MATOC | We request the government to provide the warranty tag specifications for the warranty tag in attachment 1.8 Equipment Warranty Tag – Sample. | Reference Attachment 0001_SOW Attachment 1.8 - Equipment Warranty Tag Form: Contract #: NCR MATOC Contract # (provided at award); Equipment Nomenclature: Brief Description of Equipment; Serial Number: Serial # of Equipment; Task Order #: Task Order # (provided at award); Model #: Model # of Equipment; Contractor: Contractor Name and Address; MFG Expires: Date of MFG warranty expiration; Contractor Warranty Expires: Date of Contractor warranty expiration; Subcontractor Name: Subcontractor Name who will utilizing equipment (if applicable) |
| Q.216 | Attachment 0004 - SOW | Seed Project - Submittals | Submittals do not appear to match the SOW - please modify the listing of submittals to match the scope of work or revise the scope to match the submittal requirements. | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, Submittals During the Contract. |
| Q.217 | Attachment 0004 - Seed Project SOW | Seed Project - Telecommunications | Are there any Audio/Visual system requirements in the offices and/or any conference spaces? | A conference space is required as part of the Seed Project SOW. Reference Attachment 0012 - Seed Project SOW Floor Plan Layout. |
| Q.218 | Attachment 0004 - Seed Project SOW | Seed Project - Telecommunications | No telecommunication system is referenced. Please confirm that no telecommunications scope is required as part of the Seed project. | A telecommunication system is not a requirement within the Seed Project SOW. |
| Q.219 | Attachment 0004 - Seed Project SOW | Seed Project - Telecommunications | What are the IT/Telecom requirements for the offices? | IT/Telecom requirements for the offices are not a requirement within the Seed Project SOW. |
| Q.220 | Attachment 0004 - Seed Project SOW | Seed Project - Telecommunications | What's the extent of communications technology and security design? | Communications technology and security are not a requirement within the Seed Project SOW. |
| Q.221 | Attachment 0004 - Seed Project SOW | Seed Project - Telecommunications | Please confirm whether the contractor is responsible for providing new data cabling, telecom racks, patch panels, or conduit pathways for IT systems. | Data cabling, telecom racks, patch panels, and conduit pathways for IT systems are not requirements within the Seed Project SOW. |
| Q.222 | Attachment 0004 - Seed Project SOW | Seed Project - Telecommunications | Please confirm whether the project requires installation or relocation of any security systems, including access control, intrusion detection, or CCTV. | Installation and relocation of security systems, access control, intrusion detection, and/or CCTV are not requirements within the Seed Project SOW. |
| Q.223 | Attachment 0004 - Seed Project SOW | Seed Project - Tile/Carpet | Can we assume the First floor offices will receive carpet tiles? | Yes. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(F)(2); Each room is to have...Install carpet tiles. |
| Q.224 | Attachment 0004 - Seed Project SOW | Seed Project - Tile/Carpet | Is the hallway to receive new vinyl floor tiles to match the offices? | Yes. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(D)(4); Hallway...Install vinyl floor tile (18" x 34"), with four-inch high cove base. |
| Q.225 | Attachment 0004- Seed Project SOW | Seed Project - Tile/Carpet | The General Requirements mention Carpet/Tile. Where is carpet tile expected to be installed | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, para 4(F)(2) and 4(D)(4). |
| Q.226 | Attachment 0004 - Seed Project SOW | Seed Project - Tile/Carpet | What is the current subfloor condition and what material is the subfloor where the ceramic tile and LVT flooring is to be installed? | The current subfloor is concrete and is in good condition. |
| Q.227 | Attachment 0004 - Seed Project SOW | Seed Project - Windows | In the SOW there is a listing of submittals which includes window design. There are no new windows identified for the project. Where are the new windows? | Window design and specification has been removed from the Seed Project SOW. Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, Submittals During the Contract #15; Window treatment samples and specifications. |

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| Q.228 | Attachment 0004- Seed Project SOW | Seed Project-Cabinets | Section 4.G.7 - What type of finish is required for oak cabinets? | Reference revised Attachment 0004 - Seed Project SOW dated 15APR2026, General Requirements #11; Cabinets: Contractor is to provide samples after award for government selection. Various color samples are to be provided by the contractor and final color determination will be made after award. |
| Q.229 | Attachment 0004 - Seed Project SOW | Seed Project SOW - Building 4504 - APG, Maryland | Will the applicable wage determination for the Seed Project (Building 4504, APG, Maryland) be provided? If not, should offerors use the current prevailing wage determination for Harford County, Maryland (Building Construction) available on SAM.gov? | Offerors are to utilize Attachment 0002 - NCR MATOC Rate Sheet - NTE for Key Personnel only, and propose a ceiling rate for each annual year of the contract against the Key Personnel Labor Categories. For all other labor categories needed under this requirement, the Davis Bacon Act wage rates apply. |
| Q.230 | Attachment 0004 - Seed Project SOW | Seed Project SOW - Building 4504 - APG, Maryland | Is there a preferred lighting control system, sensor/dimmer hardware manufacturer, or integration protocol? | No. |
| Q.231 | Attachment 0004 - Seed Project SOW | Seed Project SOW - Building 4504 - APG, Maryland | Is emergency stand-by power (generator or UPS) required for any areas? | No. Back-up power is not a requirement of the Seed Project SOW. |
| Q.232 | Attachment 0004 - Seed Project SOW | Seed Project SOW - Building 4504 - APG, Maryland | Will a grease interceptor be required for the kitchen waste system? | No. |
| Q.233 | Attachment 0001 - NCR MATOC SOW | NCR MATOC | Is it the Government's intent that there should be NO NARRATIVES describing the scope of work involved in the example projects? | IAW RFP Section L.5.1.1.1; For all past performance contracts / task orders cited, Offerors shall detail how the cited effort is relevant to the NCR MATOC requirement, identyfying specific elements of the NCR MATOC SOW that were performed/completed on the |
| Q.234 | Attachment 0001 - NCR MATOC SOW | NCR MATOC | Is if the Government's intent that the RELEVANCY responses for project examples be listed in a separate section of the proposal, or should these responses be included within the project examples' information? | IAW RFP Section L.5; "The Offeror shall provide past performance information regarding recent and **relevant** Government contracts / task orders….". IAW RFP Section L.5.1; "Offerors shall provide a minimum of three (3) and a maximum of five (5) Government contracts / task orders that demonstrate successful past performance within the last seven (7) years of issuance of this RFP, valued at $1,000,000 or greater, **relevant** to the tasks described in the NCR MATOC SOW, incorporated as RFP Attachment 0001." IAW RFP Section L.5.1.1.1; "For all past performance contracts / task orders cited, Offerors shall detail how the cited effort is **relevant** to the NCR MATOC requirements, identifying specific elements of the NCR MATOC SOW that were performed/completed on the cited project." |
| Q.235 | Attachment 0001 - NCR MATOC SOW | NCR MATOC | Will the Government consider completion of an IBEW Journeyman Apprenticeship Program, which is a 4-5 year Department of Labor (DOL)-registered apprenticeship program, as meeting the requirement for an "accredited" credential under SOW Section 5.1.11? Additionally, will the Government consider such a program as equivalent to an associate's degree, consistent with how DOL-registered apprenticeship programs, such as the IBEW Journeyman program, are nationally recognized, competency-based training programsthat combine structured classroom instruction with extensive on-the-job training and are subject to Federal oversight and accreditation standards. Clarification will help ensure Offerors propose qualified personnel with relevant industry-recognized credentials while maintaining consistency with workforce development practices commonly accepted across Federal construction programs. | The required education, experience and credentials for the Project Manager must be IAW those found at Attachment 0001 - NCR MATOC SOW. The IBEW Journeyman Apprenticeship Program is not acceptable. |

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| Q.236 | Attachment 0001 - NCR MATOC SOW | NCR MATOC | Reference Section L.5.1.1.2, which requires that a Past Performance Questionnaire (Attachment 0003) be completed and submitted for all cited past performance contracts. Additionally, reference Section M.5.1, which states that "both data submitted by the Offeror and data independently obtained by the Government may be used to evaluate past performance," and DFARS 252.204-7024 (Notice on the Use of the Supplier Performance Risk System), incorporated into this solicitation.<br><br>Government Contracting Officer Representatives (CORs) and technical representatives responsible for our cited past performance contracts have indicated they will not complete a new Attachment 0003 Past Performance Questionnaire because Final CPARS evaluations for these contracts have already been completed and are available in CCASS (CPARS Access System). These Government officials have stated that the official CPARS evaluation constitutes their documented performance assessment and that completing a separate, solicitation-specific PPQ would be duplicative of the evaluation already recorded in the Government's own past performance reporting system.<br><br>Given that (1) Final CPARS evaluations for the Offeror's cited contracts are already accessible to the Government through PPIRS/SPRS/CCASS, (2) this solicitation incorporates DFARS 252.204-7024 authorizing use of SPRS data, and (3) Section M.5.1 expressly permits the Government to use independently obtained performance data:<br><br>(a) Will the Government accept the Offeror's submission of its Final CPARS evaluation reports for cited contracts in lieu of Attachment 0003, where the responsible Government official has declined to complete a separate PPQ because the Final CPARS is already on record in CCASS?<br><br>(b) Alternatively, will the Government rely on the Final CPARS evaluations already available in PPIRS/SPRS for contracts where the responsible Government official has declined to complete Attachment 0003, without prejudice to the Offeror's past performance rating, provided the Offeror identifies the applicable contract numbers and CPARS evaluation periods in its Volume II narrative?<br><br>(c) Will Offerors be deemed non-compliant or risk receiving an Unacceptable past performance rating solely because a Government official declined to complete Attachment 0003 for a cited contract that has a Final CPARS evaluation on record in CCASS? | RFP Section L.5.1.1.2 remains unchanged. |
| Q.237 | Attachment 0004 - Seed Project SOW | Seed Project | Occupancy During Construction; Will the building remain occupied during construction? | No |
| Q.238 | Attachment 0004 - Seed Project SOW | Seed Project | LED Lighting; Is the intention to have integral occupancy/vacancy /sensing in the fixtures? | Yes |
| Q.239 | Attachment 0004 - Seed Project SOW | Seed Project | Receptacles on floor; Are receptacles 10' on center required in all spaces? Does this apply for corridors? | Yes |
| Q.240 | Attachment 0004 - Seed Project SOW | Seed Project | Breakers; Where are combination GFCI/AFCI intended to be placed beyond code? What devices are to be protected beyond code? | No special protection is required beyond NEC requirements. |
| Q.241 | Attachment 0004 - Seed Project SOW | Seed Project | Is an electrical service upgrade included in the scope of work? | Yes |
| Q.242 | Solicitation Instructions | Solicitation | Please confirm PPQ evaluations submitted directly to the Government are not included in the page count/limit for the associated Volume. | PPQ evaluation submissions sent directly to the Government are not included in the page count/limit for Volume II - Factor 2, Past Performance. |
| Q.243 | NCR MATOC | NCR MATOC | Does the Government intend to award full 5-year base period to the successful bidders if the offeror is to graduate from small business during the contract duration? | Yes. The base contract will be awarded as a 5-year IDIQ type vehicle, with two (2) option years available, if needed. Contractors must be a registered small business at time of proposal submission and contract award. Reference revised Attachment 0008 - NCR MATOC Section L v6; Offerors must be a certified Small Business, with an active registration in the System for Award Management (SAM) and have a Commercial and Government Entity (CAGE) Code at time of proposal submission, and contract award. |
| Q.244 | NCR MATOC | NCR MATOC | Once a contractor becomes a MATOC holder, are they guaranteed that status for the life of the contract? | Reference revised Attachment 0001 - NCR MATOC SOW dated 24APR2026, section 1. Contract Description; which incorporates on-ramp/off-ramp language applicable to this contract. |
| Q.245 | Section L.6.1 | NCR MATOC | Are key personnel required to be dedicated full-time to the MATOC or to individual task orders, or may personnel be shared across multiple task orders? | Requirements for Key Personnel are provided within Attachment 0001 - NCR MATOC SOW dated 24APR2026. Work under the NCR MATOC will be provided via Task Orders executed against the MATOC. Key Personnel must fulfill their respective position descriptions IAW Attachment 0001 - NCR MATOC SOW 24APR2026 on all Task Orders awarded to the specific MATOC Holder with which they are employed. Key Personnel must filfill their job duties concurrently when simultaneous task orders occur. |