ATTACHMENT 0004 – SEED PROJECT

STATEMENT OF WORK

Project Title: Convert 4504 to Office Area
Date: February 25, 2026

Description of Work: Provide all plant, labor, materials, equipment and supervision to perform all work necessary for design and construction converting barracks to office space. First floor Building 4504. Maryland P.E. (Professional Engineer) stamp required.

General Requirements:

1. At the conclusion of the work under this contract, the Contractor shall conduct an operations and maintenance training class for Government maintenance personnel for the fire protection system and HVAC (heating, ventilations and air conditioning). The Contractor shall video tape the training and render to the Government two copies of the video tape at the conclusion of the project.
2. Paint: 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.
3. All lights to be LED (light emitting diode) with motion detections and dimmers switch.
4. A combination of GFCI (ground faults circuit interrupter) and AFCI (Arc-fault circuit interrupter) shall be used.
5. Tile/Carpet: 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. Ceramic Tile: minimum PEI (porcelain enamel institute) 3. Carpet tiles: Carpet Materials; 100% Nylon; Backing; Unitary Backing (or minimum 28 lb tuft bind), Construction: Textured Loop. Density: Minimum 7000 oz/yd3, Dye Method: 100% solution Dyed, Gauge: 1/10, Stitches per inch: 9.8, Finished Pile Thickness: 0.144 inches, Pile weight 28 oz/ yd2, Flammability: The minimum critical radiant flux shall be no less than 0.45 watts per square centimeter, as tested in accordance with NFPA (National Fire Protection Association) 253, Static Propensity Permanent conductive filament. 3.5 K.V. (kilovolt) or less (as tested in accordance with AATCC (American Association of Textile Chemists and Colorists))-134, ADHESIVE & SEALANT: Provide a waterproof, non-flammable, and non-staining adhesive for carpet installation meeting applicable air quality standards governed by the Clean Air Act. Adhesives shall comply with applicable regulations regarding toxic and hazardous materials IAW the Environmental Protection Agency (EPA), Department of Transportation (DOT), and Occupational Safety and Health Administration (OSHA), with a maximum VOC (volatile organic compound) content of 50 grams/liter. Provide adhesive with

flashpoint of minimum 60 degrees C (Celsius)/ 140 degrees F (Fahrenheit) in accordance with ASTM (American Society for Testing and Materials) 3278. Adhesives shall meet minimum standards as specified by carpet manufacturer. Any primer shall meet these standards and be compatible with other materials. All carpet seams, lineal and widthwise shall be sealed with an approved carpet seam sealant. Sealant shall meet minimum standards as specified by carpet manufacturer. Sealants containing trichloroethane and/or toluene are not approved. Seam sealant shall have a maximum VOC content of 50 grams/ liter.

6. 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.
7. Counters and sinks: 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.
8. Window treatments are to be in the white color family. 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.
9. The contractor's Project Manager and Quality Control Manager shall attend weekly progress meetings chaired by the Government's Project Manager.
10. Grout shall be sealed with mildew resistant sealant.
11. All paint surfaces are to be primed. Primer is to be stain blocking, mildew resistance, seal odors and a sealant.
12. All paint surfaces are to be sanded and prepared for painting <u>three</u> coats of paint, not including primer. After first coat of paint, the Government is to inspect and verify color selection. <u>Color may be changed after 1st coat.</u> 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.
13. Drywall includes tape and joint compound, sanded.

Period of Performance: Barring any contingencies that arise during construction, the Government requires this project be completed within 300 calendar days. Completion is defined as completion of all contractual obligations and requirements, except for the submission of the final as-built drawings.

Existing Conditions: Proposed site is Building 4504.

Hazardous Material: Our survey records have identified Asbestos Containing Material and lead base paints. Mercury may be present in the lighting system.

1. Demolition
   A. Remove the current block walls bathroom and associated plumbing, fixtures, mirrors, closets, electrical etc. in the bedrooms (2 plus 2).

B. Remove asbestos.
C. Remove and properly dispose of all debris.
D. Remove piping systems.
E. Remove the entrance roofing system.
F. Remove carpet/tile.
G. Remove HVAC system, 1st floor only.
H. Remove ceiling system.

2. Mechanical
   A. Install new HVAC system to accommodate the new space and layout.

3. Electrical
   A. Provide duplex receptable electrical outlets (20 amps.) every ten feet along each wall throughout the floor.
   B. Panel is to be upgraded to meet code.
   C. Lighting is to be upgraded to meet new configuration IAW the National Electrical Code (NEC) which mandates specific safety, functionality, and energy efficiency by specifying location, control, and installation standards.
   D. Provide an electrical room to house all electrical panels and fire alarm panels in existing short apparatus bay. Room shall have (1) overhead light circuit switched and (1) 20-amp circuit duplex outlet.

4. Architectural
   A. CMU walls are to be sealed with mold resistant sealer. Walls to be metal studded with drywall and painted.
   B. Exterior walls to be R23 insulated.
   C. Provide new window treatments blinds 2.5-inch slats vinyl
   D. Hallway:
      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.
      2. Replace existing hallway exit door with new steel minimum 90-minute fire rating exit door and frame with panic hardware, emergency sign and emergency light.
      3. PVC baseboard molding 4-inch height.
   E. Each room is to have:
      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.
      2. Install vinyl floor tile (18”x36”), with four-inch-high cove base.
      3. Separate climate control.
   F. Reconfigure the laundry room into a male and a female bathroom:
      1. Toilet stalls (two for men's; three for women's, one each requires ADA compliant) with heavy duty exhaust fans over each stall. Powdered-coated steel doors/partition/urinal dividers.
      2. Two urinals 1 gallon or less per flush, manual flush (Not water less). (men's only)

3. Three granite under mount sink and granite counter (minimum four feet) and fixture including mirrors the length of the countertop. Each sink is to have one electrical outlet. Two paper towel dispenser and two soap dispensers. Counter to have ceramic back splash six inches.
4. Single control faucets, solid brass construction, ceramic disc valves, High-temperature limit stop.
5. One 20amp electrical outlet per sink.
6. Ceramic tile walls (4”x8”) four feet high (orientation: tall side upward direction), remaining wall to be drywall; ceramic floors tiles (12”x 24”), and grout to be treated with mildew resistant sealant.
7. Electrical outlet minimum of every 10 feet with ground fault circuit, interrupter (GFI or DFCI).

G. New Kitchen in Bay: Convert TV Room into a new kitchen:
1. Counter system garbage disposal, 1725 rpm, 1 hp, continuous feed, stainless steel. Switch near sink.
2. Granite counter (white color group) full length of wall with three-inch matching granite splash guard.
3. Under mount stainless steel double deep bowled sink.
4. Stainless steel, commercial grade, 140-degree swivel, pull down sprayer, touchless/touch on single-handle faucet.
5. Wall over the countertop and sink is to be porcelain tiles. Grout is to be sealed for waterproofing. Overhead light fixture over sink switched separately.
6. Various color samples are to be provided by the contractor and final color determination will be made after award.
7. Over counter oak cabinets and base counter oak cabinets with stainless steel hardware (samples of pulls, knobs and hinges to be submitted for selection). Also to have waste pull out container; two tier cookware organizers; tall pantry with slide; and corners to have lazy Susan turnstile shelf system.
8. All cabinets are to be commercial grade with ball bearing slides.
9. Electrical outlet minimum of every 10 feet and 4 feet max in kitchen counter area with ground fault circuit interrupter (GFI or GFCI).
10. Install vinyl floor tile (18”x36”), with four-inch-high cove base.
11. Install new roofing system over entrance.
12. Install one new exit doors with panic hardware, emergency sign and emergency light.
13. Construct room with a mop sink.
14. Interior walls are to be finished with drywall with paint interior including trim with one coat primer and two coats semi-gloss finish paint. Paint colors shall be white.
15. Various color samples are to be provided by the contractor and final color determination will be made after award.

H. Fire Protection System
1. Procure the service of a qualified fire protection engineer.
2. Install fire sprinkler system.

3. Install fire alarm system and panel which will be compatible with the current system used by the APG Fire Department.
4. This shall be a wet system.
   a. Provide and install new addressable Fire Alarm Control Panel (FACP), power supplies and transmitter at locations to be identified by the fire department. This room shall have 24hr. HVAC support for cooling. The new fire alarm system shall have remote annunciators field located and recessed/surface mounted as required by the latest code. Contractor shall locate the FACP in the same room where the sprinkler equipment is located currently. The annunciator panel shall be located by the front entrance of the building. The exact location shall be coordinated with the fire department thru the COR. Provide and install new compliant field wiring in RED EMT (emergency medical technician) connected to new addressable detection and notification devices. New pull stations shall be properly located at all exit doors and be located no further than 60 inches from the exit door measured form the latch side. All existing pull stations, if any, shall be demolished. Contractor shall provide and install all new tamper switches, flow switches, and duct detectors and associated wiring. Provide and install new detector/horn/strobe devices throughout the building to replace the existing devices. All old bells, horns and strobes, if any, shall be demolished after the new system is accepted. All old fire alarm wiring and conduit, if any, shall be removed from the building. All conduits that are placed into the wall shall be cut and marked EMPTY with black permanent marker or labelled and black plastic capped. Empty conduits through walls shall be sealed with fire rated caulk. Do not reuse existing conduit. All new ceiling and wall wiring shall be run in exposed RED conduit.

      The new system will be installed by qualified NICET (National Institute for Certification in Engineering Technologies) technicians. A NICET Level III (Fire Alarm Systems) supervisor shall be on site at all times. The system should be designed and installed in the overhead with main trunk lines located in the common hallways. All junction boxes shall be RED and clearly marked with the appropriate circuit identification. All wall mount junction boxes shall be RED if not recessed. Any device that may require an alternate field location will be approved by the Contracting Officer's Representative (COR). All new duct smoke detectors shall be addressable. All duct smoke detectors shall activate alarm for building evacuation. Heat/smoke/carbon monoxide detection shall be located in all boiler, electrical, and mechanical rooms. A minimum of two (2) addressable heat detectors shall be located overhead in weatherproof enclosures in these spaces.

I. Contract mop sink near bathrooms.
J. Contract new roofing system matching existing.
K. Exterior Work:
1. Exterior work for ADA (Americans with Disabilities Act) compliant:

modify existing parking lot and sidewalk to accommodate two ADA parking spaces (one Van, other car). This includes markings and signage.

Important Services and Permit Requirements: Contractor shall be responsible to obtain the necessary permits/plans as listed below:

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

Important Services and Permit Requirements: Contractor shall be responsible to obtain the necessary permits/plans as listed below:

1. Excavation Permit
2. Coordination with Privatized Utility (i.e. City of Aberdeen, City Light & Power, BG&E, etc.)
3. Soil Stockpile Plan if required based upon the design.
4. Asbestos Health and Safety Plan/Activity Hazard Analysis

Submittals with Proposal:

1. Cost Proposal via Contractor Bid Sheet
2. Schedule

Submittals During the Contract:

1. Doors design and specification.
2. Windows design and specification.
3. Carpet and tile design and specification.
4. Garbage disposal design and specification.
5. Range design and specification.
6. Counter design and specification.
7. Cabinets design and specification.
8. Sink design and specification.
9. Faucet design and specification.
10. Tile design and specification.
11. Paint, Ceiling Grid and Tile, exhaust fans, Dryvit, Canopy, HVAC units. design and specification.
12. Design at 30%, 70% and 100%.
13. As-built drawings.
14. HVAC system, light fixtures, paint colors, roof materials.
15. Flow Test Report
16. Window treatment
17. Fire suppression equipment

SEED PROJECT SITE VISIT:

Date: Monday, 23 March 2026
Time: 0900 – 1100 EST

Project Location: 6474 Springfield Street, Building 4504
Aberdeen Proving Grounds (APG), Maryland 21005
See Attachment 0007 – Seed Project Site Visit Map

Site Visit POC: Ray McDermott
raymond.j.mcdermott.civ@army.mil
(410) 306-2352

Visitor Access Information is located at this link:
https://home.army.mil/apg/about/visitor-information

Seed Project Site Visit Instructions: Interested Contractors are welcome to visit the site during the hours of 0900-1100 EST on the date specified above. Questions regarding the seed project will not be entertained during the Site Visit. All Contractors are to submit Site Visit questions against the NCR MATOC RFP W51EW7-26-R-A002 to the POCs provided below:

Danette Wilson; danette.d.wilson.civ@army.mil
Amy Hahka; amy.k.hahka.civ@army.mil

No phone calls will be entertained to answer questions regarding the Site Visit. All questions must be submitted in writing against the NCR MATOC RFP. Responses to submitted Site Visit questions will be provided via an amendment to the solicitation. No photography allowed during Site Visit, or pictures captured via cell phones.

SEED PROJECT SOW ATTACHMENTS (EMBEDDED):

APG SEED PROJECT ARCHITECTURAL

1. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 ELEV 041759
2. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 ELEV SECTS 041758
3. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 1st FLR PLN 041753
4. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 1st FLR PLN 041754
5. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 DOOR SCHD 041786
6. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 CLG PLN 041761
7. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 RM SCHED 041792
8. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 SIGNAGE 1ST 041797
9. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 SIGNAGE 2ND 041798
10. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 SIGNAGE 3RD 041799
11. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 STAIR PLNS 041783
12. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 TLT PLNS 041784
13. Attachment 0004 SEED PROJ SOW Attach 1991 ENL BRKS PH 4 WIN SCHED 041803
14. Attachment 0004 SEED PROJ SOW Attach 2020 ALTER 1ST FLR BTH 085808
15. Attachment 0004 SEED PROJ SOW Attach 2020 ALTER 1st FLR BTH 085807
16. Attachment 0004 SEED PROJ SOW Attach 1991 ENCLOSURE

APG SEED PROJECT ELECTRICAL

17. Attachment 0004 SEED PROJ SOW 2020 Legends Alter 1st FLR BTH 085812
18. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 2nd 3rd FLR LHTG 041884
19. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 1st FLR LHTG 041883
20. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 1st FLR PWR 041887
21. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 1st FLR RECEPT 041885
22. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 1st FLR SIG 041888
23. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 2nd 3rd FLR RECEPT 041886
24. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 2nd 3rd FLR SIG 041889
25. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 ATTIC SIG 041890
26. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 DEMO SITE PLAN 041875
27. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 LEGD 041881
28. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 LTG FIX SCHED 041882
29. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 PNLDB SCHED 041892
30. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 PWR RISR SIG 041891
31. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 SITE PLN 041877
32. Attachment 0004 SEED PROJ SOW 2008 Panel Schedules Overall Renov 072831

APG SEED PROJECT MECHANICAL

33. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 2nd 3rd FLR PLN 041825
34. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 CONT DIAG 041828
35. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 CONT DIAG 041835
36. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 DETS 041836
37. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 DETS 041837

38. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 DETS 041838
39. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 EQP SCHD 041833
40. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 EQP SCHD 041834
41. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 LGND ABBR 041823
42. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 MCH RM PLN SCT 041827
43. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 MTW DETS 041854
44. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 PROF SW MTW 041853
45. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 SITE PLN CW MTW 041851
46. Attachment 0004 SEED PROJ SOW 2007 MECH PLN UPGD 054886
47. Attachment 0004 SEED PROJ SOW 2014 WTR BFLW DEVICE 079606
48. Attachment 0004 SEED PROJ SOW 2016 WTR BFLW DEVICE 079604
49. Attachment 0004 SEED PROJ SOW 2016 WTR BFLW DEVICE 079605
50. Attachment 0004 SEED PROJ SOW 2020 MECH PLMB ALTER 1st FLR BTH 085810
51. Attachment 0004 SEED PROJ SOW 2020 MECH PLMB ALTER 1st FLR BTH 085811
52. Attachment 0004 SEED PROJ SOW 2020 ALTER 1st FLR BTH 085809
53. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 ATTIC FLR PLN 041826

APG SEED PROJECT OTHER DRAWINGS

54. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 1st FLR DOM WTR 041859
55. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 DWG INDEX 041710
56. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 TITLE SHT 041709

APG SEED PROJECT PARKING

57. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 1ST FLR DOM 041859
58. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 1ST FLR DRN 041855
59. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 2nd FLR DOM 041860
60. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 2nd FLR DRN 041856
61. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 3RD FLR DOM 041861
62. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 3rd FLR DRN 041857
63. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 PLUMB PLN 041872
64. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 VENT RISER 041858

APG SEED PROJECT SANITARY

65. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 2ND 3RD FLR FR PLN 041806
66. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 FDN PLN 041804
67. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 ROOF FRM PLN 041805
68. Attachment 0004 SEED PROJ SOW 1991 ENL BRKS PH 4 SECT DETS 041810

APG SEED PROJECT TITLE

69. Attachment 0004 SEED PROJ SOW 2020 Title Sheet Alter 1st Flr BTH 085806