**SCOPE OF WORK**
**PROJECT NUMBER: 44570**
**18 September 2025**

**PROJECT TITLE**:

Repair Fire Alarm System, Barracks, B9142

**CONTRACT NUMBER**:

1. **Timeline**:

   1.1. Contract Period 300 days.

   1.2. Project Walk: ----------.

   1.3. Proposal Due: ----------

   1.4. Construction Start Date: TBD.

   1.5. Construction Completion Date:

   TBD.

2. **Bid Process:**

3. **Document Level:** 35% Design.

4. **Bid Documents:**

   4.1. Statement of work

   4.2. Drawings

   4.3. Specifications

001 GENERAL:

1) **The limitations:** Currently installed fire alarm system in Building 9142 has reached its limitations; therefore, this project is to replace the entire existing fire alarm system with new fire alarm and mass notification systems in the building. The new fire alarm and mass notification system requires to meet the current UFC 3-600-01 (Change 6) Fire Protection Engineering for Facilities, UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings, UFC 4-021-01 Design and O&M of Mass Notification Systems, AR 420-1 Army regulation, and all the applicable (NFPA) codes and standards requirements. This is a major fire alarm and mass notification system replacement project.

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2) **General Execution Requirements:** Work shall perform as described on Drawings and Specifications prepared by the Director of Public Works (DPW), Fort Benning, which conveys as a 35% design. This should also include the engineering design service and drafting required to provide a complete, 100% set of design drawings and specifications to DPW for review and approval prior to starting work. Absolutely no work can be carried out until the design has been completed and approved by the government.

3) **Liquidated Damage:** In the event the contractor exceeds the completion date established by the task order, liquidated damages in the amount of $420 per day will be assessed.

4) **Design and Engineering:** Fort Benning's DPW Engineering Division will provide the contractor with a set of complete deliverables 35% engineered construction drawings for completion of the project including design and construction and timeline schedule for work completion. The timeline shall include major benchmarks and milestones to provide knowledge of the project and objectives to complete within the construction time scheduled. This is a 35% design bid documents. Contractors are required to submit the 65, 95, and 100 percent design drawings and specifications for the government's approval.

   A) All work shall be in accordance with (IAW) all applicable codes and standards including but not limited to:

      a. American Electrical Institute (AEI)
      b. Technical Manual (TM) 5-811-1
      c. National Electrical Safety Code
      d. National Electrical Code
      e. National Fire Protection Agency requirements.
      f. Installation Design Guide
      g. TM 111 Guidance provided in Fort Benning Environmental Considerations as listed on the projects FB-144R.
      h. United States Army Training and Doctrine Command (TRADOC) Force Protection Program (FPP)
      i. Unified Facilities Criteria (UFC) 3-600-01 (Current Edition)
      j. Unified Facilities Criteria (UFC) 4-010-01 (Current Edition)
      k. Unified Facilities Criteria (UFC) 4-021-01 (Current Edition)
      l. All Memorandums, Ft. Benning, Fire Department Requirement
      m. Construction to be per Ft. Benning Environmental Protection Requirements, Section 01560
      n. Construction to be per Ft. Benning Material Requirements, Construction Products

o. Construction to be per DOD criteria, Army criteria, Ft. Benning criteria, Uniform Building Code, NFPA, Life Safety Code, and local requirements, codes, and restrictions.
p. Access to the site shall coordinate with the DPW Engineering office.

B) Implied specifications: When written specifications do not furnish the standards of work shall be in accordance with Unified Facilities Criteria (UFC), industry standards and Ft. Benning guide specs as issued by the Savannah District Corps of Engineer.

5) **Preparation:** Contractor shall be responsible for field/site visits to obtain and verify measurements, site conditions and to determine existing site conditions, dimensions, and structural support requirements IAW accepted local, state, and federal building practices. All drawings provided to the contractor are for reference/information only and may or may not be current or to scale. Contractor shall provide for any/all deviations to accepted local, state, and federal building practices/codes and bring these to the attention of the Construction Inspector and Contracting Officers Representative for review / consideration by the government. Review the project's FB-144R; Record of Environmental Consideration for compliance prior to initiating any work.

6) **Cost and Pricing:** Within 48 hours of the bid/proposal date and time the contractor shall provide the Architect/Engineer with an itemized list of material and labor cost for review prior to the award of the contract.

7) **Coordination with Other Contractors:** None

8) **Building occupancy:** No

9) **Selective Building Demolition:** None

10) **Salvage:** No

11) **Disposal of Construction Waste:** The Contractor shall be responsible for removing and disposal of all debris created by this project IAW local, state, and federal guidelines and laws. The contractor shall dispose of all debris created by this project in Georgia/Alabama approved Landfill at the contractor's expense. The contractor shall maintain and provide upon request by the KO or the designed representative receipts and haul tickets or bill of laden that construction debris from this contract has disposed of IAW with local, state, and federal guidelines and laws.

12) **Safety:** The contractor shall comply with all governing codes and standards. The contractor shall comply with Fort Benning Safety and Environmental laws and

regulations. The contractor shall perform all work IAW government procedures for entering and working at Fort Benning. The government reserves the right to stop work at any time for safety, security reasons, and for national defense at no cost to the government.

13) **Accessibility to Work Site:** Normal working hours Monday-Friday, 0730 to 1630, excluding Federal Holidays or as approved KO.

14) **Daily Housekeeping:** The contractor shall keep the work area clean and remove all unneeded construction debris daily and/or as directed by the Construction Inspector or Contracting Officer's Representative.

15) **SUBMITTALS:** The contractor shall provide the following information for review and evaluation by the Engineer:

1. Shop Drawings.
2. Conduit entry location, cable termination sizes, mounting.
3. Fire Alarm equipment, devices, cables, and conduits cut sheets.

16) **QUALITY ASSURANCE:**

1. Provide materials and equipment that are products of manufacturers regularly engaged in the production of such products which are of equal material, design, and workmanship. Products should have been in satisfactory commercial or industrial use for 5 years prior to bid opening.
2. The product shall have been on sale on the commercial market through advertisements, manufacturers' catalogs, or brochures during the 5-year period. Products manufactured more than 3 years prior to date of delivery to site shall not be used, unless specified otherwise.
3. The equipment items shall be supported by service organization which are convenient to the equipment installation to render satisfactory service to the equipment on a regular and emergency basis during the warranty period of the contract.

## Replace Fire Alarm System in Building 9142

**General:**

Replace the entire existing fire alarm system in Building 9142 with a new fire alarm system and mass notification system. Contractor shall provide and design a new fire alarm and mass notification system in Building 9142 to meet current Fort Benning Fire

Department requirements. The new fire alarm system must be modified to meet current UFC 3-600-01 (Change 6) Fire Protection Engineering for Facilities, UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings, UFC 4-021-01 Design and O&M of Mass Notification Systems, AR 420-1 Army regulation, and all the applicable (NFPA) codes and standards requirements due to recently changes in the building construction, renovation, and occupancy.

IMCOM has chosen the Honeywell Brand Silent Knight Fire Alarm Control Panel across the Army.

**Project Deliverables Checklist:**

1) This checklist is to be used as a minimum guideline for deliverables for this project.
2) Deliverables shall consist of drawings, narrative, reports, analysis, models, and renderings, etc. that are deemed appropriate and necessary to properly convey the scope of the proposed work along with existing conditions.
3) Provide new EMT conduits as required for this project.
4) Provide new fire alarm wiring and cables for this project.
5) Provide automatic power shut-down capability for all HVAC equipment in Building 9142.
6) Provide 24 vdc photoelectric smoke detectors in all sleeping rooms and duty rooms in Building 9142. Provide and install smoke detector and a fire alarm speaker inside a sleep room.
7) Upon detection of smoke, an audible signal must be activated in the respective sleeping room, dwelling unit/suite, or duty room, send a distinct signal to the facility fire alarm control panel, if required by other sections of this UFC [3-600-01 (Change 6) Fire Protection Engineering for Facilities], and to the Installation fire reporting system, but not activate the facility notification appliances.
8) Connect fiber optic / CAT6 cable(s) from the FACP/MNS panel(s) to the server in the 4$^{th}$ floor communication room.
9) Provide and install a workable fire alarm and mass notification system to meet Fort Benning Fire Department requirements.
10) All circuits are supposed to be Class “X”.
11) Make sure the panel is compatible with the Whelen giant voice system.
12) Provide the design of the new fire alarm system and mass notification system layout plan throughout building 9142 in AutoCAD format. The design drawings shall include all the fire alarm devices, notification appliance devices and initiating devices. The acceptable design drawings in AutoCAD must show the initiating device and notification appliance circuits as well as signaling line circuits.

**New Fire Alarm and Mass Notification System:**

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The fire alarm contractor shall perform work/design work in Building 9142 in accordance with all the latest editions of the Fort Benning Fire Alarm Standard Operating Procedure (SOP), 13855N Fire Alarm Specification, and UFC 3-600-01 (Change 6) Fire Protection Engineering for Facilities, UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings, UFC 4-021-01 Design and O&M of Mass Notification Systems, AR 420-1 Army regulation, and all the applicable (NFPA) codes and standards.

Provide an integrating non-proprietary Class “X” new Fire Alarm and new Mass Notification Systems (MNS). The Mass Notification System shall be able to provide live voice messages and pay back at least nine pre-recorded emergency messages. The proposed MNS panel shall meet the 10 minutes time out requirement (It requires the MNS message will automatically end after 10 minutes for overriding fire alarm signals). Fire alarm contractors shall ensure a signal sent to 911 Center by MNS including a description of specific event code for each message (not a generic code). Local operator consoles (LOC) will be provided next to the fire alarm control panel, and on every floor; therefore, no occupant must travel more than 200 feet to reach a LOC console. Visible notification appliances must provide with a clear lens marked “Alert.” The use of “Fire” is not permitted. Provide FA/MNS speakers mounted on the exterior wall around the building at entrances/exits and outdoor areas (such as courtyards, covered break areas, designated smoking areas, and sidewalk leading from the building’s exit doors to a public street or from parking areas for a distance up to 16- foot from the building) commonly used by the building occupants. More required work for new FA/MNS systems listed below in two new work sections:

<u>New work Section 1</u>:

1) Replace the existing fire alarm system in Building 9142 with the new fire alarm and mass notification system.
2) Remove existing Fire Alarm Control Panel from Building 9142 as indicated on the drawing.
3) Remove all existing fire alarm devices (such as remote power supplies and power cabinets, pull stations, smoke detectors, heat detectors, control modules, monitor modules, relay modules, strobe/horn, strobe only, ceiling mount strobe, fire alarm cables, and so on) from Building 9142.
4) The contractor shall provide the design of the new fire alarm system and mass notification system layout plan throughout building 9142 in AutoCAD format. The design drawings shall include all the fire alarm devices, notification appliance devices and initiating devices. The acceptable design drawings in AutoCAD must show the initiating device and notification appliance circuits as well as signaling line circuits.

5) The use of proprietary fire alarm systems is prohibited. The system must be replaced with Honeywell brand Silent Knight Fire Alarm Control Panel with compatible detection devices, and mass notification systems.
6) Only single clear lens strobes marked “Alert” required for the new fire alarm and mass notification systems. The use of “Fire” is not permitted. Amber strobes must no longer be used. In lieu of amber strobes, clear or white strobes marked with the word “Alert” must be used for the new mass notification systems. Clear or white strobes must be provided for shared use by the facility’s combination mass notification and fire alarm system. The clear or white strobes activate in conjunction with the voice messages over the mass notification or fire alarm system.
7) It shall be the responsibility of the contractor to remove the existing equipment as required to accomplish the new work as shown or implied. The contractor shall refer to the scope of work and/or plans for work shown to determine the extent of demolition required.
8) An area affected by the demolition works shall be repaired and repainted to match the surrounding condition.
9) When removing electrical equipment and systems. All precautions shall be taken to prevent structural damage to the building. The contractor shall coordinate the installation of any structural support required, whether it is temporary or permanent.
10) The contractor shall coordinate and schedule all power interruptions with DPW project manager and DPW electrical engineer in writing.
11) The contractor shall take all necessary precautions during demolition and construction to maintain the integrity and operation of existing life safety and emergency egress equipment.
12) Contractors can reuse existing conduits if removal would result in demolishing walls, ceilings, concrete slabs, and so on. The reused conduits shall meet all the current Fort Benning Fire Department codes and requirements.
13) The contractor shall visit the site and carefully examine the site location affected by this work before submitting proposals, to become familiar with the existing conditions and difficulties that will affect the execution of the work. Submission of a proposal will construe as evidence that such an examination has been made and later claims for labor, equipment or materials required because of difficulties encounter shall not be recognized.
14) The drawings from this bid document are only 35% design. The contractor shall complete the design 100% and the final (fire protection) design shall meet all the applicable codes and standards required by the Fort Benning Fire Department.
15) 65% of the design submittal shall be delivered and reviewed by the DPW engineer and Fort Benning Fire Department Inspector.
16) 95% design submittal with comments incorporated from the 65% design review shall be stamped and signed by a professional fire protection engineer. No new

construction work shall start until 95% of the design submittals are approved and returned to the contractor.

17) 100% design submittal and engineered as-built construction documents shall include all final design materials, modifications, and revisions during the construction process. The acceptable As-Built drawings must show all the circuits (such as signaling line circuits, initiating device and notification appliance circuits) connected to the fire alarm and mass notification systems.
18) Army requires construction (shop) drawings and calculations must be prepared by, or prepared under the immediate supervision, of the Qualified Fire Protection Engineer (QFPE).
19) A registered P.E. in a related engineering discipline with a minimum of 5 years' experience, dedicated to fire protection engineering and shall verify with documentation.
20) Upon request, the QFPE shall submit a written copy of their resume indicating education, professional registration, and work experience, along with a letter attesting to their compliance with the requirements of this Section. The letter must include an imprint of their professional engineering stamp with their signature.
21) Two sets of full-size fire alarm design drawings and fire alarm equipment submittal shall be delivered (one set) to Lead Inspector's Office for DES-FP review (7180 Yeager Ave, Fort Benning, GA 31905) as well as (one set) to DPW Engineering Department for review.
22) All Major Projects (this project) require the design, review, and oversight services of a Qualified Fire Protection Engineer (QFPE). A QFPE must be involved in every aspect of the design, construction, and testing / commissioning as it relates to fire protection and life safety. This includes, but not limited to, building code analysis, life safety code analysis, design of automatic fire alarm, detection and suppression systems, water supply analysis, a multi-discipline review of the entire project, construction inspections and witnessing of fire protection acceptance testing / commissioning. This requirement is applicable to engineering services for design-build projects as well as all phases of design-build projects including RFP development, design development, and construction.
23) The QFPE must review the shop drawings, calculations, and material submittals. The shop drawings must bear the Review Stamp of the QFPE prior to submitting the fire alarm system shop drawings to the DFPE.
24) The QFPE must monitor the installation of the fire alarm system and certify in writing that the fire alarm system has been constructed and operated as intended in the design plans and specifications.
25) The QFPE must review the complete 100 percent design drawings and specification submission and document in writing that the design follows the current UFC 3-600-01 and all applicable fire protection and life safety design criteria.

26) With criteria not included in this UFC (UFC 3-600-01, Change 6), fire protection criteria must conform to the requirements of the latest editions of the National Fire Codes. Where criteria are not available from the National Fire Codes, a fire protection design analysis must be submitted to the Designated Fire Protection Engineer (DFPE) for approval.
27) The QFPE must affix their professional engineering stamp with signatures to the shop drawings, calculations, and material data sheets, indicating approval prior to submitting the fire alarm system shop drawing to the DFPE.
28) Fire protection criteria must conform to the requirements of standards, codes, and guides as modified or referenced in this UFC. The primary references include the most recent editions of National Fire Codes (NFPA) and FM Global Property Loss Prevention Data Sheets. NFPA 5000, State or Local building or fire codes must not use.
29) A fire protection design analysis and life safety plans must provide for all Major Projects and must address the fire protection requirements of the project as required by UFC 3-600-01, Change 6.
30) The fire protection design analysis and life safety plans must be submitted with the initial design submission, separate from other disciplines. The final design analysis and life safety plans must be signed and sealed by the QFPE.
31) During construction, the contractor shall maintain compliance with all listed safety codes to include National Fire Protection Association (NFPA) 241 and USACOE EM 385-1-1 under the most current edition. The contractor shall coordinate with Fort Benning Fire Department and their requirement on Building 9142.
32) Hot Work Permit requires for any operations for which work is accomplished IAW NFPA 51B.
33) Require for hot work permits shall coordinate with the Lead Inspectors office prior to any hot work operation. Due to scheduling and mission requirements, it recommends an initial permit required seven (7) business days prior to work start.

<u>New Work Section 2</u>:

1) Provide and install a class “X,” 4-wires intelligent/analog addressable fire alarm system in accordance with federal and Army regulations. The contractor shall verify and recommend the location of the new fire alarm control panel.
2) Provide and install a mass notification system as indicated on the drawing. The contractor shall verify and recommend the location of the new mass notification panel.
3) The new class “X” fire alarm control panel shall be able to broadcast audible message, live voice message, fire message, and voice recording message throughout the building.

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4) The fire alarm control panel must have the ability to store at least 400 events in the history log. These events must be stored in a non-volatile memory and remain in the memory until the memory is downloaded or cleared manually.
5) Resetting of the fire alarm control panel must not clear the memory from retrieved on the integral LCD display.
6) The fire alarm control panel must have an integral LCD 80 character (minimum) alphanumeric display.
7) Provide all smoke detectors connected to the FACP with an adjustable alarm verification feature. Initially set the alarm verification at 20 seconds.
8) Fire alarm wiring shall be Class X with a single fault on a pathway connected to the addressable devices, which shall not cause the loss of more than 50-addressable devices and if less than 50 no more than half of the addressable devices shall not be lost with IP communication.
9) All fire alarm systems shall be UL 864, current compliant. All MNS shall be Underwriters laboratory (UL) 2572 compliant.
10) Secondary Power shall be 48 hours for all systems to include all the associated appliances and devices.
11) Provide and install exterior weatherproof FA/MNS speakers on Building 9142 to meet the current Unified Facilities Criteria (UFC) requirements.
12) Provide and install local operator consoles (LOC) with weatherproof enclosure throughout Building 9142; therefore, no occupant must travel more than 200 feet to reach an LOC console.
13) Device priorities shall be as follows: MNS main panel MIC, LOCs, MNS main panel prerecorded messages circuits 1-9 with circuit one (1) with the highest priority going to circuit nine (9), fire alarm system, carbon monoxide, and finally general PA system.
14) MNS LOCs installed in the areas that are open to the public shall have unrestricted access to the LOC.
15) If a remote fire alarm panel (remote annunciator) is provided in the structure, a LOC shall be provided next to the remote fire alarm panel.
16) All LOCs that are not easily identifiable shall be labeled on the front of the LOC cabinet in a minimum of 1-inch lettering, in contrasting color.
17) MNS announcements shall provide inside all occupied spaces to include, but not limited to, the elevator, mechanical, POL, storage, or other areas determined by the AHJ.
18) Any room containing the fire alarm control panel (FACP) shall have signage on the door indicating FACP. The sign shall be in contrasting color (example: red/white) with 2-inch lettering.
19) Carbon monoxide detection shall be installed to provide coverage in all facilities that are serviced by natural gas, propane, or any other combustible gases or liquids. Provide and install **carbon monoxide** devices at Building 9142.
20) All detection devices require pulling their back-up power from the FA/MNS system. No nine (9) volt batteries shall be permitted.

21) All local operating consoles (LOC) shall be installed at the same height as a manual pull station.
22) The MNS shall require transmitting trouble, supervisory, and alarm functions to Fort Benning Central Station while meeting the requirements of NFPA 72. All messages shall be point addressable regardless of how activated.
23) Smoke/heat detectors and associated electronic components shall mount in a twist-lock module that connects to a fixed base. Provide terminals in the fixed base for connection to building wiring.
24) Provide smoke detectors in accordance with NFPA 101. A smoke detector must be provided for each sleeping room.
25) Provide a smoke detector not closer than 3 feet from air-supply diffuser or return-air opening.
26) Provide a smoke detector not closer than 12-inches from any part of lighting fixture.
27) Ensure smoke detector spacing does not exceed 30 feet in diameter.
28) Upon detection of smoke, an audible signal must be activated in all sleeping rooms within the dwelling unit and send a distinct sleeping room smoke detector signal to the Facility fire alarm control panel and to the installation fire reporting system but not activate the facility notification appliances.
29) The signal to the FACP and fire reporting system may be an alarm or supervisory signal, as determined by the DFPE.
30) The audible signal in the dwelling unit must be low frequency as required by NFPA 72.
31) Primary and secondary power for the smoke detectors must be provided from the fire alarm control panel.
32) Provide a minimum of one notification appliance circuit per floor. Each notification appliance circuit must include 25 percent spare capacity.
33) Visible notification must be provided in all normally occupied, public and common use areas (e.g., break rooms, corridors, auditoriums, or conference rooms).
34) Visible notification must be provided in all normally unoccupied areas (such as mechanical rooms, electrical rooms, janitor rooms, storage areas, communication closets and other similar spaces) greater than 900 $ft^2$.
35) Visible notification is required in any normally unoccupied area where the ambient noise is loud enough to require hearing protection (e.g., compressor room).
36) Visible notification must be provided in all offices that are designed for, or may contain, more than four people at any one time.
37) Visible notification is not required in single person offices, unless the office assigned to a person with a hearing impairment that would require a visible notification appliance.
38) Visible notification is not required in bathrooms serving single person offices, unless the office assigned to a person with a hearing impairment that would require a visible notification appliance.

39) Visible notification appliances must provide with a clear lens marked “Alert.” The use of “Fire” does not permit.
40) For systems using voice evacuation or combined with the mass notification system, the default fire alarm voice evacuation message should be a female voice.
41) Manual pull stations must be provided at all exits, regardless of occupancy. Manual pull stations must be located within five feet of the exit door. The 200-foot travel distance to a manual pull station noted in NFPA 101 is not applicable.
42) Provide addressable double-action type manual pull stations with mechanical reset features. If the manual pull station requires a key for reset, it must be the same key as required for the fire alarm control panel.
43) Provide a minimum ¾” EMT conduit for all fire alarm wiring in accordance with Fort Benning Fire Alarm and Mass Notification SOP. All conductors must install EMT conduit.
44) Pull all conductors splice free; conductors must be continuous from device to device. The use of wire nuts, crimped connectors, or twisting of conductors is prohibited.
45) All signaling line circuits must be minimum 18 AWG. Initiating device and notification appliance circuits must be minimum 16 AWG.
46) All devices must have screw terminals. Where devices are only provided with pigtails from the manufacturer, pigtails must land on terminal strips mounted within the junction box.
47) All terminations must be at a terminal strip or the device screw terminals. Terminal strips are only permitted where direct connection to a device is not possible. (e.g., pigtails off a rate-compensating heat detector).
48) Provide surge suppression (SPD) for all signaling line circuits, initiating device circuits, or notification appliance circuits that leave or enter a Facility’s exterior enclosure.
49) SPD must provide at the first location where connections made that are close to where the circuit enters or leaves the facility, prior to connection to any other devices when feasible.
50) SPD does not require devices connected directly to the facility exterior when the Facility itself does provide with lightning protection (i.e., an electric bell or speakers mounted on the exterior wall of the Facility.)
51) Provide primary power in accordance with UFC 3-520-01. This includes the provision of a lock-on circuit breaker.
52) Provide SPD on all 120 VAC circuits to control panels, subpanels, transmitters, amplifier panels, and booster panels. SPD must have both a UL 1449 and UL 1283 listing and must be in an adjacent hinged terminal box.
53) Fire alarm control panels used for control or release of fire suppression systems must be listed by NRTL for releasing service.
54) Provide a separate releasing panel independent of the facility fire alarm system panel to activate the system.

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55) Electronic solenoids used for release of the suppression system must be listed by NRTL for use with both the releasing panel and the suppression equipment.
56) Provide rechargeable batteries per NFPA 72 to operate the releasing panel under supervisory conditions for 48 hours and alarm conditions for an additional 15 minutes. Include the full current draw of the solenoid in the battery calculation.
57) When more than one panel is used, each panel must be monitored independently by the Facility fire alarm control panel. Ensure the fire alarm control panel connects to the main service ground. Install a ground wire from the main service ground to the fire alarm control panel.
58) The fire alarm system shall transmit using an IP transmitter in combination with or without a DACT communicator. DSC TL 300CF is a compatible transmitter, but any IP transmitter that is compatible with a DSC Sur-Gard III IP receiver shall permit.
59) Provide and install (a new IP Dialers) IP transmitters to communicate between fire alarm control panel and post fire stations' telephone/Mastermind Automated System (MAS) at the 911 Center in accordance with the MAS format/template.
60) The contractor shall go through the Garrison Command IT team to get the new MAC address registered.
61) Provide fiber or ensure fiber is installed for the fire alarm transmitter.
62) The new fire alarm system will be able to drive Notification Appliance Circuit (NAC) devices.
63) The contractor's lead on-site fire alarm technician must be at least a NICET Level III technician and factory-certified by the manufacturer of the equipment installed.
64) A certified factory trained fire alarm designer is required to design the complete working Fire Alarm System.
65) A certified fire alarm technician is required to supervise the fire alarm installation, adjustment, preliminary testing, and final testing of the system and to provide (operation and maintenance instructions) training to the government personnel as required.
66) Provide and obtain a dedicated 120V AC service (primary power circuit) from incoming power source ahead of all building services and disconnect switches.
67) Provide secondary power circuit as a backup power source for the fire alarm control panel to meet the requirements of NFPA 72.
68) Provide surge suppression on all incoming 120 VAC circuits.
69) Specify and design class "A" Style 6/7 Signaling Line Circuit (SLC) configuration installed throughout the building.
70) Ensure system SLC configuration in class "A" Style 6/7 Initiating Device Circuit and Notification Appliance Circuit (NAC) in class "A" Style Z configuration.
71) Provide rechargeable battery (Lead-Calcium) with sufficient ampere-hour rating to operate the system for at least for 48 hours normal and 5 minutes alarm time for horn/strobe systems, and 15 minutes alarm time for speaker/strobe systems in accordance with NFPA 72.

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72) Provide two separate conduits, one for outgoing and another for returning circuit wires to ensure a single accident cannot impair the entire system.
73) Ensure the supply and return portions of the risers shall not be in the same stairwell or shaft.
74) Factory painted red enamel on all concealed fire alarm conduits and conduits located in storage rooms, mechanical rooms, and utility rooms.
75) Provide a fire alarm system in accordance with NFPA 72. The system must consist of an outside electric horn with alarm switches located strategically throughout the project. Electric power for the alarm must be taken from the house-current supply line on the line side of the main switch through an independent switch and circuit breaker.
76) Maintain NFPA 101 Life Safety requirements throughout the building.
77) The Mass Notification system shall be able to broadcast at least 9 pre-recorded emergency messages.
78) Contractor's lead on-site fire alarm technician must be at least a NICET Level IV in fire alarm system to supervise the design of the Mass Notification System.
79) The contractor must provide verification of the above-mentioned lead technician's qualifications, failure to meet these qualifications will disallow the contractor from bidding on the system.
80) The submitted final set of fire alarm drawings must be stamped by a fire protection professional engineer as required by the UFC.
81) UFC 4-021-01, Section 4-4.5 Power Supply Features requires MNS/FACP system that meets at least the minimum NFPA 72 requirements for standby power capacity. In addition, secondary (standby) power should provide as follows: immediately upon loss of normal AC power, the standby source of power shall provide a minimum of 60 minutes of mass notification at the maximum connected load.
82) Contractor shall be responsible for providing a fire alarm system capable of transmitting the correct output to the 911 Center in accordance with the MAS format or template.
83) The contractor shall replace the compatible supervisory tamper switch and water-flow switch with the new fire alarm control panel in the buildings. The water-flow switch must have no time delay capability.
84) Contractors shall replace the compatible tamper switch for each fire protection system control and replace the compatible vane type water flow detectors for wet pipe sprinkler systems with the new fire alarm control panel.
85) Connect the existing fire sprinkler system to the new fire alarm and mass notification system.
86) The contractor requires us to upgrade the layout of both Fire alarm strobe speaker and MNS strobe speaker to meet/obtain the required CIS requirement (score of 0.8) per UFC 4-021-01. The contractor shall evaluate speaker coverage and dB setting in the apparatus bay area to obtain the CIS score of 0.8.

87) All penetrations in smoke or fire rated walls resulting from construction, repair, or other work, sealed with fire department approved material.
88) The HVAC shut down devices required by UFC 4-010-01 shall be monitored by the fire alarm system. The LOC can program to shut down the HVAC or have a standalone button.
89) Provide and install emergency power off (EPO) station to de-energize equipment during an electrical fire. Connect the EPO station to the fire alarm control panel. Consider an emergency power shutdown management system or equal.
90) Replace the compatible supervisory tamper switch and water-flow switch with the new fire alarm control panel per manufacturer's recommendations. Connect the existing fire sprinkler system to the new fire alarm control panel (FACP).
91) Contractors shall furnish all labor, provide, and install all materials and equipment by federal, state, and local codes and standards.
92) The contractor shall coordinate work with all other trades, project drawings, project manager's instruction and owner's direction.
93) All work performed by the contractor shall guarantee free from defects of material and workmanship for a period of one year after the date of final acceptance.
94) Acceptance of the submittals or portions thereof does not relieve the contractor from complying with the contracting documents and applicable codes and standards.

17) **Statement of Work-General:** Work shall include this SOW, Drawings, and Specifications as titled but not limited to all materials, labor, supervision, support services, equipment and tools required to replace the fire alarm system.

## 5. Customer Approval:

5.1. Business Name (print)_____

_____

5.2. Signature: _____
Officer or Business owner

5.3. Name and Title (print)_____

_____

Date: _____

**SCOPE OF WORK**
**PROJECT NUMBER: 44570**
**18 September 2025**

# STATEMENT OF WORK

## 1. Antiterrorism / Operations Security Requirements

The Contractor shall comply with Government personal identity verification procedures implemented in Homeland Security Presidential Directive (HSPD) – 12, Office of Management and Budget (OMB) Guidance M-05-24, and Federal Information Processing Standards Publication (FISP PUB) number 201. Contractor and all associated subcontractor employees shall comply with applicable installation, facility and area commander installation/facility access and local security policies and procedures provided by government representative. The contractor shall also provide all information required for background checks to meet installation access requirements to accomplish by installation Provost Marshal Office, Director of Emergency Services or Security Office. The contractor workforce shall comply with all personal identity verification requirements as directed by the Department of Defense (DoD), Headquarters Department of the Army (HQDA) and/or local policy. In addition to the changes otherwise authorized by the changes clause of this contract, should the Force Protection Condition (FPCON) at any individual facility or installation change, the Government may require changes in contractor security matters or processes.

1 AT Level I Training: All contractor employees, including subcontractor employees, requiring access to Army installations, facilities and controlled access areas shall complete AT Level I awareness training within 30 calendar days after contract start date or effective date of incorporation of this requirement into the contract, whichever is applicable. The contractor shall submit certificates of completion for each affected contractor employee and subcontractor employee, to the COR or to the contracting officer, if a COR is not assigned, within 30 calendar days after completion of training by all employees and subcontractor personnel. AT level I awareness training is available at the following website: http://jko.jten.mil. AT Level I training is an annual requirement if option years are exercised.

2 Access and General Protection/Security Policy and Procedures: Contractor and all associated sub-contractors' employees shall provide all information required for background checks to meet installation access requirements to be accomplished by installation Provost Marshal Office, Director of Emergency Services or Security Office. The contractor workforce must comply with all personal identity verification requirements (FAR clause 52.204-9, Personal

Identity Verification of Contractor Personnel) as directed by DOD, HQDA and/or local policy. In addition to the changes otherwise authorized by the changes clause of this contract, should the Force Protection Condition (FPCON) at any individual facility or installation change, the Government may require changes in contractor security matters or processes.

2a Contractors Requiring a Common Access Card (CAC): N/A.

2b Contractors that do not Require CAC, but Require Access to a DoD Facility or Installation: Contractor and all associated sub-contractors employees shall comply with adjudication standards and procedures using the National Crime Information Center Interstate Identification Index (NCIC-III) and Terrorist Screening Database (TSDB) (Army Directive 2014-05/AR 190-13), applicable installation, facility and area commander installation/facility access and local security policies and procedures (provided by government representative), or, at OCONUS locations, in accordance with status of forces agreements and other theater regulations.

3 AT Awareness Training for Contractor Personnel Traveling Overseas: N/A.

4 iWATCH Training: The contractor and all associated sub-contractors shall brief all employees on the local iWATCH program (training standards provided by the requiring activity ATO). This local developed training will be used to inform employees of the types of behavior to watch and instruct employees to report suspicious activity to the COR. This training shall be completed within 30 calendar days of contract award and within 30 calendar days of new employees commencing performance with the results reported to the COR NLT 30 calendar days after contract award.

5 Army Training Certification Tracking System (ATCTS) Registration for Contractor Employees who Require Access to Government Information Systems: N/A.

6 OPSEC Standing Operating Procedure/Plan: The contractor shall adhere to the Government's Operations Security (OPSEC) Standard Operating Procedure (SOP)/Plan during the entire period of performance.

7 Operations Security (OPSEC) Training: N/A.

8 Information Assurance (IA)/Information Technology (IT) Training: N/A.

9 Information Assurance (IA)/Information Technology (IT) certification: N/A.

10 Contractors Authorized to Accompany the Force: N/A.

11 Performance or Delivery in a Foreign Country: N/A.

12 Handling or Access to Classified Information: N/A.

13 Threat Awareness Reporting Program: N/A.

Additionally, the contractor shall adhere and conform to all safety, security and attendance requirements that apply to the supported office. The contractor is required to attend and participate in all organizational meetings, training, and emergency preparedness events and is required to vacate the Government office work site when no sufficient Government oversight is available.

**-- End of Antiterrorism / Operations Security SOW --**