

**STATEMENT OF WORK
PORTABLE OFFICE SPACE
ANDERSEN AIR FORCE BASE (GUAM)**

GENERAL: The contractor shall provide all personnel, labor, materials, transportation, and equipment to provide mobile office workspaces with a minimum square footage of 1,440 sq ft and associated equipment.

SUMMARY:

Date In-Place: NLT 10 days after contract award.

Total period of performance including mobilization: 365

REQUIREMENTS:

Each unit must contain:

- a. Overhead lighting (with emergency lighting)
- b. Adequate air condition system
- c. Power receptacles
- d. LAN cabling with wall jacks
- e. Fire extinguisher
- f. Central power breaker system, labeled to indicate lights/wall receptacles

Vendor will provide a securing mechanism that prevents damage to surrounding areas, and keeps the containers in place during sudden inclement weather or high wind conditions (typhoons).

Vendor must follow all safety and traffic procedures while operating on base.

Vendors performing on flight line must perform FOD checks prior to entering/exiting the flight line.

Maintenance required will be at responsibility of vendor and serviced throughout terms of lease.

Frequency: Vendor may make multiple pre-coordinated deliveries.

DETAILS:

1. Requirements:

- a. Provide new/like new ISO certified standard modular workspace units. Location for delivery of units is: Andersen AFB, Guam. No more than 2 units, with a total square footage of no less than 1,440 sq ft.
- b. Each modular workspace unit shall have insulation on all ceilings and vertical interior walls. Insulation shall be rated as a minimum of R-30 rating insulation thickness.
 - I) Insulation shall be faced/laminated with a vinyl covering for all exposed surfaces within the interior of the modular workspace unit.
 - II) Insulation utilized shall be in accordance with NAIMA202-96® (Rev. 2000) Standard for Flexible Fiber Glass Insulation laminated for use in metal buildings or equivalent.

- c. Prewired each modular workspace unit and install with 110 and 220 volt electrical outlets wall mounted.
 - I) Installed 110/220 wiring gauges shall be in accordance with American Wire Gauge (AWG) standards for support of at minimum 100 Amp service.
- d. The contractor shall provide a central power breaker system in each modular workspace that allows the modular unit's to be secured if necessary. The power panel will also be properly labeled indicating the breaker switch controlling lights and wall receptacles.
- e. Prewired each modular workspace unit to accept external commercial three phase electrical power or generator.
 - I) Overhead lighting sufficient to provide proper illumination throughout the modular unit.
- f. Provide new two (2) each; dual air conditioning units. Minimum capacity for each air conditioning unit: 10,000 BTU, 250.
- g. Each modular workspace unit will have electrical outlets every six feet with a minimum of two per wall.
- h. Each modular workspace unit shall have wiring for twenty four (24) LAN cables with wall jacks (CAT 5 or better) every 6 feet. Modular units will also be equipped to accept external LAN cable runs.
- i. Each modular workspace unit will have a shelf capable of holding several electrical appliances (router/printer/fax/etc), with data ports and electrical outlets in close proximity.
- j. Each modular workspace shall have a locking mechanism on each entry door.
- k. Each modular workspace unit shall have one fire extinguisher.
- l. Each door will have emergency exit signs for door that illuminates if power failure occurs.
- m. The contractor shall provide two sets of keys for each entry door. Keys should be labeled/numbered indicating which modular workspace entry door key secures. If more than one modular unit is delivered, then each key set will also be labeled indicating the modular unit. The contractor shall provide a securing mechanism (concrete footings) that prevents damage to surrounding areas, and keeps the containers in place during sudden inclement weather or high wind conditions.
- n. Contractor shall provide typhoon tie downs on each side of the modular workspace.
- o. Contractor shall provide wooden decks/steps for each modular workspace unit.
- p. Contractor must have capability of constructing a portable partition that separates the modular workspace allowing for two work areas.

- q. The contractor shall be responsible for the delivery, mobilization and arrangement of the modular workspace units to location specified in 1.a. configure/locate each modular workspace unit as directed. The contractor shall be responsible for the pickup, shipment, and demobilization of the modular workspace units upon the end of the contract; to include all furniture provided and in accordance with all local laws and regulations.
- r. The contractor shall clean up all debris and discard all material associated with the mobilization and demobilization of the modular workspace units.

Notes:

- a. Contractor personnel shall abide by all security requirements of the base installation command.
- b. In the event of an incident that involves damage to contractor or government property, or personnel, the contractor shall immediately:
 - 1) Inform the contracting officer within 24 hours after the occurrence.
 - 2) The contractor will provide details of the accident in writing to the contracting officer and the command safety office.
- c. A competent, English-speaking foreman or superintendent, with the authority to act on behalf of the Contractor, must be present at the delivery site at all times when work is going on.
- d. Contractor shall maintain unescorted base access for all its personnel performing installation. A government official will act as escort for all controlled areas where installation occurs.
- e. Alternate proposals may be considered. The contractor may propose readily available modular units that sufficiently meet the subscribed needs of the Government; however, no exceptions shall be made for paragraph 1.a. through 1.b.

Security:

- a. All personnel employed by the contractor in the performance of this PWS and any representative of the contractor entering the Government installation in the performance of this PWS, shall abide by all security regulations of the installation and in order to register at the Pass Office for a base pass. Citizens from certain countries are currently banned from entering U.S. installations; Security Forces maintains a list of these banned countries. This includes individual contractor employees; therefore any contractor employee who is a citizen of one of these countries is subject to change without modification or amendment to the PWS or contract.
- b. The contractor must have all employees badged at the Andersen AFB Pass and Registration Section to work on this contract. All personnel will undergo a background check (note: there is a minimum 72 hours required for processing checks). Any persons denied entry during the background check, will not be permitted on the base for any

reason. All contractor personnel who are cleared for entry will receive a contractor's badge and register all vehicles in accordance with current Andersen AFB guidelines. Individuals will be escorted to the final installation location by Government personnel once they clear the Pass and Registration Section for maintenance work.