STATEMENT OF WORK

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PROJECT TITLE: Renovation of Building 6; Task Order 1 (Security and Force Protection)
LOCATION: Tucson Border Patrol Sector HQ, 2430 S. Swan Rd, Tucson, AZ 85711
DATE: 15 June 2026

1.0 GENERAL INFORMATION

1.1 Project Objective: The purpose of this project is to enhance the physical security of a 2,700 SF modular facility (Building #6) to support 24-hour operations for Special Operations Command North (SOCNORTH). The facility will be accommodating 30 personnel and associated IT infrastructure. This Statement of Work will improve overall physical security to help secure the building, personnel, and information. Prior to starting work, the contractor shall receive a Notice to Proceed (NTP) from the government.

1.2 Field Verification: The Contractor shall field verify all dimensions, existing conditions, and utility locations prior to submitting a proposal or ordering materials. Measurements provided in attachments are approximate. All field verifications shall be coordinated thought the COR 5 days in advance.

1.3 Submittals: The Contractor shall submit material cut sheets and any samples to the Contracting Officer Representative (COR) for approval 5 days prior to ordering materials or beginning installation.

1.4 Reference Drawings and Document Control: The Contractor shall perform all renovation, electrical, and physical security upgrades in accordance with the Government-provided technical drawings. Due to the operational sensitivities of this facility, the architectural and security drawings are designated as Controlled Unclassified Information (CUI) and are incorporated by reference into this Performance Work Statement (PWS). These drawings will not be publicly posted. Vetted offerors may request access to the drawings through the Contracting Officer (KO) prior to submitting a proposal. In the event of a discrepancy between the text of this PWS and the provided drawings, the Contractor shall immediately notify the Contracting Officer.

2.0 SCOPE OF WORK

2.1 Demolition and Site Preparation: The contractor shall remove all existing windows. Infill openings to be flush with existing exterior and interior walls, matching existing insulation values and finishes. The Contractor is responsible for the removal and legal disposal of all construction debris in accordance with local, state, and federal regulations.

2.2 Architectural and Structural Repairs: The Contractor shall replace all non-serviceable exterior building skirting. Non-serviceable is defined as skirting that is cracked, broken, or no longer securely fastened. Install additional insulation where framing is accessible to improve temperature regulation. Construct a security vestibule immediately inside the main entrance door roughly 4’ wide x 8’ deep x 8’ tall with door framing that can support an ICD-705 SCIF door and lock package, door in a box sound group 3 or 4. Improve the sub-flooring, framing, and add footers to support the weight of the SCIF door and frame (to be installed within the security vestibule).

2.3 HVAC: The Contractor shall install two new interior wall-mounted 1-ton mini-split units. One unit shall be installed in the server room and one shall be installed in the main office area. Condensers shall be placed outside on a concrete pad with

refrigerant lines running through a small penetration in the wall to facilitate install. Exact placement of these two units shall be approved by the COR prior to installation.

2.4 Electrical: The Contractor shall ensure electrical system in the building can support 30 workstations, server room equipment, HVAC units, and server rack cabinet (VS3354). Each workstation contains 3 monitors, 3 laptops, and a KVM switch. HVAC units include two exterior-mounted 4-ton units and two 1-ton mini-split units. Server room equipment includes 3 server rack cabinets (VS3354 model number) and associated servers. If the electrical system is insufficient, contractor shall propose a solution and associated cost to upgrade the electrical system to meet requirements. Contractor shall evaluate back-up power capabilities of the building. If back-up power exists, contractor shall identify the capacity and impact to surrounding buildings. If back-up power does not exist, the contractor shall propose a solution and associated cost to install required connections to install a back-up generator and provide a recommended model and capacity generator. The contractor shall ensure the security vestibule is sufficiently lighted.

2.5 Certifications: The Intrusion Detection System (IDS) must be installed by a UL 2050 certified installer. Proof of certification must be submitted to the COR prior to installation.

2.6 Perimeter Fencing: Install a 6' high chain-link fence with a minimum 10' standoff distance from the building. Top the fence with concertina wire. This will be provided as Government Furnished Material. All fence posts shall be set in concrete. If 10' standoff distance cannot be obtained, approval from the COR is required. Two gates shall be installed. One ADA-compliant personnel gate with a cypher lock and one 6' wide lockable equipment gate. Gate locations shall be approved by the government prior to installation.

2.7 SCIF Door and Hardware: Install one SCIF door assembly in accordance with ICD-705 standards. Install a GSA approved, X10 high-security combination lock and exit crash bar. The door shall be as per the attached cut sheet (not RF) with appropriate Kaba Mas X10 combination lock with crash bar exit hardware.

2.8 Electronic Security Systems: Install a CCTV system with monitoring capabilities, zoom/pan control, and 30-day video storage retention. Exterior cabling must be in rigid conduit. Install a new IDS compliant with ICD-705 (see attached ICD-705 document), UL 2050 Extent 3, and NEC. All devices must be on the Approved Product List (APL) https://www.idmanagement.gov/fips201/. All cabling shall be in rigid conduit (see requirements in ICD 705). The system must be monitorable by a UL 2050 certified monitoring station.

3.0 GENERAL REQUIREMENTS

3.1 Security and Access Control: Provide information for NACI background checks for all personnel no less than 7 business days prior to accessing the site. All background screenings will be completed by the Tucson Border Patrol Security manager. All personnel must be a United States Citizens, have a valid

Identification Card, and provide Social Security Number for background check. All Contractors shall provide proof of the listed requirements to the COR within the required time. All Contractors shall comply with all Tucson Border Patrol Sector HQ security policies and procedures, to include the National Crime Information Center Interstate Identification Indes (NCIC-III), Terrorist Screening Database (TSDB), AFI 31-101, and AFI 10-245. Local procedures and security policies may be obtained through SOCNORTH as needed. If needed, an in-person meeting can be coordinated with local CBP and SOCNORTH personnel to ensure the contractor is aware of all security policies and procedures.

3.2 **Administrative Requirements**: SAM.gov Registration Requirements: The Contractor must possess an active registration in the System for Award Management (SAM.gov) database prior to the submission of their proposal and must maintain an active registration status without interruption throughout the entire period of performance of this contract. The Contractor's registration must include a valid Unique Entity ID (UEI) and an active Commercial and Government Entity (CAGE) code. Failure to maintain an active SAM.gov registration during performance shall constitute a material breach of contract and may result in the withholding of payments or termination for default.

3.3 **Work Hours**: 0600-0559 local time, Monday through Sunday and as SOCNORTH's operational schedule allows, excluding Federal Holidays. Any work scheduled on a Federal Holiday requires written justification submitted 48 hours in advance for approval. The contractor's place of performance is on an active Border Patrol compound and inside an active and accredited operational building that requires strict coordination and escorts; it is the contractor's responsibility that any work performed shall be in a manner that will minimize disruptions to the Tucson Border Patrol and SOCNORTH.

3.4 **Stop Work Order**: Work may be temporarily stopped for operational requirements and only the Contracting Officer Representative (COR) can issue a stop-work order. This stop-work order may result in an increase in the time required for project completion, or in the Contractor's cost properly allocable to the performance of this SOW. All stop-work order claims shall be submitted to the COR for processing.

3.5 **Warranty and Quality Control**: Provide a minimum 1-year warranty on all materials and labor from the date of acceptance. Contractor shall respond to warranty calls within 24 hours. Maintain a Quality Control Plan (QCP) to ensure all SOW requirements are met. The government reserves the right to require revisions to the QCP if quality standards are not maintained.

3.6 **Government Furnished Utilities**: The government will furnish electricity for construction purposes at no cost to the contractor. The contractor must not interrupt power to the existing exterior panels on the West side (supplying BPHQ containers) without 48-hours prior approval. All power interruption requests shall be submitted to the COR for CBP coordination's.

3.7 Damage to Government Property: Any damage done by the contractor to existing property shall be repaired to prior conditions. The COR will determine if the repair work is sufficient. All repair work will be at the contractor's expense.

3.8 Area of Work: The contractor will be allowed access to all working areas in Building 6. If access to other areas is required, a written request highlighting the purpose of access must be approved a minimum of 5 business days prior. Building 6 will be operational and there might be some instances where access into the building is limited or denied, all coordination shall flow through the COR.

3.9 Clean Up: Areas and access routes shall be kept free of debris, construction material, and vehicles upon arrival, during the workday, and after the workday. The contractor shall remove and properly dispose of all waste material and rubbish generated by the project work.

3.10 Applicable Standards and Codes: All new work performed under this contract shall comply with the most current edition of codes and standards. Where conflicts exist between standards, the most stringent requirement shall apply. Codes and standards include, but are not limited to, NEC, NFPA 70, ICD-705, applicable Unified Facilities Criteria, and manufacturer's recommendations and specifications.

3.11 Unforeseen Hazardous Materials and Abatement: Maintain awareness for potential hazardous materials, including Asbestos-Containing materials and Lead-Based Paint (LBP), during all demolition and renovation activities. If, during the performance of work, the contractor discovers the suspected presence of unforeseen hazardous materials, the contractor shall immediately stop work in the affected area and notify the government within 24 hours. If abatement is authorized by the COR, all handling, removal, and disposal of hazardous materials must comply with applicable EPA and OSHA regulations. The government reserves the right to abate the hazard using an independent entity or negotiate a modification to this contract for the abatement work.

4.0 DELIVERABLES

4.1 Project Schedule: Detailed work schedule submitted on the AF3064 and updated as necessary.

4.2 Material Submittals: Submittals required for two 1-ton mini split HVAC unit, back-up power generator, CCTV system, SCIF door, and IDS devices.

4.3 Reports: Weekly status report with photos and brief description of work completed, work remaining, and estimated completion date.

4.4 Test Results: Final testing results ensuring all systems (HVAC, Electrical, ESS) meet performance requirements.