Statement of Requirements

Conex Refurbishment, Officer Training School (OTS), Maxwell AFB

1.0 Purpose: The purpose of this requirement is to obtain comprehensive restoration services for 27 Conex containers located at the Vigilant Warrior (VW) training site. The restoration is necessary to eliminate significant safety hazards posed by severe wood deterioration, restore the environmental integrity of the containers, and ensure their operational effectiveness for training over 5,000 cadets annually.

2.0 Description of Items: The contractor shall provide all necessary personnel, supervision, materials, equipment, tools, and services to perform complete restoration and repair of the 27 Conex containers. The work includes, but is not limited to, the following:

2.1 Structural Component Restoration

2.1.1 Assess and replace all deteriorated wood framing, flooring, and structural elements.

2.1.2 Ensure all replacement materials meet or exceed original load-bearing specifications and comply with military construction standard UFC 1-200-01.

2.1.3 All structural modifications must be certified by a licensed structural engineer.

2.2 Window and Door Frame Restoration

2.2.1 Restore window and door frames to provide a complete weatherproof seal when closed.

2.2.2 Hardware must enable secure locking mechanisms to prevent unauthorized access.

2.2.3 Materials used must resist corrosion and deterioration in outdoor environments.

2.3 Environmental Protection Systems

2.3.1 Achieve complete weather resistance to prevent water, snow, and wind infiltration.

2.3.2 All joints, seams, and penetrations must be properly sealed.

2.3.3 All openings must be sealed to prevent the entry of rodents, birds, and insects.

3.0 Delivery Requirements:

3.1 The contractor shall provide a detailed construction phasing plan to the government for approval. The plan must ensure that a minimum of 70% of the containers remain operational at all times. No more than 12 containers may be out of service simultaneously without prior government approval.

3.2 The work will be performed on-site at the Vigilant Warrior training site located in Elmore County, Alabama. The address is: 407 Lakeland Drive, Titus AL.

4.0 Installation Requirements: The contractor will be responsible for the installation of all new materials and components as part of the restoration services. When material replacement is required, the contractor shall procure and install materials as per specifications approved by Officer Training School (OTS).

5.0 Standard Warranty: The contractor shall provide any Original Equipment Manufacturer (OEM) standard commercial warranty applicable to the products being purchased at no additional cost to the Government. Warranty shall include, as a minimum, technical support, troubleshooting assistance, and replacement of faulty equipment. The contractor must provide a 48-hour response for any warranty issues that affect training operations. All materials shall demonstrate a minimum 15-year service life, with a manufacturer's warranty of a minimum of 10 years on primary structural components.

5.1 Prior to project acceptance, the contractor shall provide the customer with all manufacturer warranties as needed for any component incorporated into this project such as equipment manuals, literature, and other documentation on all equipment.

5.2 Prior to project acceptance, the contractor shall provide the written procedures, points of contact within the company, and required information for all warranty services prior to project acceptance. This information shall include written confirmation of the warranty period, phone numbers and contact information/procedures for technical support, troubleshooting assistance, and replacement of faulty equipment.

6.0 General Information: Items must be brand new. Refurbished items are not authorized.

6.1 Reporting: The contractor is required to provide monthly progress reports detailing progress, materials used, quality control activities, and any safety incidents.

6.2 Quality Control: The contractor shall establish and maintain a Quality Control Program. A Quality Program Plan (QPP) must be submitted within 30 days of contract award. This program will include inspection hold points at 25%, 50%, and 75% completion for each container, with government inspection rights at each phase.