STATEMENT OF WORK
Type of Service or Construction (NAICS)
Temporary Modular Office Building

PR Number:

Instructions: Complete all Bold Elements below and mark N/A for elements that are not applicable and delete sub elements. This will ensure that each element is considered.

1. General:

1.1 **Describes the project in general terms:** The U.S. Fish and Wildlife Service (USFWS) requires a temporary modular office building to support operations at the Neal Smith National Wildlife Refuge during the renovation of the existing Visitor Center and Headquarters building. The work includes providing, delivering, installing, modifying, maintaining, and removing an approximately 36' × 56' modular office trailer with specified interior modifications. It also includes constructing potable water and sanitary sewer laterals from existing systems and installing electrical service from the existing main distribution panel. Refer to the drawings for additional details.

1.2 **Purpose/End Application:** To provide temporary administrative office capacity for staff and operations during the Visitor Center Rehabilitation construction project.

1.3 **Product:** A shelter 36' × 56' modular unit with specified modifications, ADA access components, electrical distribution, installation services, and site restoration requirements. Reference attached layout drawing.

1.4 **Contractor Qualifications:** The Contractor shall be qualified and experienced in the delivery, installation, modification, anchoring, ADA access installation, and removal of modular office buildings. The Contractor shall also be experienced in the installation of underground utilities. The Contractor must comply with all applicable federal, state, and local requirements

1.5 **Other:** N/A

2. Place of Performance and Period of Performance (W**here** and **When)**

2.1 **Location:** Neal Smith National Wildlife Refuge, 9981 Pacific Street, Prairie City, IA 50228. Refer to drawings for location on the refuge.

2.2 **Performance start and end date:** The temporary modular office building shall be installed and fully operational by October 1, 2026. The 12-month base rental period will begin once the building is fully operational and accepted, with optional extension years available.

2.3 Normal duty hours: 8:00 AM – 4:30 PM Monday through Friday.

2.4 Non-duty hours:
Evenings, weekends, and all Federal holidays.

3. Scope

3.1 **The Contractor shall:** Furnish all labor, equipment, materials, transportation, and supervision necessary to deliver, install, modify, maintain, and remove one modular office unit meeting the following specifications:

- A 36' × 56' modular building in accordance with the attached basis of design drawings, including the following features:
    - Restrooms: Two single user ADA compliant accessible restrooms.
    - Kitchen: One kitchen including cabinets, sink/hot water, refrigerator space, water cooler accommodation, and counter receptacles.
    - Private Offices: Four 10’-0” x 12’-0” private offices.
    - Conference Room: One 10’-0” x 20’-0” conference room.
    - Open Space: One 24’-0” x 30’-0” open workspace for cubicles.
    - Secure Closet: One 5’-0” x 8’-0” closet with lockable door.
    - ADA Access Ramp: Provide one ADA compliant access ramp for accessible entry and egress.
- Utility Connections: Install all utilities in accordance with the drawings and connect the modular building to all utilities required for full operation, including (but not limited to) electrical service, potable water, and sanitary sewer.
    - Note: All utilities shall be installed to remain fully operational during Winter freezing temperatures.
- Installation: Perform installation including leveling, blocking, seaming, anchoring, hitch removal/storage, skirting installation, and debris handling.
- Ensure all work complies with manufacturer specifications, safety requirements, and applicable codes.
- Provide removal and site restoration services at end of rental period.

4. Deliverables and/or Delivery Schedule: (for extended list a quote schedule and/or use of line item detail on the PR is recommended)

4.1 **Clearly state the deliverables required, the schedule for delivery, the quantities, schedule (for multiple items):**

- Delivery of modular building to Neal Smith National Wildlife Refuge.
- Fully installed, properly anchored, leveled, and functional modular office meeting all specifications.
- Completion documentation including installation report and confirmation of required modifications.
- End-of-term removal, and cleanup.

4.2 **Identify the type of documentation (printed and electronic-such as manuals) to be provided, as well as those quality indicators desired by the Government:**

- Utility construction and temporary modular office building installation schedule.
- Temporary modular office building floorplan, elevations, and sample images for approval prior to shipment.
- Delivery and installation reports.
- As-built record of modifications.
- Pickup/removal documentation at end of term.

5. Data Management Plan (DMP) for Science Data Agency Reference:
Not applicable. No new scientific data will be created.

6. Government-Furnished Equipment (GFE) / Government-Furnished Information (GFI):
Not applicable.

7. Evaluation and Acceptance

7.1 **The contractor will be evaluated as detailed herein. Government acceptance is contingent upon: [Either state generally or reference the table in 8.2 if used:**

- Past performance constructing underground utilities and providing temporary modular buildings.
- The modular unit meets all required specifications.
- Modifications match the provided drawing.
- ADA access is compliant and properly installed.
- The building is fully operational, clean, and ready for occupancy.

8. Quality Control/Quality Assurance:

8.1 For commercial supplies reference clauses for inspection and acceptance: N/A

8.2 Identify and detail measures for assessing quality control and acceptance; each requirement is unique and a table format is visually friendly and may be desirable:

- Contractor shall maintain quality control of installation, modifications, and removal activities.
- Government may inspect work at any stage to verify compliance.
- Any deficiencies will be corrected at Contractor expense.

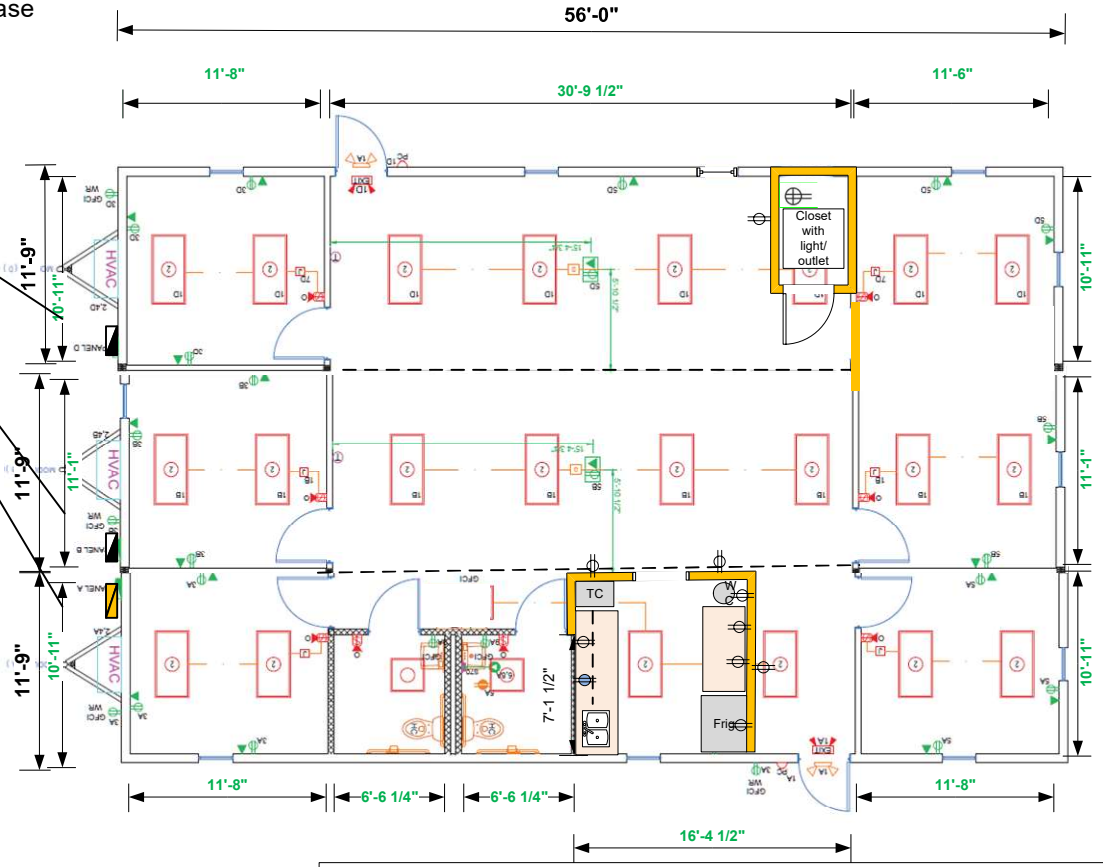
All dimensions are approximate and may not show support posts, electrical, plumbing, mechanical detail. All specs to be verified on factory drawings, Satellite is not responsible for incorrect details for space or project planning.
1" = 3/32"

	Nominal Box Size: 35'-7" x 56'-0"		Approved:_____ Date: _____

Green interior wall dimensions

BASIS OF DESIGN - TEMPORARY MODULAR OFFICE BUILDING

Main Panels Per Floor
Exterior Surface Mounted:
120/240 Volts-Single Phase
A Floor = 150 amps
B Floor = 125 amps
D Floor = 125 amps



Mod2: Closet with light and quad-dedicated outlet.

Mod3: 12' wall removal, close up interior door with matching wall

Mod1: Kitchen –
-3' cased opening – door on mateline won't work well
-Left Side: Upper lower cabinets sink w/hot water (7'-8')- leave 24" for trash can.
-Right Side: 4'-5' Base cabinet only with counter outlets. Space for 40" Frig, 18" water cooler with outlets.
-Outlet exterior door hallway side

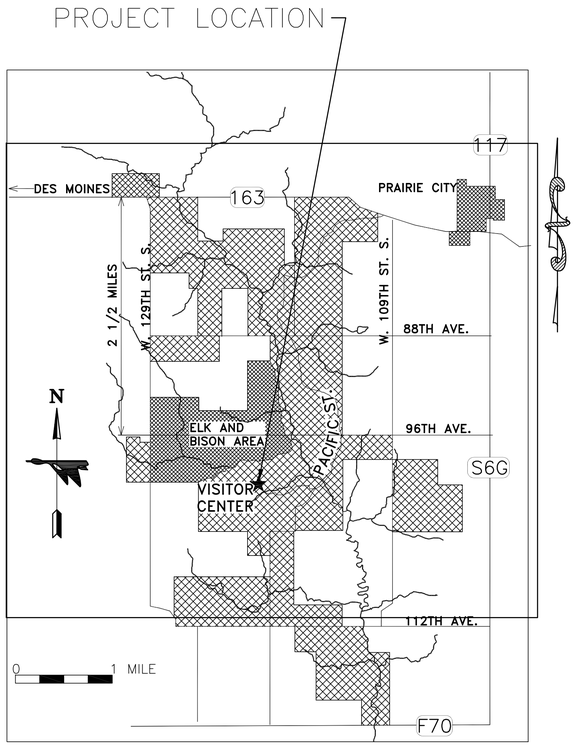
PLOT DATE: May 21, 2026 - 2:03pm
DRAWING STATUS: 50% REVIEW DWG NAME: NLS104001 Cover Sheet.dwg
PROJECT LOCATION: C:\Users\tfuller\OneDrive - DOI\Desktop\

NEAL SMITH NATIONAL WILDLIFE REFUGE
TEMPORARY MODULAR OFFICE BUILDING

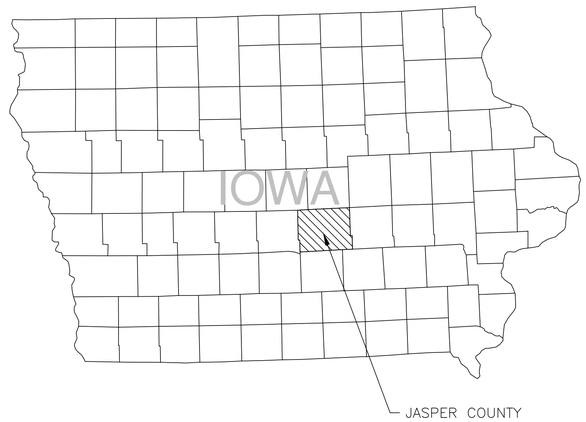
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
MIDWEST REGION NO.3

PROJECT DRAWING SET CODE:
3R-IA-1159-104

Infrastructure Management Division
5600 American Blvd. West, Suite 990
Bloomington, MN 55437-1458



LOCATION MAP
NO SCALE



COUNTY MAP
NO SCALE

DRAWING INDEX

SHT NO.	DESCRIPTION	CADD NAME
1	COVER SHEET, COUNTY/LOCATION MAPS AND DRAWING INDEX	NLS104001
2	REFUGE SITE PLAN	NLS104002
3	ENLARGED MAINTENANCE YARD SITE PLAN	NLS104003
4	TEMPORARY POTABLE WATER AND SANITARY SEWER CONNECTION	NLS104004
5	TEMPORARY ELECTRIC CONNECTION	NLS104006

GENERAL DRAWING NOTE:
THE U.S. FISH AND WILDLIFE SERVICE, REGION 3 CADD DRAWINGS ARE DRAWN ON A 22" X 34" STANDARD "D" SIZE SHEET (FULL SIZE) 100%, WHEN PLOTTING DRAWINGS AT DIFFERENT PERCENTAGES BAR SCALES ON DRAWINGS SHALL BE USED FOR MEASURING.

REVISION	DATE	DESCRIPTION	BY
△			

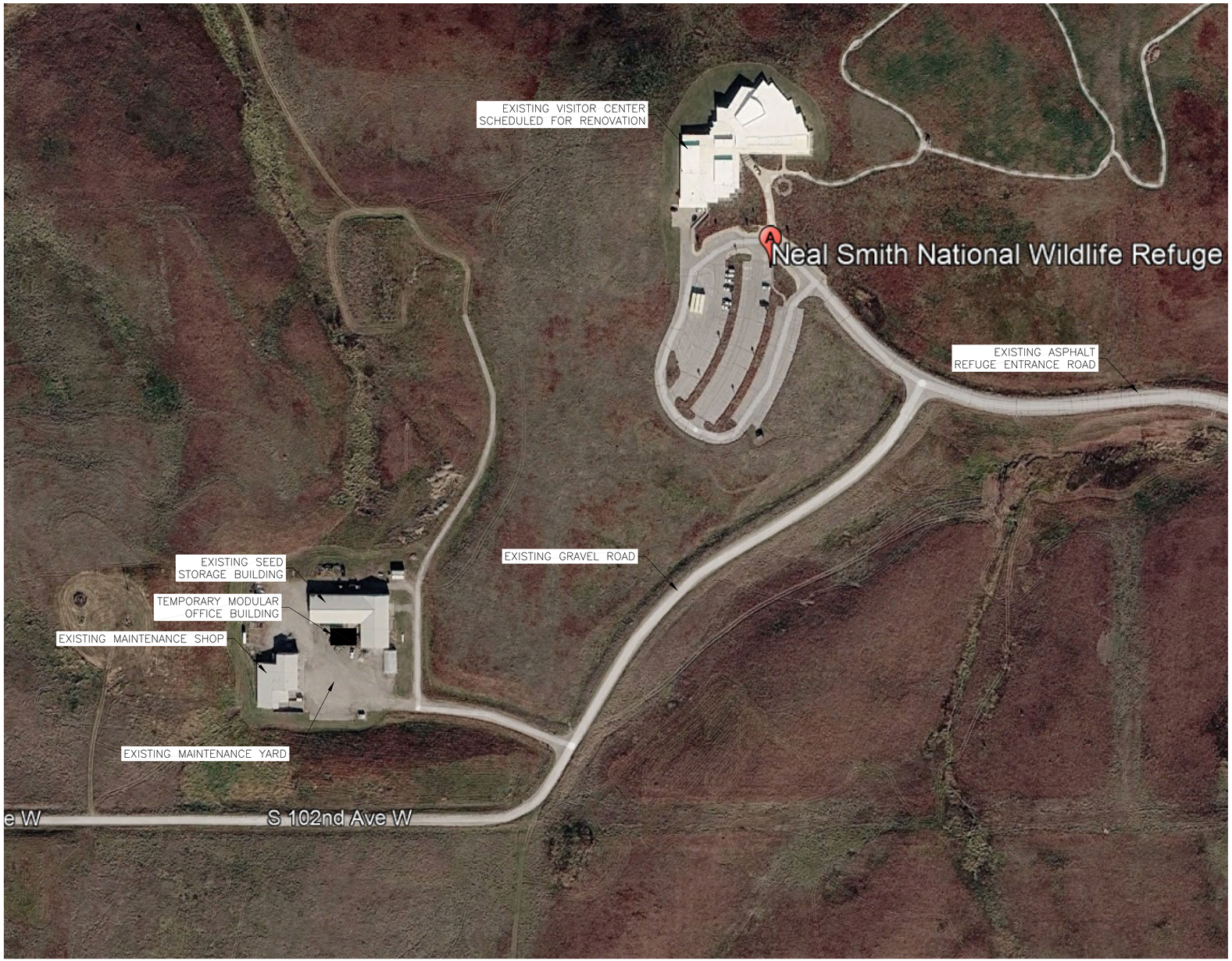
NEAL SMITH NATIONAL WILDLIFE REFUGE
JASPER COUNTY IOWA

TEMPORARY MODULAR OFFICE BUILDING
COVER SHEET, COUNTY/LOCATION MAPS AND DRAWING INDEX

DRAWING SET CODE: 3R-IA-1159-104

DESIGNED: FULLER	**DRAWN:** FULLER	**CHECKED:** WANDERSEE
DATE: 05/21/2026	**CAD FILE NAME:** NLS104001	**SH** 1 **OF** 5

PLOT DATE: May 21, 2026 - 3:17pm



REFUGE SITE PLAN

FOR REFERENCE ONLY

REVISION	DATE	DESCRIPTION	BY
△			

NEAL SMITH NATIONAL WILDLIFE REFUGE

JASPER COUNTY IOWA

TEMPORARY MODULAR OFFICE BUILDING

REFUGE SITE PLAN

DRAWING SET CODE: 3R-IA-1159-104

DESIGNED: FULLER	**DRAWN:** FULLER	**CHECKED:** WANDERSEE
DATE: 05/21/2026	**CAD FILE NAME:** NLS104002.DWG	**SH** 2 **OF** 5

DRAWING STATUS: 50% REVIEW DWG NAME: NLS104002 Refuge Site Plan.dwg
PROJECT LOCATION: C:\Users\tfuller\OneDrive - DOI\Desktop\

PLOT DATE: May 21, 2026 - 3:29pm
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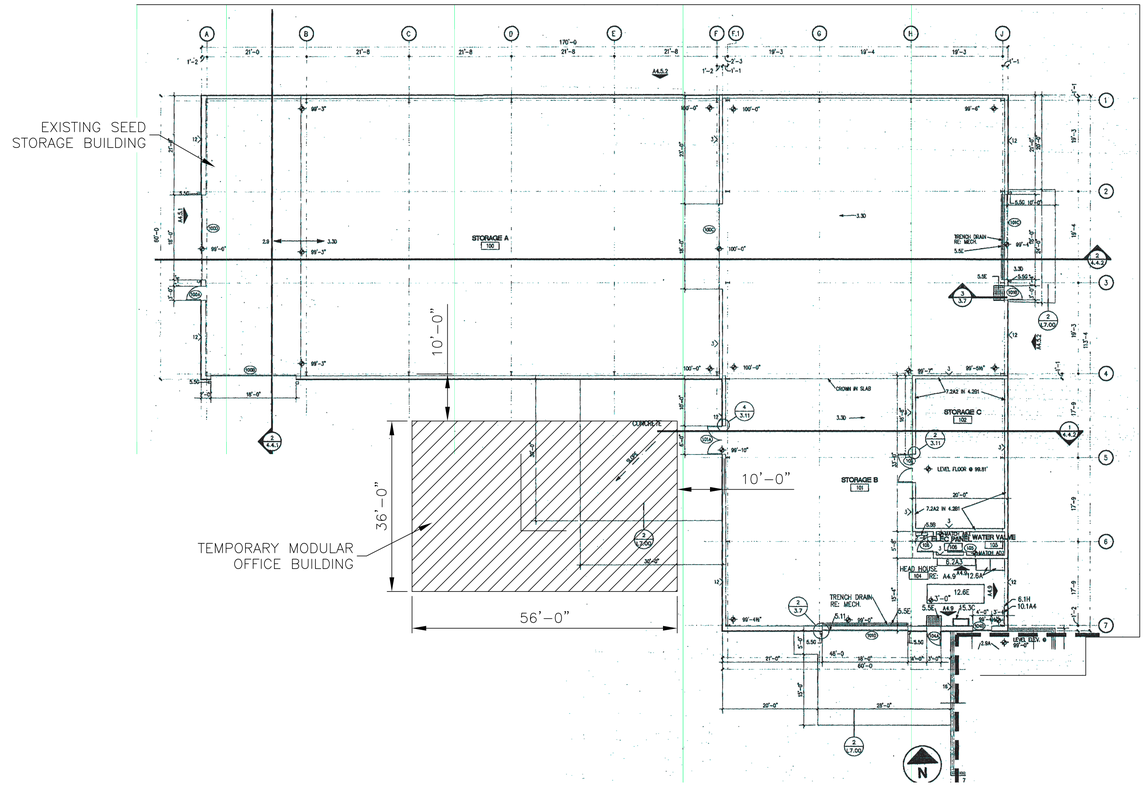
PROJECT LOCATION: C:\Users\tfuller\OneDrive - DOI\Desktop\



ENLARGED MAINTENENACE YARD SITE PLAN

TEMPORARY MODULAR OFFICE BUILDING NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LEVELING DEVICES, LEVELING PADS, AND ANY ADDITIONAL COMPONENTS REQUIRED TO IINSTALL THE TEMPORARY MODULAR OFFICE BUILDING AT THE LOCATION SHOWN. COORDINATE INSTALLATION REQUIREMENTS WITH TEMPORARY MODULAR OFFICE BUILDING SUPPLIER.

2. LOCATE TEMPORARY MODULAR OFFICE BUILDING 10'-0" FROM THE EXISTING SEED BUILDING. COORDINATE FINAL LOCATION WITH REFUGE MANAGER.

FOR REFERENCE ONLY

REVISION	DATE	DESCRIPTION	BY
△			

NEAL SMITH NATIONAL WILDLIFE REFUGE

JASPER COUNTY IOWA

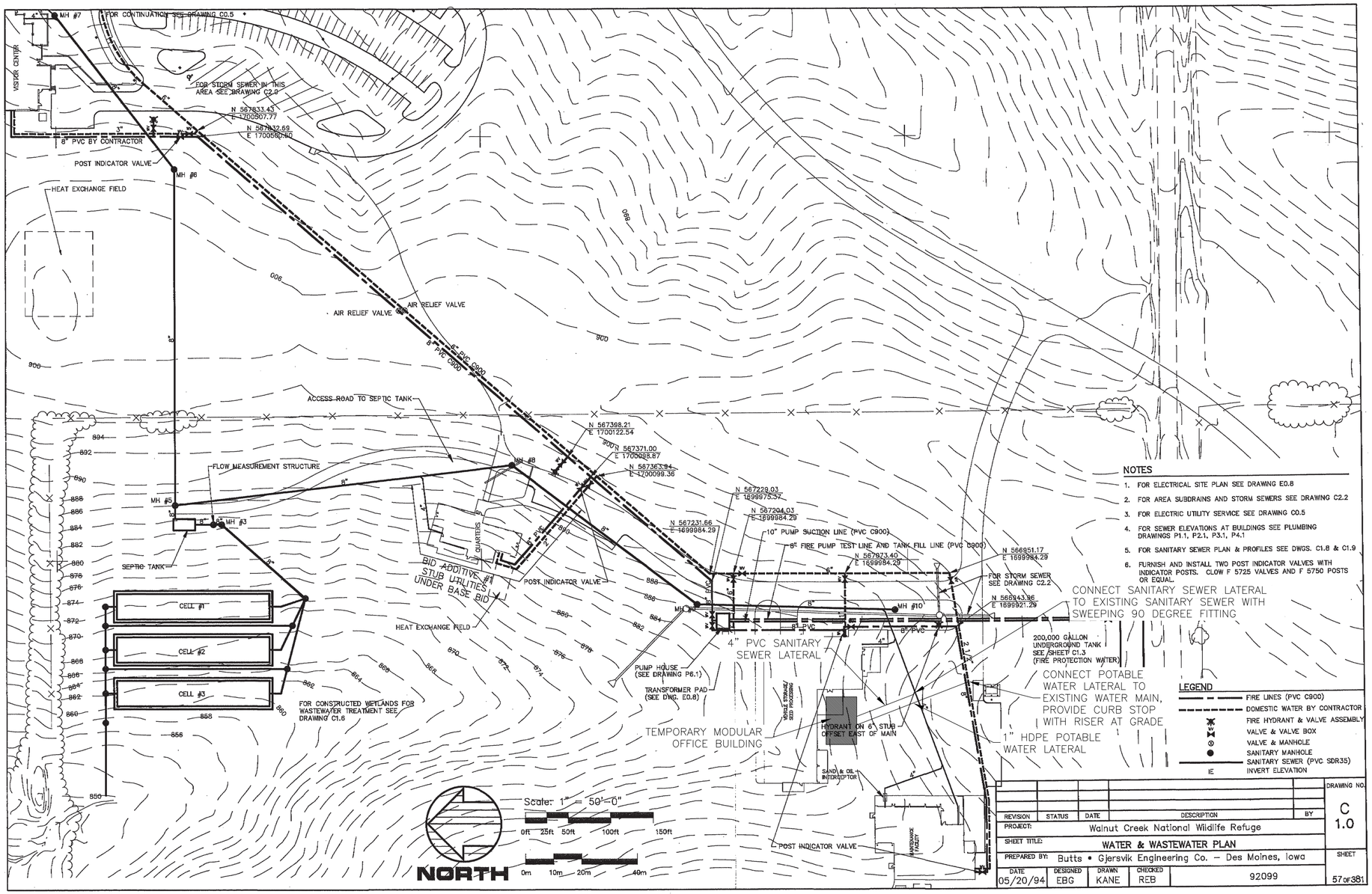
TEMPORARY MODULAR OFFICE BUILDING

ENLARGED MAINTENANCE YARD SITE PLAN

DRAWING SET CODE: 3R-IA-1159-104

DESIGNED: FULLER	**DRAWN:** FULLER	**CHECKED:** WANDERSEE
DATE: 05/21/2026	**CAD FILE NAME:** NLS104003.DWG	**SH** 3 **OF** 5

PLOT DATE: May 21, 2026 - 2:26pm
DRAWING STATUS: 50% REVIEW DWG NAME: NLS104004 Temporary Potable Water and Sanitary Sewer Connection.dwg
PROJECT LOCATION: C:\Users\tfuller\OneDrive - DOI\Desktop\



REVISION	STATUS	DATE	DESCRIPTION	BY	DRAWING NO.
					C 1.0
PROJECT:	Walnut Creek National Wildlife Refuge				
SHEET TITLE:	WATER & WASTEWATER PLAN				SHEET
PREPARED BY:	Butts • Gjersvik Engineering Co. – Des Moines, Iowa				57 OF 381
DATE	DESIGNED	DRAWN	CHECKED	92099	
05/20/94	EBG	KANE	REB		

TEMPORARY MODULAR OFFICE BUILDING
POTABLE WATER AND SANITARY SEWER CONNECTION

FOR REFERENCE ONLY

POTABLE WATER NOTES:

1. CONTRACTOR SHALL PROVIDE ALL PIPING, FITTINGS, TRACER WIRE, AND ADDITIONAL COMPONENTS REQUIRED TO INSTALL THE POTABLE WATER SERVICE LATERAL BETWEEN THE TEMPORARY MODULAR OFFICE BUILDING AND THE EXISTING 2-1/2" WATER MAIN SHOWN ON THE DRAWING. COORDINATE FINAL CONNECTION WITH TEMPORARY MODULAR OFFICE BUILDING SUPPLIER.

2. TRENCH AND INSTALL 1" HDPE POTABLE WATER PIPING AT A MINIMUM DEPTH OF 4'-6" BELOW GRADE. BACKFILL AND COMPACT TO 95%.

3. INSTALL WINTERIZATION PROVISIONS FOR ALL STUBS UP LOCATED ABOVE THE FROST LINE TO ENSURE PROPER USE DURING FREEZING TEMPERATURES.

4. REMOVE OR ABANDON THE EXISTING TEMPORARY POTABLE WATER SERVICE WHEN THE TEMPORARY MODULAR OFFICE BUILDING IS REMOVED FROM THE SITE.
   - IF ABANDONING IN-PLACE, CUT THE POTABLE WATER PIPING AT THE 2-1/2" WATER MAIN PENETRATION, PERMANENTLY SEAL PENETRATION, BACKFILL, AND COMPACT TO 95%.
   - IF REMOVING, REMOVE ALL COMPONENTS IN THEIR ENTIRETY, PERMANENTLY SEAL 2-1/2" WATER MAIN PENETRATION, BACKFILL, AND COMPACT THE TRENCH TO 95%.

SANITARY SEWER NOTES:

1. CONTRACTOR SHALL PROVIDE ALL PIPING, FITTINGS, WARNING TAPE, AND ADDITIONAL COMPONENTS REQUIRED TO INSTALL THE SANITARY SERVICE LATERAL BETWEEN THE TEMPORARY MODULAR OFFICE BUILDING AND THE EXISTING 4" SANITARY SEWER LINE SHOWN ON THE DRAWING. COORDINATE FINAL CONNECTION WITH TEMPORARY MODULAR OFFICE BUILDING SUPPLIER.

2. TRENCH AND INSTALL 4" PVC SANITARY SEWER PIPING AT A MINIMUM DEPTH OF 4'-6" BELOW GRADE, SLOPED A MINIMUM OF 1/8" PER FOOT. BACKFILL AND COMPACT TO 95%.

3. INSTALL WINTERIZATION PROVISIONS FOR ALL STUBS UP LOCATED ABOVE THE FROST LINE TO ENSURE PROPER USE DURING FREEZING TEMPERATURES.

4. REMOVE OR ABANDON THE EXISTING TEMPORARY SANITARY SEWER SERVICE WHEN THE TEMPORARY MODULAR OFFICE BUILDING IS REMOVED FROM THE SITE.
   - IF ABANDONING IN-PLACE, CUT THE TEMPORARY SANITARY SEWER 2'-0" BELOW GRADE, GROUT, BACKFILL, AND COMPACT TO 95%.
   - IF REMOVING, REMOVE ALL COMPONENTS IN THEIR ENTIRETY, PERMANENTLY CAP SEWER MAIN, BACKFILL, AND COMPACT THE TRENCH TO 95%.

REVISION	DATE	DESCRIPTION	BY
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NEAL SMITH NATIONAL WILDLIFE REFUGE

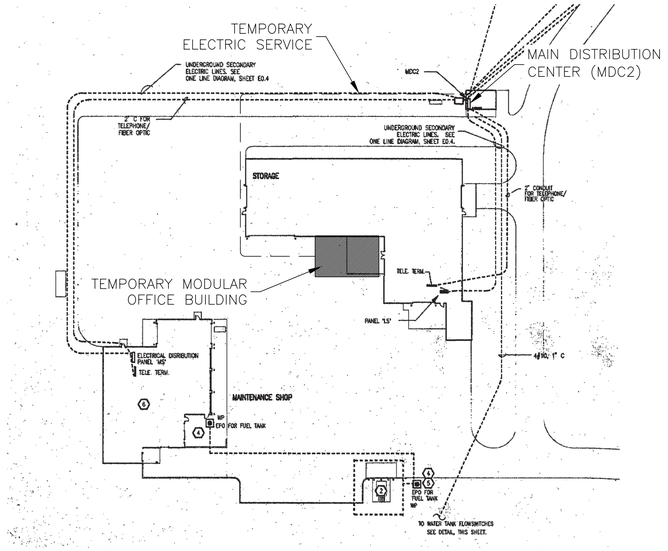
JASPER COUNTY IOWA

TEMPORARY MODULAR OFFICE BUILDING
TEMPORARY POTABLE WATER AND SANITARY SEWER CONNECTION

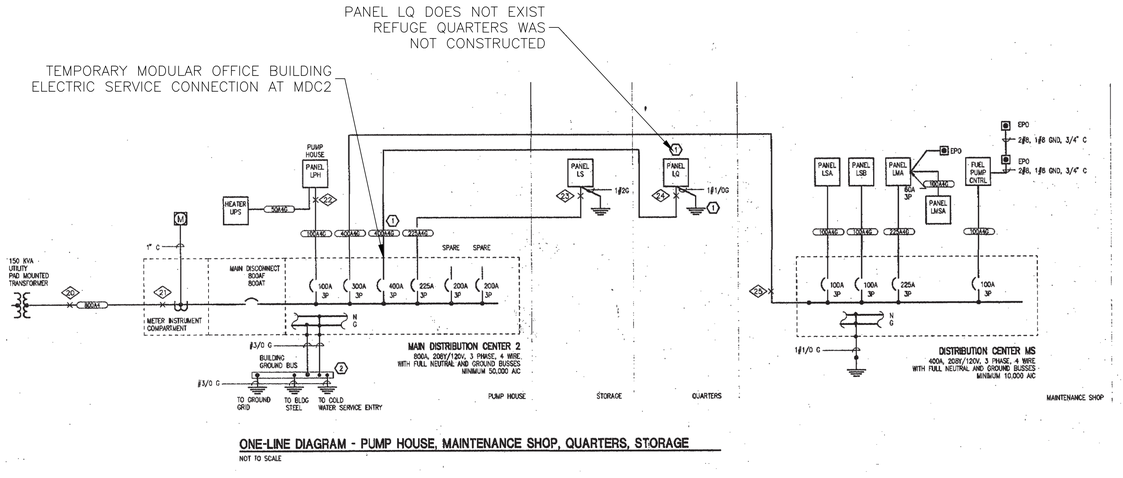
DRAWING SET CODE: 3R-IA-1159-104

DESIGNED: FULLER	**DRAWN:** FULLER	**CHECKED:** WANDERSEE
DATE: 05/21/2026	**CAD FILE NAME:** NLS104004.DWG	**SH** 4 **OF** 5

PLOT DATE: May 21, 2026 - 2:30pm



TEMPORARY MODULAR OFFICE BUILDING
ELECTRIC CONNECTION SITE PLAN



ONE-LINE DIAGRAM - PUMP HOUSE, MAINTENANCE SHOP, QUARTERS, STORAGE
NOT TO SCALE

MAIN DISTRIBUTION CENTER 2 (MDC2)
ONE LINE DIAGRAM

ELECTRIC NOTES:

1. CONTRACTOR SHALL PROVIDE ALL WIRING, CONDUIT, WARNING TAPE, AND ANY ADDITIONAL COMPONENTS REQUIRED TO INSTALL SINGLE-PHASE TEMPORARY ELECTRICAL SERVICE BETWEEN THE TEMPORARY MODULAR OFFICE BUILDING AND 3 PHASE MAIN DISTRIBUTION CENTER 2 (MDC2). COORDINATE SERVICE SIZE, WIRING AND FINAL CONNECTIONS WITH TEMPORARY MODULAR OFFICE BUILDING SUPPLIER AND THE NATIONAL ELECTRIC CODE.

2. TEMPORARY ELECTRICAL SERVICE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM COVER DEPTH OF 2'-0" BELOW GRADE. BACKFILL AND COMPACT TRENCH TO 95%.

3. GROUND THE TEMPORARY MODULAR OFFICE BUILDING IN ACCORDANCE WITH THE BUILDING SUPPLIERS INSTRUCTIONS.

4. REMOVE OR ABANDON THE EXISTING TEMPORARY ELECTRICAL SERVICE WHEN THE TEMPORARY MODULAR OFFICE BUILDING IS REMOVED FROM THE SITE.
   - IF ABANDONING IN-PLACE, DISCONNECT WIRING AT BOTH MDC2 AND TEMPORARY MODULAR OFFICE BUILDING, CUT WIRE 2'-0" BELOW GRADE, BACKFILL, AND COMPACT TO 95%.
   - IF REMOVING, REMOVE ALL COMPONENTS IN THEIR ENTIRETY, BACKFILL, AND COMPACT THE TRENCH TO 95%.

FOR REFERENCE ONLY

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REVISION	DATE	DESCRIPTION	BY
△			

NEAL SMITH NATIONAL WILDLIFE REFUGE

JASPER COUNTY IOWA

TEMPORARY MODULAR OFFICE BUILDING
TEMPORARY ELECTRIC CONNECTION

DRAWING SET CODE: 3R-IA-1159-104

DESIGNED: FULLER	**DRAWN:** FULLER	**CHECKED:** WANDERSEE
DATE: 05/21/2026	**CAD FILE NAME:** NLS104005.DWG	**SH** 5 **OF** 5

DRAWING STATUS: 50% REVIEW DWG NAME: NLS104005 Temporary Electric Connection.dwg
PROJECT LOCATION: C:\Users\tfuller\OneDrive - DOI\Desktop\