31 July 2026

PERFORMANCE WORK STATEMENT (PWS)

Leasing of Turnkey Relocatable Modular Buildings and Workspace

Fort Gordon, Georgia

1.0 General:

1.1 Scope:

The Contractor shall provide all personnel, equipment, tools, materials, supervision, and quality control necessary to perform leasing, delivery, setup, maintenance, and eventual removal of a turnkey relocatable modular office facility at Fort Gordon, Georgia, as defined in this PWS.

1.2 Objectives:

To provide temporary administrative and workspace facilities to establish Initial Operating Capability (IOC) for 142 personnel of the 117th & 155th COS being stationed at Fort Gordon, Georgia, pending construction of their permanent MILCON facility.

1.3 Place and Performance of Services shall be at the designated relocatable facilities site located at the corner of 31st Street and Lane Avenue, Fort Gordon, GA 30905 (651 31st Street).

1.4 Quality Assurance (QA):

The Government will evaluate the Contractor's performance under this contract in accordance with a Quality Assurance Surveillance Plan (QASP). The COR will perform periodic inspections to ensure compliance with setup timelines, HVAC performance, and structural maintenance.

1.5 Access and General Protection/Security Policy and Procedures:

The Contractor shall comply with all Fort Gordon access control and security policies. Contractor personnel must obtain temporary base identification and vehicle passes via the Visitor Control Center.

- Antiterrorism (AT) Level I Training: All Contractor and subcontractor employees requiring unescorted access to Army installations, facilities and controlled access areas must complete:
    - AT Level I Awareness Training within fifteen (15) 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 15 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.

- **Access and general protection/security policy and procedures:** Contractor and all associated subcontractor 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. 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.
    - **For 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 (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.
    - **iWATCH Training:** The contractor and all associated sub-contractors shall brief all employees on the local iWATCH Army 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 for and instruct employees to report suspicious activity to the COR. This training shall be completed within 15 calendar days of contract award and within 15calendar days of new employees commencing performance with the results reported to the COR NLT 15 calendar days after contract award.

- Physical Security & Key Control: The Contractor shall safeguard all Government property. No keys or key cards issued by the Government shall be duplicated. Lost keys must be reported immediately to the COR.

2.0 Definitions and Acronyms:

2.1 Definitions:

- Allied Support: Supporting construction (concrete pads, trenching, utility lines) paid for by Civil Engineering/MILCON funds, distinct from RLF lease costs.
- Contractor: The modular leasing vendor awarded this contract.
- Leasing Services: The provision of relocatable structures, setup, wear-and-tear maintenance, and eventual removal at the end of the lease.
- Requirement Owner: The 116th Wing/GA Air National Guard, responsible for funding the RLF lease, installation, maintenance, and removal.

2.2 Acronyms:

- BMP: Best Management Practice
- COA: Course of Action
- COS: Cyber Operations Squadron
- EISA: Energy Independence and Security Act
- FOC: Full Operating Capability
- GPC: Georgia Power Company
- IOC: Initial Operating Capability
- MCCA: Military Construction Cooperative Agreement
- MS4: Municipal Separate Storm Sewer System
- PEA: Programmatic Environmental Assessment

3.0 Government Furnished Property, Material, Equipment and Services (GFP/M/E/S):

3.1 Site Preparation:

The Government will provide a pre-developed, unpaved, compacted earth and grass lot at the corner of 31st Street and Lane Avenue. The site has been historically utilized for relocatable buildings and was previously brought into compliance with EISA Section

438 stormwater requirements. No additional grading, leveling of the general terrain, or concrete pad pouring should be required.

Trailer Layout Reconfiguration and Grading Minimization: The Contractor shall review the pre-developed lot and, as necessary, reconfigure the positioning, spacing, and layout of the modular trailer complexes to align with the existing natural topography. This layout optimization shall be designed to minimize site grading, leveling, and excavation requirements, ensuring strict preservation of the site's natural hydrology in accordance with EISA Section 438. No additional grading, leveling of the general terrain, or concrete pad pouring shall be performed unless explicitly approved by the COR.

3.2 Telecommunications Cabling and Infrastructure:

The Government will provide and install all interior network cabling, fiber optic connections, non-secure (NIPR) network equipment, and workstation IT packages.

Installation and Grounding of Communications Equipment: The Contractor shall employ qualified communications engineers certified as Registered Communications Design and Distribution (RCDD) engineers. All installations will follow standard BICSI practices, ETL 15-01-05, and as-built drawings. The Contractor shall install a communications bonding backbone (TBB) and a telecommunications main grounding busbar (TMGB) in accordance with TIA J-STD-607-A and MIL-STD-188-124-B. All racks, grounding busbars, and metallic components for communication equipment shall be properly installed, bonded, and grounded by the Contractor prior to Government IT installation. The Contractor shall test all communication cables (continuity, shorts, opens, attenuation, etc.) and provide "as-installed" drawings and cable records to the COR.

4.0 Reserved

5.0 Requirements:

5.1 Turnkey Relocatable Facility:

The Contractor shall lease, deliver, set up, and maintain a turnkey modular office facility with a gross size of approximately 12,430 square feet (SF). The complex shall consist of:

- Two (2) 96' x 60' Multi-Plex Office Buildings
- One (1) 14' x 65' Restroom/Locker Trailer
- Three (3) sets of standard stairs
- One (1) ADA-compliant ramp and deck system

The physical layout, spacing, and positioning of these modular structures shall be reconfigured by the Contractor as necessary on the pre-developed lot to align with natural topography, minimizing site grading and excavation to the maximum extent possible. Re-manufactured or refurbished units are acceptable provided they are delivered in a "like new" structural, aesthetic, and functional condition.

5.2 Grounding and Lightning Protection Systems (LPS) for Leased Trailers:

The Contractor shall provide and install a complete grounding and lightning protection system (LPS) for all leased relocatable trailers in strict accordance with UFC 3-575-01 (Lightning and Static Electricity Protection Systems), NFPA 70 (National Electrical Code), and NFPA 780 (Standard for the Installation of Lightning Protection Systems).

- Lightning Risk Assessment: The Contractor shall perform and document a lightning risk assessment in accordance with NFPA 780 Annex L.
- Trailer Grounding: All metallic trailer frames, structural steel members, and electrical system neutrals shall be bonded to a dedicated grounding electrode system. The final measured ground resistance shall not exceed 25 ohms.
- Bonding of Systems: All grounding electrodes present at the relocatable facility (including electrical service grounding, lightning protection grounding, and communications grounding) shall be bonded together below grade, and all underground connections shall be exothermally welded.
- Certification: The Contractor shall obtain a third-party inspection and certification of the LPS prior to final Government turnover and occupancy.

5.3 Warranty, Maintenance & Service Calls:

The Contractor shall be solely responsible for all maintenance and repairs resulting from normal wear and tear of the leased structures, onboard HVAC units, plumbing, and electrical distribution panels.

- Emergency/Standard Service Calls: The Contractor shall respond on-site within two (2) business days of an inquiry.
- Warranty Repairs: All repairs or parts replacements shall be completed within four (4) business days of on-site diagnostic.
- Preventative Maintenance: The Contractor shall perform one (1) comprehensive preventative maintenance inspection annually.

5.4 Technical Specifications of Office Complexes:

The Contractor shall configure the interior partitioning walls for both 96' x 60' office complexes in strict accordance with the as-built configurations shown in Technical Exhibit 3 (96x60 Multiple Office As-Built). The layout must include:

- a. Standard Private Offices (Far-Left Bay): The exterior far-left 12-foot bay shall be partitioned into eight (8) individual private offices, each measuring approximately 12' x 12' (minimum clear interior width of 11'-6"). Each office must contain a solid-core wood entry door, a privacy lockset, and localized electrical/data drops.
- b. Executive / Shared Offices (Far-Right Bay): The exterior far-right 12-foot bay shall be partitioned into four (4) large executive/shared offices, each measuring approximately 24' x 12' (double the width of the standard offices). Each room must contain a standard entry door and dual-zone power/communications outlets.
- c. Central Core Space: The interior 36-foot core section between the office wings shall remain configured for central corridors, an open cubicle bull-pen area, and central administrative spaces as shown in the as-built drawing, utilizing open structural spans.
- d. Onboard HVAC Systems: Each office complex must be equipped with localized climate zones utilizing only non-ozone-depleting refrigerants (compliant with 40 CFR Part 82) serviced by HVAC technicians.
- e. Telecommunications Entrance: The Contractor shall provide a weatherproof, exterior-to-interior conduit entrance (such as a dual 4-inch conduit system with weather-heads and pull strings) to the main server/telecommunications distribution point in each office complex, allowing safe routing for Government-managed communication lines.

5.5 Restroom Complex Specifications:

The leased 14' x 65' restroom trailer must be configured in accordance with Technical Exhibit 4 (Model FSSI-3818 Toilet Unit Floor Plan), providing dedicated, split facilities for male and female personnel:

- a. Male Facility (Boys' Side): Shall contain three (3) flush-toilets (water closets), three (3) wall-mounted urinals, and three (3) hot/cold lavatory sinks.
- b. Female Facility (Girls' Side): Shall contain six (6) flush-toilets (water closets) and three (3) hot/cold lavatory sinks.

- c. Shared Utility/Mechanical Room: A central insulated mechanical room must contain a minimum 40-gallon electric hot water heater, a 150 AMP electrical panel, and all primary onboard plumbing distribution manifolds.
- d. Exterior Features: Must include two (2) separate entry doors with heavy-duty commercial steps and handrails, and a minimum of one (1) ADA-compliant ramp system tied into the main office complex deck.

5.6 Disposal and Demobilization Requirements:

The Contractor is responsible for the collection and clean-up of all construction debris, banding, wood blocks, and packaging materials generated during setup. All waste must be hauled off-base and disposed of in a licensed commercial landfill. Dumping in base refuse containers is strictly prohibited.

Complete Utility and Site Demobilization: Upon lease expiration, termination, or decommissioning, demobilization shall include the complete structural knockdown and removal of all modular units, stairs, ramps, and foundation systems from Fort Gordon.

The Contractor shall disconnect, demolish, and completely remove all temporary utility lines (electrical service lines, potable water lines, sanitary sewer lines, and communications conduits) back to their original main utility connection points (tie-in points). The entire site shall be returned to its original pre-work compacted earth and grass condition, free of any utility remnants, concrete pads, or topographical grading alterations.

5.7 Dust Control:

The Contractor shall take all reasonable precautions to prevent fugitive dust during delivery and setup on the earth lot. Water trucks or dust-suppression sprays shall be used as necessary. Fugitive dust emissions resulting from Contractor operations shall not exceed 20% opacity.

6.0 Applicable Publications:

The Contractor shall comply with all applicable portions of the following publications:

- *Energy Independence and Security Act (EISA) of 2007 - Section 438 (Stormwater)*
- *Title 40, Code of Federal Regulations, Part 82 (Protection of Stratospheric Ozone)*
- *DAFI 32-1020, Chapter 8 (Relocatable Facilities Program)*
- *Georgia Manual for Erosion and Sediment Control ("Green Book")*
- *Fort Gordon Post-Construction Permitting Policy and Design Guidance (July 2024)*

- *TIA J-STD-607-A and MIL-STD-188-124-B (Grounding & Bonding Standards)*
- *UFC 3-575-01 (Lightning and Static Electricity Protection Systems)*
- *NFPA 70 (National Electrical Code)*
- *NFPA 780 (Standard for the Installation of Lightning Protection Systems)*

TECHNICAL EXHIBIT 1

Performance Requirements Summary (PRS)

Performance Objective	PWS Reference	Performance Standard	Acceptable Quality Level (AQL)	Surveillance Method
Response to Service Calls	Section 5.4	Respond on-site within two (2) business days of Government notification.	100% Compliance	Periodic Log Review / COR Inspection
Warranty Repairs	Section 5.4	Complete repairs and restore system functionality within four (4) business days.	95% Compliance	Periodic Log Review / COR Inspection
Annual PM Inspection	Section 5.4	Conduct comprehensive inspection and HVAC service annually.	100% Compliance	Maintenance Record Submission

TECHNICAL EXHIBIT 2

Deliverables Schedule

Deliverable Title	PWS Reference	Frequency	Format	Submit To
AT Level I Certificates	Section 1.4.5	Within 15 calendar days of contract award.	PDF (Electronic)	COR
Utility Meter Clearances	Section 5.2	Prior to final Government turnover/inspection.	Hard Copy / PDF	COR / AUD & GPC

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TECHNICAL EXHIBIT 3

MODULAR OFFICE TRAILER PLAN

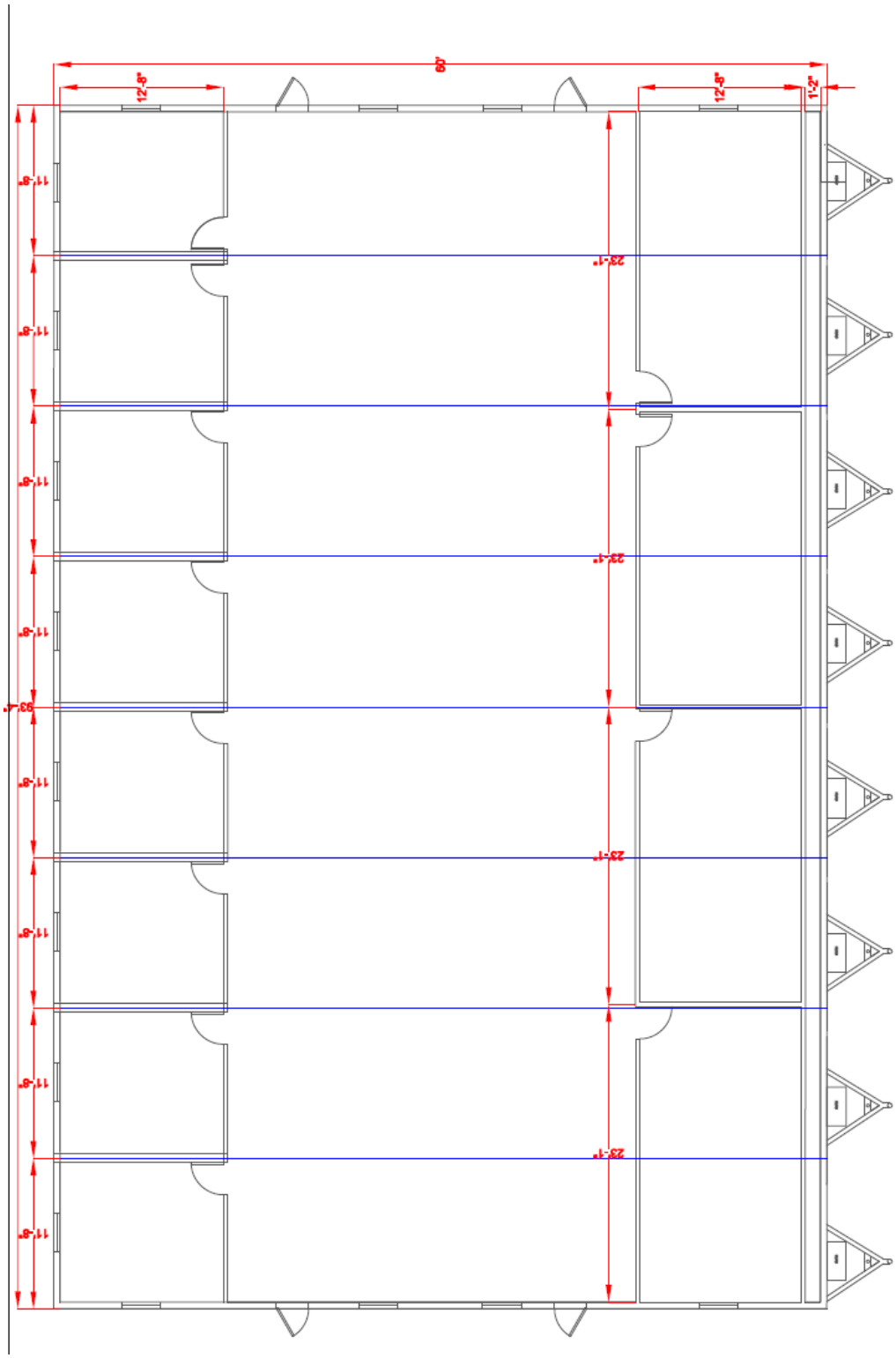
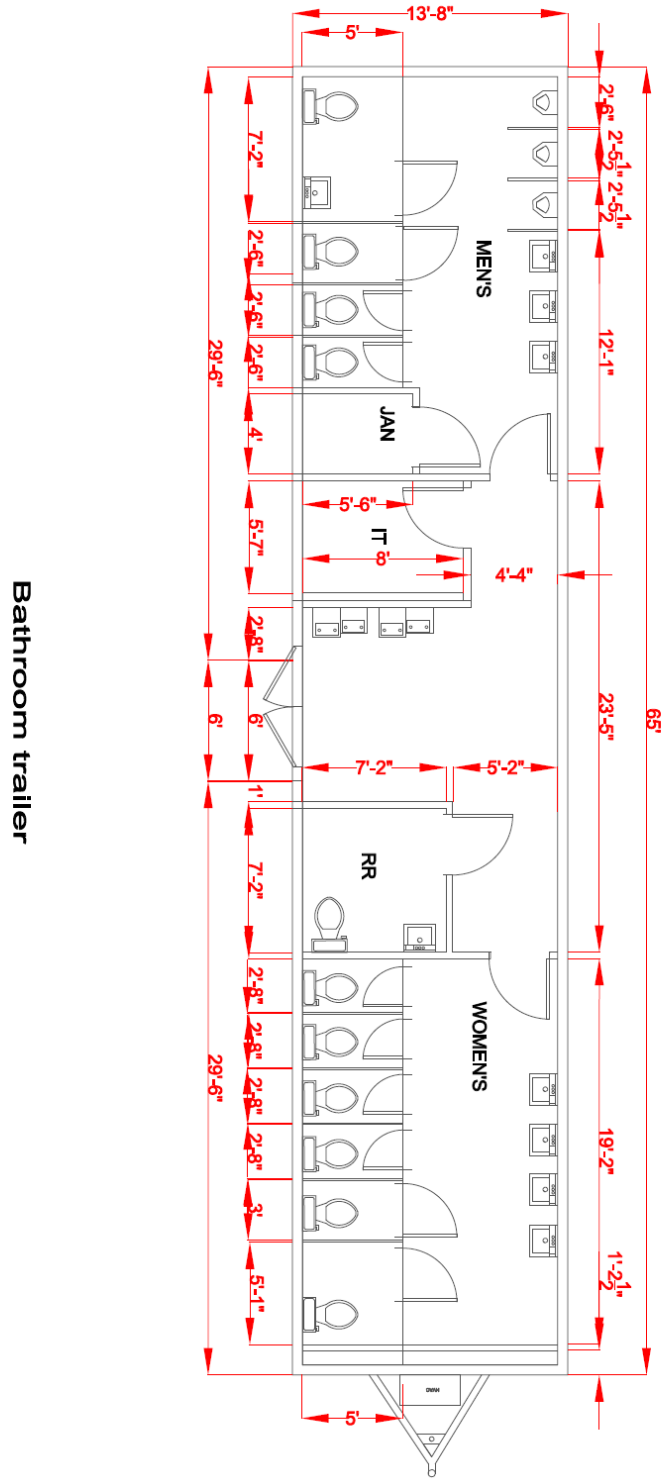


Figure 1. Modular Office Trailer 96X60

TECHNICAL EXHIBIT 4

BATHROOM TRAILER LAYOUT



Bathroom trailer

Figure 2. Bathroom Trailer 65x14

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TECHNICAL EXHIBIT

SITE LAYOUT

Figure 3. Site Plan