U.S. DEPARTMENT OF HOMELAND SECURITY (DHS)

U.S. Customs and Border Protection (CBP)

Operational Support Facilities (OSF)

STATEMENT OF WORK

FOR

US Custom and Border Protection (CBP)
US Border Patrol Southwest Border (SWB)

Task-Order Under Blanket Purchase Agreement (BPA-70RDAD21A000000XX)
RGV – Donna – 1,000 Capacity Soft Sided Facility
1401 S. Salinas Boulevard
Donna, TX 78537
Scope of Work (SOW)
Re-Compete Equals Current Conditions

October 09, 2024

See Revisions in BLUE

1. BACKGROUND

CBP requires additional capacity to accommodate the processing and holding of adult males and females, Family Unit Aliens (FMUA) and Unaccompanied Alien Children (UAC) arriving at the southwest border. Temporary soft-sided (tent) holding facilities, ancillary structures, and equipment are required to detain these individuals while other solutions are being developed.

2. SCOPE

The Contractor shall provide all structures, materials, supplies, supervision, labor, equipment, services, and amenities to provide a fully serviced turnkey solution for the stand-up and operation of temporary holding facilities at the Southwest Border (SWB) location in accordance with the requirements of this Statement of Work (SOW). The encampment shall be located within the approximate 5-6 acres per 125-500 detainee's acres: boundaries shown on Attachment A-02 Donna Site Parcel Aerial and Information. The structures will be used for processing, personal property storage, medical evaluation and treatment, showering, laundry, restrooms, pest service, meal service, temporary holding, muster, parking, and multi-use purposes.

Services shall include all requirements to stand-up, furnish, and support the intake, processing, holding, meal services, janitorial services, security guards, shower monitors and ancillary facilities, as well as all mechanical, electrical, plumbing, communications, showers, laundry, restrooms, pest service, Video Surveillance System (VSS), and other infrastructure as required by contractor for full wrap around services.

Contractor shall provide Eight (8) Adult Holding Pods, 1,000-Capacity.

Should the facility hold more than the stated capacity, Contractor shall continue to provide full services including providing sleeping mats, mylar blankets, laundry, housekeeping, and food service. Contractor shall provide the cost per person per day for when the number in holding exceeds the capacity. The daily capacity is typically determined as the number in holding at the time when breakfast is ordered.

Contractor shall provide a cost per person per day for holding numbers exceeding current holding capacity.

Formula for calculating Holding Pod Capacity:

- Normal Holding Pod: 125 people per Pod

REL0001311855

3. APPLICABLE DOCUMENTS, CODE COMPLIANCE, AND PERMITS

All work shall be in accordance with manufacturer instructions and in compliance with all applicable Federal, State, County and City codes, specifications, laws and regulations with the most stringent taking precedence. If there is a conflict between the DHS BPA SOW and the CBP Task Order (TO) SOW, then the standard identified by CBP shall govern.

Systems, equipment and materials shall be installed per manufacture instructions, requirements and recommendations. Other trade recognized acceptable means and methods advantageous to the government must be approved in writing by the Contracting Officers Representative at no additional cost.

a. CBP Personnel Security Handbook 1400-07a – All Contractor personnel shall complete a background investigation and be approved by CBP prior to entering the government site. Each contract employee shall submit the following forms for all personnel that will enter the CBP site. All employees will have forms completed and submitted within one week after Notice to Proceed (NTP). Contractor will provide help to its employees for filling out forms and tracking of forms. Contractor shall also help to prevent errors by helping employees in filling out the Electronic Questionnaires for Investigations Processing (e-QIP) form.

    1. Forms will be provided by the Contracting Officer's Representative (COR) at time of award:

        i. CBP Form 77, Contractor Employee Initial Background Investigation (BI)
        ii. CBP Form 78, Background Investigation Requirements Determination (BIRD) Form
        iii. Fair Credit Reporting Act (FCRA) Disclosure Act Form
        iv. e-QIP (Electronic Questionnaires for Investigations Processing)

b. US Food and Drug Administration (FDA) Food Compliance Programs and Industry Guidance on Serving Sizes and Nutrition – www.fda.gov

c. US Food and Drug Administration (FDA) Guidance Documents: https://www.fda.gov/regulatory-information/search-fda-guidance-documents

d. FDA Industry Guidance on Serving Sizes: https://www.fda.gov/regulatory-information/search-fda-guidance-documents/guidance-industry-food-labeling-serving-sizes-foods-can-reasonably-be-consumed-one-eating-occasion

e. US Department of Agriculture (USDA) Dietary Guidelines for Americans: https://www.dietaryguidelines.gov/current-dietary-guidelines

f. USDA Food Safety and Inspection Service – Basics for Handling Food Safely: https://www.fsis.usda.gov/food-safety.

g. FDA Food Code 2022: https://www.fda.gov/media/164194/download

h. COVID-19 Federal Workforce Requirements at www.saferfederalworkforce.govUS Department of Agriculture Center for Nutritional Policy and Promotion (CNPP) – www.fns.usda.gov

i. US Department of Agriculture Bio-Preferred Program – www.biopreferred.gov

REL0001311855

j. Environmental Protection Agency (EPA) Comprehensive Procurement Guidelines.
k. ASHRAE standard 55 per climate zone and ASHRAE standard 62.1 air quality, design calculations plus 30%.
l. NFPA 101 – Fire and Life Safety Code
m. NFPA 780-2020 – Lightning Protection
n. The International Code Council (ICC) family of codes as required by 40 USC 3312 and CBP policy
    1. International Building Code (IBC) to the greatest extent possible given a temporary structure.
    2. International Fire Code (IFC)
    3. International Plumbing Code (IPC)
    4. International Mechanical Code (IMC)
    5. International Energy Conservation Code (IECC)
o. National Electric Code (NFPA 70)
p. U.S. Customs and Border Protection National Standards on Transport, Escort, Detention, and Search (TEDS)
q. Federal Information Processing Standards (FIPS) 94, 175, 187, 195 & ANSI/TIA/EIA (latest versions) for all IT systems to include but not limited to: telecommunications infrastructure, conduit distribution, cabling, performance testing, labeling, grounding and lightning protection.
r. The Contractor shall obtain all applicable City, County, or State permits and comply with all local regulations.
s. Prison Rape Elimination Act (PREA) of 2003, 44 U.S.C. § 15601 et seq.
t. Architectural Barriers Act (ABA) – Accessibility, 42 U.S.C. § 4151-4157.
u. All structures and equipment shall have Professional Engineering (PE) Certification/Stamped design drawings for all engineering disciplines to include civil, structural, lightning protection, mechanical, plumbing, electrical, and fire and life safety codes.
    1. All structures and equipment shall have grounding and lightning protection and be certified/stamped by a PE.
    2. Wind Load – All structures shall be designed for wind load/shear per ASCE for permanent wind loads and be verified/certified/stamped by a PE. Should a PE stamp not be attainable, the Contractor shall provide documentation that the structures have been erected per the stamped structure specifications. The Contractor shall also provide and post signage stating the minimum wind speed for evacuation.
    3. The Contractor shall provide a separate professional engineering stamped certification letter attesting to the in-code design and installation for each engineering disciplines for all facilities, structures and overall site.
        i. Lightning Protection & Grounding
        ii. Structural
        iii. HVAC Mechanical
        iv. Electrical
        v. Fire and life safety aspects.

<u>The certification Letter for each engineering discipline is required prior to the government taking Beneficial Occupancy (BOD) and use of the facilities</u>.

REL0001311855

4. SPECIFIC TASKS

The contractor shall provide a design in concert with establishing a full 1,000 holding CPC.

Site Development, New Build and Services:

Reference attachment "Attachment A-02 Donna Site Parcel Aerial" and information identifying the location and existing conditions relevant to the New Build and Period of Performance section below.

The layout and design effort shall include all structures, disciplines, parking, site conditions and services.

Iterations of all plans shall be legible and sheets separated by discipline as agreeable by the COR.

Facilities shall include all requirements to support the tasks and services as outlined throughout this SOW.

Services shall include all requirements to support the intake, processing, holding, medical, meal and laundry services, ancillary facilities, as well as all mechanical, electrical, plumbing, communications, VSS, and other infrastructure required to provide a full-service solution.

All contractor provided support staffing personnel can be assigned to perform their specific duties anywhere within the site operation parameters as necessary or assigned by USBP.

A pre-proposal site visit shall be required by all bidding Contractors at their expense to determine the site layout and to investigate utilities. Site visit will be coordinated by the Contracting Officer (CO) and COR.

4.1 Layout and Design

4.1.1. Concept Design Layout

The Contractor shall provide two (2) alternate site plans that show the layout of all structures and equipment and a site survey within five (5) business days after award of contract to the designated COR. The design shall support up to 1,000 Adult Detainees, as well as a minimum of three hundred (300) government personnel and all contract support staff, to include parking for both Government Owned Vehicles (GOV) and Privately Owned Vehicles (POV). The design shall consider an open span width of approximately 100' with required lengths to maintain adjacencies of operations of similar scope in a contiguous conditioned space. Unless specifically noted all enclosed space shall be conditioned. Government will review and submit comments back to the Contractor in three (3) business days beginning the day after receipt.

The Concept design shall include provisions for exercising Two (2) 500 Optional Adult Holding options with Point of Connections for all utility and systems.

4.1.2. Proposed Site Layout, Utility and Interior Configuration Drawing

Within two (2) days of receiving Government comments on the Concept Design Layout, the Contractor shall provide, one (1) *pre-final draft* site design plans based upon Government comments, to include the interior configuration design, including mechanical, electrical, plumbing, VSS, and telecommunication systems to the

REL0001311855

designated COR. Government will review to ensure the site layout and interior configurations fully meet CBP requirements. The Contractor shall prepare additional iterations of this *pre-final design* plan based upon Government comments, progress and interactions with USBP Stakeholders.

The pre-final draft and *pre-final design* efforts will include the provisions for is work will include the provisions for exercising Two (2) 500 Optional Adult Holding options with Point of Connections for all utility and systems

At the conclusion and acceptance of the "Concept Design layout pre-final design". The proposed site layout / interior configuration design process will commence.

4.1.3. Site Plan

Within two (2) days of receiving the Government comments and approval of the latest *pre-final design plans*, the Contractor shall provide the **final design plans** to the COR for the Government's approval. No site work shall be started until the final site plan is approved unless expressly approved in writing by the Contracting Officer (CO).

4.1.4. As-Built Drawings

Contractor shall provide As-Built Drawings in both Computer Aided Drafting (CADD) and Portable Document Format (PDF) format within five (5) business days of the Beneficial Occupancy Date (BOD). The deliverable shall include as a minimum for SSF facilities separate drawing sheets for, Architectural-Layout w/dimensions, Site Plan w/dimensions, Mechanical HVAC, Lighting Protection, Electrical, Plumbing, Security Systems, Panic/Alarm, Data, Telecommunication, Intercom, Underground Utilities-All Locations. Interior layout of modulars and support facilities outside the SSF envelope are also required.

As-Built Drawings will be updated for any changes or modifications.

4.2 Site Preparation

The Contractor shall ensure a firm, flat, and stable base for the deployment of the soft-sided structures, ancillary equipment, access, and parking/maneuvering of all vehicles around the site. The Contractor shall provide suitable well-drained walkways and drainage at site. The final site grading shall have a slight pitch towards the low side(s) of the site to allow water to run under the structures and out to the low side(s) of the site. Floor joists shall be installed perpendicular to the low side of the site to allow water to run under the structures. Vapor barrier shall be provided within the floor assembly. All runoffs shall drain away from tents. The Contractor shall prevent soil erosion and runoff from affecting adjacent property as well as CBP property using a Storm Water Pollution Prevention Plan (SWPPP) that must be submitted and approved by CBP prior to the start of site prep. All clearing and grubbing material must be stockpiled and saved for site restoration at the end of site preparation. The Contractor shall provide and maintain a twenty (20') foot fire buffer zone outside the perimeter fence and ten (10) foot area inside the perimeter fence that is clear of vegetation, trees, light/power poles, equipment, parked cars, facilities and structures that can be used for concealment or as a climbing aid. that is clear of vegetation. The sub- floor grade shall not fluctuate greater than 2" throughout the structure to prevent waves. Contractor shall achieve 95% compaction of base material across the entire site. Grading and compaction testing by an

REL0001311855

independent testing lab shall be reviewed and inspected by the Government prior to installation of the sub floor. Contractor shall notify COR when the grading and compaction is ready for final inspection.

Parking – Contractor shall provide and maintain an area of compacted caliche, asphalt millings, or equivalent base material for CBP and Contractor staff parking. The quantity of parking spaces shall be adequate to accommodate all staff vehicles, buses, and vans. Additional parking spaces for shift change shall be factored into the overall quantity. Total quantity of parking spaces to be provided must be approved by the CBP COR prior to completion of the final Site Plan. The parking area shall be located within the fenced area and be within the coverage of the VSS cameras. Contractor shall provide cones or other means to identify parking spaces and traffic lanes to assist with parking arrangement.

Bus turn-around – Contractor shall provide and maintain a reconditioned asphalt, stone, gravel or an equivalent hardened surface in the bus turn-around area.

Contractor shall re-grade and re-compact all areas that become loose due to bus traffic throughout the life of the contract.

Contractor shall provide dust control throughout the duration of the contract.

Contractor shall maintain all site conditions, parking, roadways, entrance(s) and exist(s) with reconditioned asphalt, Stone, Gravel or equivalent material to avoid muddy conditions.

Contractor shall coordinate and bear the costs for new and/or modified entries to the site with the state or local authorities having jurisdiction.

Contractor shall be responsible to relocate all underground utilities as required to complete structure and equipment installations.

Provide exterior cameras to cover the entire perimeter on posts typical 40-foot height or 2' higher than tent structure peak. Cameras shall be mounted so as to avoid distortion through vibration or movement on a direct burial or concrete anchored treated utility pole, steel pole, small radio tower or as approved by the COR. CBP/OPR shall review Contractor's proposed placement of cameras during the design phase.
Contractor shall provide mirrors at all locations around the facility that has a blocked view for traffic and pedestrians.

For sites being constructed on existing asphalt or concrete parking lots:
Contractor shall remove all debris from site and patch any holes to ensure a clean, solid surface for the structures and equipment.

4.3 Dig Alert

Contractor shall contact local dig location services "811" forty-eight (48) hours before any excavations take place eighteen (18") inches and deeper. A findings response is required prior to any such excavation. If "811" refuses to provide service on federal property, the Contractor shall hire an underground utility locating service, and shall be responsible for locating all underground utilities. Contractor shall be responsible to repair and pay for any damage to

REL0001311855

underground utilities.

4.4 Utilities

Contractor shall not presume the availability or access to any utility connections. The Contractor shall be responsible for determining the availability and capacity of all utilities and services to the site.

- The Build-period of performance requirements for Beneficial Occupancy is "Mission Critical". The Contractor shall NOT be afforded additional time or variances to achieve connections to any existing utilities which may or may not be available.

Water/Sewer (ref. 4.8 in the SOW)

1. The site has access to city water and sewer however the current operations are connected to these utilities and may NOT be available to support the initial build period of performance.
2. The Contractor has the option to connect to these utilities. Contractor shall be responsible to establish meters and service should the Contractor choose to connect to the utilities.
    - The Build-period of performance requirements for Beneficial Occupancy is "Mission Critical". The Contractor shall NOT be afforded additional time or variances to achieve local utility services or connections.
    - Billing for utilities shall be in the Contractor's name.

Electrical (ref. 4.7, a. in the SOW)

1. The site has access to the electrical grid however the current operations are connected to the grid so the power grid is NOT available to support the initial build period of performance.
2. The Contractor has the option to connect to this utility in lieu of 100% generator power. Contractor shall be responsible to establish meters and service should the Contractor chose to connect to the utilities.
    - The Build-period of performance requirements for Beneficial Occupancy is "Mission Critical". The Contractor shall NOT be afforded additional time or variances to achieve local services or connections.
    - Billing for the utilities shall be in the Contractor's name.
    - The requirement for 100% back-up power remains necessary.

4.5 Fiber Optic Cable

Contractor shall furnish and install two (2) separate Outside Plant (OSP) 12-strand Single Mode (SM) fiber optic cables from an acceptable CBP Local Area Network (LAN) room to the Contractor proposed Main Distribution Frame (MDF)/LAN room for the new facility to include a lockable equipment rack, fiber termination box and patch panel. For security, the fiber shall be installed in conduit. One fiber run shall be utilized for the CBP network and the other shall be utilized for the VSS and any other non-CBP equipment. All non-CBP equipment must be kept in a separate equipment rack. Contractor shall provide their own network should the Contractor choose to utilize an internet service. Fiber shall be installed according to CBP Office of Information Technology (OIT) cabling standards and the latest ANSI/TIA/EIA

REL0001311855

standards, to include an acceptable cable performance test report. Additional fiber runs and associated equipment and racks shall be installed for all CAT6 cable runs over 275' feet. Installation shall be coordinated with OIT.

If CBP OIT determines that the existing CBP LAN data service cannot accommodate the needs of this facility, the Contractor shall procure a new symmetric 50Mbps+ Internet data circuit to be fed to the facility LAN Room with at least two (2) Public IP address. The data and voice service shall have a reliable signal and shall meet the requirements listed below. Service shall be operational within 14 days of contract award.

4.6 Mechanical/HVAC

a. Contractor shall provide Heating, Ventilation and Air Conditioning (HVAC) / Humidifiers to all manned structures, both Soft-Side and office trailers/containers, to include air changes per ASHRAE standard 55 per climate zone and ASHRAE standard 62.1 air quality, design calculations plus 30%.
b. Contractor shall also provide HVAC back-up capacity, as necessary to sustain internal environmental conditions in case of an HVAC unit failure.
c. Temperatures shall be maintained constantly between the ranges of sixty-six to eighty (66- 80) degrees Fahrenheit.
d. Contractor shall maintain a sustained airflow. Airflow shall not be stopped more than 1 hour.
e. Contractor shall provide visible digital thermometers or thermostats in each space to include each holding area, showers, processing, storage, and office trailers.
f. All supply ducts shall be a sock or otherwise directionally vented. No open-air distribution.
g. Ventilation shall be functional and maintained with air quality and environmental conditions at levels comfortable for human occupancy.
h. Contractor shall provide humidifiers as necessary for each holding area and processing.
i. Contractor shall provide dehumidifiers as necessary for the shower facilities.
j. HVAC shall be placed in operation 5 days prior to operations or arrival of security guards.
k. Contractor shall install needlepoint bipolar ionization (appropriately sized based on the size of the unit and the airflow) for air purification on all units.
l. All HVAC units shall be equipped with MERV 13 filters and pre-filters.

4.7 Electrical

a. ***No Electric Service connections should be assumed available to meet the mission critical build period of performance.***
b. Contractor shall provide 100% generator power along with 100% back-up generator power equal to the largest system onsite for use in the event of a generator failure (i.e., three (3) generator units total – two (2) will power camp, if one (1) goes down the computer sheds load to the other two (2)).
c. Contractor shall provide an Uninterruptable Power Supply (UPS) system for all Information Technology (IT) systems (computers, phones, VSS) and emergency lighting with capacity long enough to support a controlled system shutdown and/or transfer to emergency power back-up generator(s).
d. Contractor shall provide separate IT/VSS system backup generator on auto transfer switch.
e. Contractor shall furnish and install grounding and lightning protection systems according to applicable standards listed in Section 3 on all equipment and structures.
f. Lighting

REL0001311855

a. Exterior: Contractor shall furnish and install exterior/site light towers with power to always achieve a minimum 2 foot-candles (fc) inside and outside fence, and minimum four (4) heads each, or as required.

b. Interior: Contractor shall furnish and install LED lighting throughout all soft-sided structures. Office Trailer lighting may be fluorescent. Internal lighting levels shall be:
   i. Holding PODs: 20 fc -30 fc. (A POD is defined as an individual compartment within the tent structure.) Contractor shall furnish and install dimmable LED lighting and dimmer switch(es) within the holding Pods.
   ii. All other, including Administrative and Processing: 30 fc – 50 fc.
   iii. Medical: 75 fc – 125 fc.

c. Emergency "Escape" Lighting shall be provided throughout the facility to enable safe exit with sufficient overall level of light lasting a minimum of 1-hour.

d. Emergency "Standby/Escape" Lighting shall be provided to prevent panic and enable normal activities to continue in the event of failure of the primary lighting for a minimum of 1-hour in the following areas.
   i. Holding Pods
   ii. Showers
   iii. Phone Booths
   iv. Medical

g. Contractor shall furnish and install cable management systems for all power and HVAC cabling to ensure safety and eliminate tripping hazards.

4.8 Plumbing/Water/Waste

a. ***No fresh or wastewater connections should be assumed available to meet the mission critical build period of performance.*** Availability of connections and capacity shall be the responsibility of the Contractor. Connecting to municipal water and/or wastewater is acceptable if sufficient capacity is available. If not available, Contractor shall provide potable and wastewater services to support the facility needs.

b. Water Delivery & Removal
   a. Contractor shall provide gray and black water service as required for maximum occupancy 24/7 days a week.
   b. Contractor shall provide fresh (potable) water delivery for drinking, laundry, showering, and hand washing as required for maximum occupancy, 24/7 days a week.
   c. The Contractor shall ensure that a trash trap and/or macerator pump be included before entering any sewer system.

4.9 Fire and Life Safety

a. Contractor shall furnish and install signage to identify each area throughout the facility. Within the covered walkways, signage shall be hung from the ceiling to easily identify room/area/POD locations.

b. Contractor shall furnish and install emergency egress "EXIT" lighted signs throughout

REL0001311855

the structure(s) per code.

c. Contractor shall furnish and install emergency evacuation map signs showing egress routes throughout the structure(s) and site per code.
d. Contractor shall furnish and install fire extinguishers and associated signs per code.
e. Contractor shall furnish and install smoke and carbon monoxide detectors
    a. In each POD/area, located on the watch stand in the PODs
    b. In all other POD areas
f. Fire safety signs shall be in English, Spanish, and the next known prevalent language as determined by CBP.
g. Contractor shall place markers on the emergency evacuation maps that accurately show "You are Here" and have Area of Refuge in Emergency identified on the map.

4.10 Architectural Barriers Act (ABA)

a. Contractor shall include ABA-compliant entrances and exits (1 for each POD).
b. Contractor shall assure CBP Command Post entrance(s) and exit(s) are ABA-compliant.

4.11 Structures (Soft-Sided)

Contractor shall stand up (furnish and erect) weather-tight soft-sided open span structures with all seams between sidewalls, ceiling, flooring system, and partitions sealed and securely fastened to prevent mosquito, fly and other vermin infiltration and prevent the movement of Detainees and the passing of objects between adjacent spaces and/or to the exterior. Each Pod/room shall be open span design with a thirteen (13') feet high at the eaves and approximately thirty (30') feet high at the peak and comprised of **white fabric.**

Exterior doors and frames shall be aluminum, double doors, opaque safety glazing and shall include panic bar hardware for emergency egress. All doors shall be sealed and weather tight. The Contractor shall furnish and install a three (3) foot deep landing and overhang beyond each door opening to prevent rainy weather from entering doorway. Exterior doors shall be adjacent in line with each other in all Pods and as determined by CBP during the site plan design effort.

All floors shall be raised using two (2) layers of crossing 4x6 pressure treated lumber. The floor deck shall be one (1) layer of ¾" Plywood, one (1) layer of vapor barrier, one (1) layer of ¾" Plywood - (Three Layers Total), with impervious floor coverings, such as linoleum, vinyl, or composite material, to allow for effective cleaning and sanitation. Flooring design loads for services indicated by this SOW shall be the responsibility of the Contractor. The Contractor shall determine if additional structural reinforcing is required for floor design loading in storage, shower Pods and other areas as necessary. Shower Pod flooring shall be designed to prevent water from entering other conditioned spaces in the event of a water leak and/or pipe failure.

Doorways to supply and storage rooms shall be wide to allow for oversized deliveries, pallets, and pallet jacks.

REL0001311855

4.11.1 ***Processing Structure(s)***

The Contractor shall furnish and erect a soft-sided structure for the following-approximate minimal area(s).

ALL_ Workstations and Processing area tables shall be skirted with a knee wall the height of the workstation table(s). The knee wall shall be constructed using Paint Grade "A" Fire-Retardant Treated Plywood (FRT) and Painted (color determined by CBP during design/build). Alternate knee wall covering or construction such as Carpet, fabric or other means may be used and installed as acceptable to the Contracting Officers Representative determined during the design build process.

a. Intake - Overall Continuous Space Appx 24,400 sf
    a. Main Processing Area – 8,200 sf
    b. Juvenile Processing Area – 3,200
    c. Medical Alert / Evaluation -900 sf
    d. Watch Commander room – 700 sf
    e. Shower Pod – 1,600 sf (split male/female)
    f. Separate enclosed with wall waiting area (32 x 20)
    g. Mulit-Purpose Shower Changing -3,200 sf
    h. Storage Area – 5,000 sf
    i. Command Center & Video Wall
    j. CBP Vacuum Toilets/Wash Stations
    k. Detainee Vacuum Toilets/Wash Stations
    l. Isolation Area separate from population. (**6** -Rooms)
    m. Gun Lockers
    n. Phone POD Room (15 Phone Booths) 1,600 sf

b. Outtake – Overall Continuous Space Approximately 24,400 sf
    a. Main Processing Area – 8,200 sf
    b. Small Processing Area – 1,600
    c. Medical Alert / Evaluation -700 sf
    d. Shower Pod – 1,600 sf (Split Male/Female)
    e. Separate enclosed with wall waiting area (32 x 20) sf
    f. Mulit-Purpose Shower Changing -3,200 sf
    g. Storage Area – 5,000 sf
    h. Command Center & Video Wall
    i. CBP Vacuum Toilets/Wash Stations
    j. Detainee Vacuum Toilets/Wash Stations
    k. Isolation Area separate from population. (**6**-Rooms)
    l. Gun Lockers
    m. Phone POD Room (15 Phone Booths) – 1,600 sf
    n. Transportation Processing 900 sf

~~Phone Booth POD(s) – 7,500 sf (Verify Layout Area w/66 booths)~~
    o. ~~Separate but Adjoining Waiting Administration POD – 3,500 SF [See 4.11-7 "**Phone POD Administration and Waiting Area**"~~]

REL0001311855

c. CBP Admin/Break Area – 3,300 sf – Separate Continuous Soft Sided Space or Structure. Coordinate location and interior layout during design.
d. Detainee Property Room – Adjacent to both Intake and Outtake – 3,300 sf

4.11.1.1 Intake / Outtake

4.11.1.1.1. Processing Area

A portion of the structure shall be provided as an intake processing area with bench seating and standard-height plastic folding tables to hold forty (40) computers workstations for processing. Utilize sample floor plan for preliminary layout. See Attachment E. Final layout will be determined by CBP during Site Plan development. The Processing tables in the Processing Area shall be arranged in such a way to provide a split in the middle to allow for agents to pass through.

Workstation and Processing area tables shall be skirted with a knee wall the height of the workstation table(s). The knee wall shall be constructed using Paint Grade "A" Fire-Retardant Treated Plywood (FRT) and Painted (color determined by CBP during design/build). Alternate knee wall covering or construction such as Carpet, fabric or other means may be used and installed as acceptable to the Contracting Officers Representative determined during the design build process.

All bench seating shall be mechanically fastened to the wood floor – forty-five (45) 8' benches for the waiting area and fourteen (14) 6' benches at the processing tables.

Contractor shall furnish and install six (6) Fingerprint Tables approximately ten (10) linear feet by two (2) feet wide at 42" height.

Contractor shall provide six (6) data drops for APIP printers in the Processing/Intake Area.

Contractor shall provide power and forty (40) CAT 6 cables and divide evenly between the processing area.

Contractor shall have all cables run under the floor to prevent trip hazards.

Contractor shall provide, install, and power four (4) 42" TVs to the detainee-facing side of the command desk wall TV shall be viewable from the waiting benches. TV shall be set at a height as to not interfere with Agents' view of the waiting area. Contractor shall provide cabling and splitters to connect the TVs to the computer station.

Contractor shall provide three (3) vacuum toilets and hand washing sinks for detainees in the Processing Area.

REL0001311855

Contractor shall provide six (6) vacuum toilets and hand washing sinks for staff in the Processing Area. Contractor shall provide privacy screens surrounding the staff toilets.

Contractor shall provide six (6) shelving units in this area for administrative supplies. Contractor shall provide four (4) lockable lateral file drawers.

Contractor shall provide one (1) diaper changing table.

Contractor shall create an isolated Command Center Area that is U shape or separate but connected to the processing area for security to monitor all security cameras inside and outside of the facility.

- The Command Center shall include eight (8) workstations, four (4) each side, which includes sixteen (16) network drops, four (4) tables, and eight (8) task chairs, and power to charge CBP walkie talkies.

The Intake/Processing Pod shall have a 10 foot by 10-foot canopy exterior to the structure at the entrance/exit.

a. Each canopy shall have a deck under the canopy footprint.
b. Each canopy shall have gutters and downspouts installed along the perimeter of the canopy.

4.11.1.1.2. Small Processing Area

Contractor shall provide an additional Small Processing Area on the opposite end of the Intake/Processing Structure for Outtake. This area shall have the same capabilities for Processing as the main area. The Small Processing Area shall have approximately eight (8) workstations. Contractor shall include twenty-four (24) network drops to this area to account for workstations and printers. Contractor shall provide seven (7) lockable cabinets, ten (10) tables, sixteen (16) task chairs, sixteen (16) benches, two (2) shelving units, three (3) lockable lateral file drawers, two (2) cameras on opposite sides of the room, two (2) fingerprint tables, and one (1) panic button.

See Knee Wall and Covering Requirement above.

4.11.1.1.3. Unaccompanied Juvenile Processing Area

Contractor shall provide a separate area for Unaccompanied Juvenile Processing Area. This area shall have the same capabilities for Processing as the main area. The contractor shall include twenty-four (24) network drops to this area to account for workstations and printers. Contractor shall provide seven (7) lockable cabinets, fourteen (14) tables, thirty (30) task chairs, twenty (20) benches, two (2) shelving units, one (1) 3 vacuum toilet with sink and paper towels or hand drier, two (2) cameras on opposite sides of the room, two (2) fingerprint tables, and one (1) panic button.

See Knee Wall and Covering Requirement above.

REL0001311855

4.11.2 Medical Area

A separate Medical Area shall be provided – at a minimum 16' x 100'. The area will be enclosed and include freestanding fabric privacy screens to establish separate, private medical assessment and health interview areas and a small administration area that includes standard height plastic folding tables, plastic folding chairs, and one (1) standard size refrigerator. Additional LED lighting shall be provided to adequately light this space. Utilize sample floor plan for preliminary layout. Final layout will be determined by CBP during Site Plan development.

The Contractor shall provide separate interior layout design coordination effort and the following for the Medical Area:

a. 8' wide x 6' tall freestanding privacy screens – 16 screens
b. 1 standard size refrigerator
c. 3' x 8' standard height plastic folding tables
d. 4 plastic folding chairs
e. 2 task chairs
f. Additional LED lighting (75fc – 125 fc)
g. Ten (10) Data lines and one (1) hard copper phone line
h. Eight (8) benches (one outside/waiting, one inside/waiting)
i. Electrical receptacles
j. Trash can
a. Trash in the Medical Area shall be treated as medical waste/biohazard and is separate from normal waste. Contractor shall remove and dispose of medical waste/biohazards as required by law.
k. Handwash station
l. Four (4) shelving units
m. Two (2) cameras to be added to the medical area. Each camera will be at opposite ends of the room.
n. Two (2) vacuum toilets, one (1) sink with paper towels or hand dryer for detainees in the medical area.
o. See Knee Wall and Covering Requirement above.

4.11.3 Property Room

Property room shall be located next to the Intake/Processing area – at a minimum 66'x50'. The Property Room shall be climate controlled and include video surveillance and shelving units for detainee property. There shall be sufficient space to allow for the shelving units and placement of detainee property. The area should be secure and have limited access. Contractor shall provide nine (9) tables, eight (8) task chairs, thirty-five (35) shelves, three (3) carts, and six (6) data drops, in the Property Room. The room shall also incorporate a Dutch door & secure hardware, a double Door & secure hardware, a Pass-through 3' by 10' opening adjacent to the Intake Bench Seating Area with hasp lock and security hinges.

See Knee Wall and Covering Requirement above.

REL0001311855

4.11.4 Vacuum toilets / Wash Stations

The Contractor shall provide indoor vacuum toilets for detainee use with openings in the doors to view an occupant's feet and head. Contractor shall provide indoor vacuum toilets for management use. All toilets shall be vented to the exterior of the structures and include an exhaust fan at the exterior vent pipe to draw air out. All toilets shall be serviceable from the exterior. The Contractor shall provide hand.

wash stations to include paper towels and soap dispensers. Contractor shall keep the paper towel, toilet paper, and soap dispensers filled. The Contractor shall locate garbage receptacles at the hand wash stations.

4.11.5 Personal Safety Secure Isolation Holding Rooms:

Contractor shall provide Six (6) each separate Isolation / Holding rooms for disruptive Detainees near both the Intake and Outtake areas with final placement to be determined during the design. A total of Twelve (12) rooms will be required. The Isolation rooms will be:

- The contractor shall incorporate measures to eliminate any ligature tie off points
- Approximate dimensions of each room will be 5' x 8' x 12' tall.
- The walls and inside of the door will be fully padded with seamless detention room surface padding system similar or equal to Padded Surfaces by B&E, Indianapolis, IN 888-243-8788.
- Solid Wood Core Doors, Thumb Turn Latch Lock with a Double Pane Plexi-Glass framed window measuring 24" x 32" to increase visibility into the room.
- Ceiling shall be plexiglass with Tamper resistant covered exhaust fan vented to the outside and means for fresh air flow.
    - Ensure the bathroom fan is reinforced, as necessary, to ensure structural integrity. The contractor may encase the fan within a metal mounting structure and securely attach it to the ceiling of the isolation pod or by utilizing other means to be approved by the Contracting Officer's Representative
    - Ensure the bathroom fan is tamper resistant. This can be achieved by installing sufficiently rigid mesh to cover the bathroom fan or by utilizing other means to be approved by the Contracting Officer's Representative (COR).
    - Ensure the placement of the bathroom fan and its housing unit does not obstruct the field of view of the VSS Camera system.
    - Ensure the bathroom fans are ducted in a manner that expels exhaust air to the exterior of the facility.
    - Contractor shall provide professional engineering calculations demonstrating compliance with ASHRAE airflow standards per this SOW inside the isolation room.
- A full room view camera shall be installed above each isolation room tied to the CCTV system.

REL0001311855

- The room shall be equipped with a 6' bench with an incorporated Handcuff Restraining Bar anchored to the floor.

4.11.6 Gun Lockers

a. The Contractor shall provide gun lockers for each holding structure housed at the Intake POD area, for the multi-use structure, and at the Outtake POD area. Gun Lockers shall accommodate two hundred (200) pistols throughout the site with individual keyed lock boxes for each pistol. The boxes shall have key tags. Final locations of Gun Lockers to be determined by USBP during Site Plan development. Typically, gun lockers are in the Muster Room (CBP Structure) (approximately 100), the Command Center (approximately 20), the Intake and Outtake areas (approximately 20 in each) and 60 in other location(s); however, the final layout will determine the locations. Wall and Ceiling fencing shall be placed around gun locker locations except in the Command Center. Any gun lockers located outside the facilities shall be placed in a conex office with a cypher lock on the door. The doorway shall be covered by a canopy over a platform.

b. Secure Gun Locker Area: A secure gun locker area shall be established in EACH main structure for a single point of entry and egress ensuring no agent is armed when entering any interior main Detainee structure. Multiple Main Detainee structures shall require multiple secure locker areas as determined by the final agreed upon layout. The secure Gun Locker Area shall be enclosed with Chain Link Fence, include two (2) eight (8) foot folding tables, four (4) chairs, Security Dutch Door w/ combination cipher door lock/handle and two (2) each clearing barrel trap. A smaller gun locker area on the Outtake side shall be provided to secure weapons for outgoing transportation staff in a conex box with 20 gun lockers.

c. Contractor shall provide and install Level II - UL 752 Listed Bullet and Blast Protection Composite Panels. The panels shall be equal to ArmorCore or Covenant Security Equipment materials.

https://www.armorcore.com/bullet-resistant-panels/
https://covenantsecurityequipment.com/products/bullet-resistant-panels-

The Composite Panels shall be installed in the space behind all gun lockers. The panels shall fully cover the backs of each gun locker.

4.11.7 Phone Booth POD

- **Phone Booths:** Contractor shall construct Thirty (30) ~~(95)~~ Phone Booths and adjacent Administration Waiting Area(s) within the Soft-Sided Facility. Contractor shall design and propose layout and alternate layout. Final layout to be approved onsite by CBP during Site Plan development.
    a. Construct a total of Thirty (30) ~~(95),~~ 6'w x 6'd x 8'h (approx.) Phone Booths using 20 gauge 2"x4" steel studs and 5/8" Type X fire rated drywall covering on both sides, level 4 finish, and fire-retardant paint, with 6'x6' clear interior. If 20-gauge steel studs are not readily available,

REL0001311855

Contractor can propose slightly lighter gauge or may propose using fire retardant treated (FRT) lumber. Framing bottom plate shall be sealed using a bead of caulking (liquid nail or equivalent) and mechanically fastened to the floor using fasteners that anchor into the subfloor structure. Furnish and install minimum 3" thick Rockwool Acoustical Fire Batts (AFB) batt insulation or equivalent mineral wool batt insulation in the walls for sound dampening. Contractor shall install molding along the bottom of the interior and exterior sides of the walls. Booth walls shall be mechanically fastened to each other, except for stand-alone booths (if any), to include braces crossing the aisle to the opposite row of phone booths.

i. For stand-alone booths, Contractor shall install a barrier from the face of one booth to the face of the next to prevent detainees from hiding between booths. The material shall be the full height of the phone booths.

b. Walls shall have no openings other than the door and be 8' high.
   i. Install 2" thick Acoustic Foam sound proofing wall panels over 80% of all wall surfaces and the inside of the door. Panels must be flame retardant. Self-adhesive or Double-sided adhesive tape used to secure the panels will be reinforced with additional adhesive glue for more permanent installation.

c. **The contractor shall incorporate measures to eliminate any ligature tie off points**

d. Contractor shall install a half ceiling utilizing metal studs and framed plexiglass. The half ceiling shall cover a minimum of 3' x 6' of the ceiling opening.

e. Contractor shall install the remaining ceiling utilizing Grade "A" Fire-Retardant Treated Plywood (FRT), Paint grade plywood (painted to match the phone booth walls).

f. In each phone booth ceiling, Contractor shall provide and install a bathroom exhaust fan with a light in the plywood portion of the ceiling.
   i. Cubic Feet per Minute (CFM): 100 CFM +/- 30 CFM
   ii. Noise: 2 Sones +/- 1 Sone
   iii. Light: One (1) light
   iv. Contractor shall provide and install all junction boxes, wiring, conduit, and plugs to power the exhaust fans.
      a. For each five (5) exhaust fans, Contractor shall hardwire exhaust fan unit using metal-clad/armored flexible conduit to a junction box using 12ga electrical wiring.
      b. The junction box shall be powered by one (1) SO cord appropriate to use above 8 feet with a three-prong/grounded plug.
      c. Contractor shall provide individual circuits/extension cords for each set of 5 phone booths. Each circuit shall be 20 Amps.

g. Furnish and install one (1), 32" w x 80"h out-swinging hollow core door on left side of one wall. Door shall include a minimum 12" x 12"

REL0001311855

(or 7" x 22") vision lite panel, closure or spring hinges and passage only hardware. If doors with vision lite panels are not readily available, adding a small, similar sized window in the wall next to the door is acceptable. All doors shall be cased.

h. Construct 16" deep x 18" tall Above Finished Floor (AFF) built-in benches along the back and right walls with minimum 5/8" paint grade "A" Fire-Retardant Treated Plywood (FRT), sanded smooth with no sharp or exposed edges. Benches shall be mechanically fastened to the wall and be structurally sound.

i. Construct 18" deep x 36" long x 29" high AFF built-in work surface along the left wall with minimum 5/8" paint grade "A" Fire-Retardant Treated Plywood (FRT), sanded smooth with no sharp or exposed edges. Work surface shall be mechanically fastened to the wall and be structurally sound.

j. Contractor shall install one (1) phone line and two (2) Data Ports to be run to and terminated in the MDF or nearest LAN room. One (1) duplex receptacle. All data, cabling and telephone lines shall be appropriately terminated in the LAN room and phone booth.

k. Contractor shall provide a table, power, and data cables for computer terminals in the Phone Booth Pod.

l. Contractor shall provide vacuum toilets and hand washing stations in the Phone Booth POD.

m. Camera's / VCSS system for Phone POD Coverage sufficient to ensure no blind spots

- **Phone POD Administration and Waiting Area:**
  a. Contractor shall provide Six (6) 8' benches.
  b. Contractor shall provide, install, and power four (4) 42" TVs mounted and viewable from the waiting benches. TVs shall be set at a height as to not interfere with Agents' view of the waiting area. Contractor shall provide cabling and splitters to connect the TVs to a CBP computer station for messaging and a VCR.
  c. Camera's / VCSS system Coverage sufficient to ensure no blind spots

4.11.8 CBP Administration & Break Area POD

The Administrative & Break Area (Appx 3,300 SF) shall include staff toilets, lunch table / chairs for fifty (50) individuals, four (4) Refrigerators, eight (8) Microwaves, two (2) – 42" TV's Each TV shall be equipped with an antenna, two (2) handwashing sinks, and six (6) Data / Power Drops. 100 Gun Lockers will be located in this room.

If potable water is available, Contractor shall provide a sink with a filtered water bottle filler in the Break Area.

4.11.9 Supply and Storage Area:

Two (2) Separate CBP Storage areas within the main processing /

REL0001311855

administration area(s) approximately 5,000 SF Each (10,000 SF total) with each area having:

- One (1) wide equipment access for delivery from outside and lockable. All other Doors/Access shall be Double Wide lockable (1-Dutch with shelf), have CCTV coverage, power, LAN, lighting and forty (40) Husky Heavy Duty shelving units or equivalent. Location of the SSF Storage Areas withing the main SSF and layout will be determined during layout design.

Contractor shall consider a floor loading of a minimum of fifty (50) pounds per square foot.

Contractor shall also consider a floor loading of a minimum of fifty (50) pounds per square foot along the pathway from the delivery vehicle to the Supply and Storage Pod.

Carts – Contractor shall provide the following carts to be placed in the Storage Pod:

The contractor shall provide power, data and 4- Workstations area tables skirted with a knee wall the height of the workstation table(s). The knee wall shall be constructed using Paint Grade "A" Fire-Retardant Treated Plywood (FRT) and Painted (color determined by CBP during design/build). Alternate knee wall covering or construction such as Carpet, fabric or other means may be used and installed as acceptable to the Contracting Officers Representative determined during the design build process.

The below items shall be turned over to the government in working order at the conclusion of the project:

- Three (3) convertible two/four-wheel hand trucks with solid platform
- Three (3) large flatbed carts (approximately 30"x72" each)
- Three (3) basket carts (approximately 24"x36" each)

4.11.10 Multi-function/Shower POD

Shower Area

a. Shower units must support Maximum Detainee Occupancy. Contractor shall provide 72 shower units for this 1,000 build. Future additional Holding will require no less than one (1) individual shower for every fifteen (15) detainees.
b. Showers shall be installed and connected to the holding structures to facilitate safe and secure movement for CBP and occupants.
c. Shower space shall be conditioned and meet same temperature and air quality standards as the main structures to include dehumidification. A digital thermometer with a humidity reading shall be mounted in each shower area.
d. Male and Female shower areas in the same POD shall be separated with a hard wall.
e. Showers shall be equipped with two (2) shower curtains each for

REL0001311855

privacy.

f. Secure the shower area with a hard wall and Netting Barrier to prevent escape.

g. Showers shall be equipped with shower mats that provide a non-slip surface.

h. Shower benches shall be provided for dressing and setting clothes on (to keep items off the floor, preventing items from getting wet).

i. Contractor shall provide and install shelving in each shower area (male and female) for supplies (towels, clothes, hygiene kits).

j. Contractor shall provide a deep basin sink with removable hand-held spray nozzle for lice treatments in each shower area (male and female).

k. Showers and wash stations, as required, shall be modular trailers, SSF space, or as otherwise approved by the COR during Site Plan development.

l. Showers shall all run 20 minutes hot and cold with pressure and be able to maintain 105 degrees (verification requirement).

m. Contractor shall provide one (1) distress button in each shower area.

n. **The contractor shall incorporate measures to eliminate ligature tie off points**

Multi-Function Area

a. Contractor shall provide an area for playpens where small children can be kept as necessary during showering.

b. Contractor shall provide a Multi- Purpose/Shower Changing Pod (32'x100'). Contractor shall provide fifteen (15) 8' benches anchored to the floor and twelve (12) shelving units for supplies (towels, hygiene kits, clothing sets). Contractor shall provide six (6) tables, ten (10) stacking chairs, and one (1) 3-unit vacuum toilet with handwash station with paper towels or hand drier.

c. Contractor shall provide two (2) 42" televisions and DVD players in the Multi- Purpose/Shower Changing Pod.

d. Contractor shall provide two (2) diaper changing tables in the Multi-Purpose/Shower Changing Pod and one (1) diaper changing table in the female shower room.

e. Contractor shall have all emergency exit doors secure but will have the ability to be open in case of emergency.

f. Contractor shall install one (1) three-stall vacuum toilet unit along with one (1) two-sink handwashing unit (including soap and paper towels or hand dryer).

g. The contractor shall provide power, data and 4- Workstations area tables skirted with a knee wall the height of the workstation table(s). The knee wall shall be constructed using Paint Grade "A" Fire-Retardant Treated Plywood (FRT) and Painted (color determined by CBP during design/build). Alternate knee wall covering or construction such as Carpet, fabric or other means may be used and installed as acceptable to the Contracting Officers Representative determined during the design build process.

REL0001311855

4.11.11 Holding Pods

The Contractor shall furnish and install structure(s) for holding.

The holding structure(s) shall accommodate holding, sleeping, and eating for no less than the maximum detainees cited for each location at the structure. Each POD shall hold approximately one hundred twenty-five (125) Detainees and ten (10) Support Staff. Possible total Holding Zones / PODs sections for Detainees only is estimated to be four (4) PODs per 500 detainees. A Holding POD is approximately 8200 sf. The total holding structure shall be segregated into separate holding zones (PODs). The zones shall be separated by an air-conditioned covered walkway at least ten (10') feet wide leading from one (1) exterior doorway to the other.

Contractor shall provide two (2) 8' table in each Holding Pod for snacks and food distribution. Contractor shall provide two (2) shelving units for each Holding Pod – one (1) in the entryway and one (1) in the Holding Pod near the diaper changing table.

For support staff, one (1) toilet per twenty-five (25) support staff and one (1) hand wash station per thirty- five (35) support staff. Toilet configuration shall be determined by CBP during the layout design phase.

4.11.12 Holding Pods- "Typical":

[redacted]

REL0001311855

[redacted]

REL0001311855

Typical General Population Holding Pod

REL0001311855

4.11.13 Holding Pod Adults

[redacted]

TYPICAL ADULT POD CONFIGURATION

[redacted]

REL0001311855

4.11.14 Observation Tower

[redacted]

l. Contractor shall provide details / information via email within the five calendar (5) days of Notice to Proceed for COR approval to [redacted]

4.12 Other Structures

4.12.1. Covered Walkways and Corridors

[redacted]

REL0001311855

[redacted]

4.12.2. Sally Ports

[redacted]

4.12.3. Armory Conex

[redacted]

4.12.4. Storage

[redacted]

REL0001311855

[redacted]

4.12.5. CBP Muster Room Structure NOT USED.

4.12.6. Food Prep

One (1) Separate Food Prep area per 125-500 detainees: Each area shall have (Contractor- provided and installed) four (4) refrigerators, four (4) freezers and four (4) microwaves. Refrigerators and freezers can be combination units.

4.12.7. Laundry Facility

Contractor shall provide and maintain one (1) each laundry facility per 125-500 detainees (50x66) or as required. The facility shall be modular and separate from Detainee Main Structure Contractor shall provide 17 washer/dryer stacks at a minimum for up to 500 detainees. Beyond 500, there shall be no less than one (1) washer/dryer stack for every thirty (30) detainees.

4.12.5. Refrigerated Trailers

Contractor shall provide and maintain a 53-foot Refrigeration Trailers for CBP use, one (1) Trailer Each per 125-500 detainees.

4.12.6. Toilet Trailers

REL0001311855

Contractor shall provide two (2) toilet trailers, trailers shall have a minimum of twelve (12) stalls each and be equipped with sinks and located by USBP during the build. Location and adjacencies will be identified during design development. Covered / Conditioned walkways will be provided as necessary for access to the nearest conditioned Soft Sided Facilities.

4.12.7. CBP OIT Trailer

[redacted]

4.12.8. Dumpsters

Contractor shall provide and maintain dumpsters: As required and emptied, as necessary per day, (7) days a week.

4.12.9. Offices

[redacted]

REL0001311855

[redacted]

4.12.8 Local Area Network (LAN) Room (See 4.19.1)

4.12.8.1 The Contractor shall provide and install 10' x 10' x 9'h structures to house all LAN equipment in each main structure. Each LAN Room shall have four
(4) hard walls. The LAN Room can be a conex-style room in lieu of constructing a room.

4.12.9 Exercise Yard

4.12.9.1 The Contractor shall provide and install a one hundred (100') foot by one hundred sixty (160') foot detainee exercise yard. The exercise yard will hold up to 125 detainees at one time. The exercise yard shall be in an area with direct access to the soft-side facility. The exercise yard shall equipped with the following:

4.12.9.1.1 Vacuum toilets serviced daily – one (1) toilet per fifteen (15) detainees

4.12.9.1.2 Handwashing sinks - one (1) sink per fifteen (15) detainees. Including paper towels or hand dryers.

4.12.9.1.3 Observation tower

4.12.9.1.4 Camera coverage

4.12.9.1.5 The entire area shall be flat and smooth, with plastic interlocking flooring covered in artificial turf

4.12.9.1.6 Entire area exercise yard shall be covered / shaded

4.12.9.1.7 Perimeter fencing with material to block view from public (no double- outriggers and barbed wire in this area)

4.12.9.1.8 Contractor shall wrap canopy support columns for the shade structure in the middle of the exercise yard with weather-resistant padding to a height of 6' and a thickness of a minimum of 1/2".

4.12.9.1.9 Contractor shall assure the entire area is covered to prevent compacted sub-surface from being accessible.

4.12.9.1.10 LED lighting

4.12.9.1.11 Lightning Protection

4.12.9.1.12 Sides of exercise yard will be open & covered w/ mosquito netting.

REL0001311855

a. Mosquito netting will go from bottom to the roof and be secured to prevent escape.
b. Netting will have zipper locations at emergency exits.

4.12.9.1.13 Six (6) each 96" Airfoil type fans in each of two Rec Yards for a total of twelve (12) fans

4.12.9.1.14 Six (6) 10' x 8' Interview Offices furnished with 6' desk, task chair and 2 guest chairs.

4.13 Fenced In / Secure Yard / Chain Link

[redacted]

4.14 Facilities and Service Requirements

The Contractor shall ensure that the following facility and service requirements, or approved equivalent, to support a facility of this size, shall be met to make the facilities fully functional:

a. Size: As defined by the quantity of detainees for each SSF.
b. Duration: As provided for by the underlying contract.

4.14.1 Food Service:

Contractor shall furnish all equipment, materials, labor, resources, and supervision for the meals delivery and distribution services as needed by the location (Preparation, Delivery, Distribution, and Clean Up Services) meeting the specifications provided herein.

Locations all operate twenty-four (24) hours a day, seven (7) days a week, including all federal holidays, unless otherwise indicated in individual Task Orders (TO). The number of migrants is constantly in flux. The goal of these contracts is to provide a dynamic and flexible mechanism to enable the USBP to order meals delivery and distribution services as needed to feed the constantly changing migrant population without any shortages, while minimizing overages and waste. As orders are placed against the contracts, the Ordering Official for a given TO will coordinate with the Contractor for meal selection and delivery/setup/distribution/clean-up, and other logistics purposes as required within the individual TOs awarded.

All food must meet USDA and FDA health standards, which include Federal, State, and County health and food handling regulations. Food offered for consumption must meet the following minimum requirements:

REL0001311855

a. It must be obtained from licensed wholesale or retail sources; prepared in a licensed location, e.g., restaurant, commercial kitchen, or bakery; and stored and transported by means that effectively prevent microbial growth, contamination, or adulteration. Refer to the following for safe handling of food:

   https://www.fsis.usda.gov/wps/portal/fsis/topics/food-safety-education/get-answers/food-safety-fact-sheets/safe-food-handling

b. Food must be prepared by a licensed company that has passed all health certification standards for operation as a food-handling facility must prepare it. Current and applicable health certifications shall be included with the proposal.

c. All food handlers and servers shall comply with applicable Federal, State, and local health laws and regulations.

d. While working onsite, all Contractor employees shall follow CBP COVID-19 workplace safety protocols.

e. General meal plans/menus must be developed in consultation with a registered nutritionist/dietitian to ensure that age-appropriate nutritional standards are met, variety from day to day and within the span of a day (i.e., breakfast, lunch and dinner) is provided, and that food is age-appropriate for palatability and consumption.

The expected average meals required at any location vary. Contractor shall coordinate with onsite USBP representative.

Requirements

1. Three (3) complete meals per day: Breakfast-Hot, Lunch-Hot/Cold, Dinner Hot
   a. CBP will provide the quantity of meals ordered by age category to the Contractor prior to mealtimes (minimum of 3 hours prior to mealtime).
   b. The Contractor shall produce 10% excess meals, in comparison to the ordered quantities, to account for a potential increases to detainee count between the meal order time and the meal distribution time.
   c. Contractor shall distribute meals to detainees.
   d. The Contractor shall make any extra meals not distributed available to CBP for migrant service. These meals shall be kept at FDA Holding Temperature for 3 hours past the associated mealtime.
      - All food from the current day's service will be destroyed after the holding period. NO food from the previous day's service shall be served.
2. Food Service shall be tiered with minimum number of meals:
   a. 1-150 meals per day
   b. 151-300 meals per day
   c. 301-450 meals per day
   d. 451-600 meals per day
   e. 601-750 meals per day
   f. 751-900 meals per day
   g. 901-1050 meals per day

REL0001311855

h. 1051-1200 meals per day
a. 1201-1350 meals per day
b. 1351-1500 meals per day

3. Snacks will be provided by the Contractor and staged near the holding areas and any other location that routinely has detainees (i.e. processing). Based on USBP site level guidance, the Contractor will either make snacks readily available or distribute to detainees as directed. The Contractor will be responsible for tracking the total number of snacks taken from inventory on a daily basis.
4. The minimum billable snack quantity is 100 snacks per day.
5. The Contractor shall submit menus categorized based on the below listed age and sex groups. Meals included on the menus shall meet current USDA nutritional guidelines for each age and sex group. The menu shall provide a variety in food from meal-to-meal and day-to-day to ensure a balanced diet. Refer to Appendix 1 (Excerpt from USDA 2015-2020 Dietary Guidelines for Americans, Table A7-1, Daily Nutritional Goals for Age/Sex Groups Based on Dietary Reference Intakes & Dietary Guidelines Recommendations):

   a. Category #1: Tender Age Children (Ages 2 through 5)
   b. Category #2: Children (Ages 6 through 12)
   c. Category #3: Older Children (Ages 13 through 17)
   d. Category #4: Adults (Ages 18 and older)

Menus shall be provided in accordance with the following guidelines per Category:

1. Category #1 and #2: Three meals (Breakfast, Lunch, Dinner). Two meals shall be hot. In addition, one snack between Breakfast and Lunch and one snack between Lunch and Dinner. **Note: Category #1 meal components (breakfast, lunch, dinner) shall be specifically comprised of finger foods, including but not limited to, bite-sized and/or diced food options**.

2. Category #3: Three meals (Breakfast, Lunch, Dinner). Two meals shall be hot. In addition, one snack between Lunch and Dinner.

3. Category #4. Three meals (Breakfast, Lunch, Dinner). Two meals shall be hot.

4. Each menu shall meet or exceed applicable USDA daily nutritional guidelines.

5. Each menu for Category #1 shall, in general, be appropriately palatable and consumable, including by the youngest of the Tender Age Children.

6. Each menu for Category #2 shall meet or exceed the "Male 6-12" current USDA daily nutritional guidelines, except for iron levels, which shall meet or exceed the "Female 6-12" guideline.

7. Each menu for Category #3 shall meet or exceed the "Male 14-18" current USDA daily nutritional guidelines, except for iron levels, which shall meet or exceed the "Female 14-18" guideline.

REL0001311855

8. Each menu for Category #4 shall meet or exceed the "Male 19-30" current USDA daily nutritional guidelines, except for iron levels, which shall meet or exceed the "Female 19-30" guideline.

9. A selection of fruits (fresh if available) shall be incorporated into each menu. Each meal, to comply with TEDS and shall provide a choice of beverages: milk, water, and juice (labeled 100% fruit juice). The migrant must be offered a choice of these three beverage options at each meal.

NOTE: Snacks for Categories #1-3 above shall be packaged and priced as part of the full meal menu for these categories.

Note: These contracts do not include the requirements for children under 2 years of age, including formula or similar infant needs.

6. CBP holds individuals from scores of countries with diverse food and nutrition habits. While it is not feasible to cater to all cultural and dietary needs, the Contractor shall provide menus that include choices in each of the following categories, at a minimum:

   a. Menu items for each age and sex category, which offer fiber-rich choices.
   b. Menu items for each age and sex category, which accommodate a Vegetarian Diet.
   c. Menu items for each age and sex category, which offer a Gluten-free Diet.
   d. Menu items for each age and sex category, which offer a pork-free or pork by-product-free diet.
   e. Choice of Fruits (fresh if available)
   f. Choice of Beverages: Milk, Water, and Juice.

   Menus shall clearly indicate the appropriate categorization of each meal. Additional categories of diverse food/restricted diet categories based on industry standards may be proposed as well and will be reviewed by the Government for possible inclusion into any awarded BPA.

   Regardless of age, sex, or dietary restriction, two meals of a detainee's three daily meals must contain a hot entrée.

7. Contractor shall provide one (1) meal, for each late arrival;
8. Snacks: Dry Staple Type. Up to One Thousand (1000) per 500 detainees, per day.
9. Bottled water (16.9 oz) shall be provided and available, refrigerated and stored to provide sufficient quantities 24/7 to accommodate all detainees and staff. Average 5 bottles person per day.
   a. Contractor shall recycle discarded water bottles.
10. Meal preparation and nutritional guidelines shall be prepared and processed in accordance with the following minimal guidelines:

    a. US Food and Drug Administration (FDA) Guidance Documents: https://www.fda.gov/regulatory-information/search-fda-guidance-documents
    b. FDA Industry Guidance on Serving Sizes: https://www.fda.gov/regulatory-information/search-fda-guidance-documents/guidance-industry-food-labeling-serving-sizes-foods-can-reasonably-be-consumed-one-eating-occasion

REL0001311855

c. US Department of Agriculture (USDA) Dietary Guidelines for Americans: https://www.dietaryguidelines.gov/current-dietary-guidelines
d. USDA Food Safety and Inspection Service – Basics for Handling Food Safely: https://www.fsis.usda.gov/wps/portal/fsis/topics/food-safety-education/get-answers/food-safety-fact-sheets/safe-food-handling/basics-for-handling-food-safely/ct_index
e. FDA Food Code 2022: https://www.fda.gov/media/164194/download
f. COVID-19 Federal Workforce Requirements at www.saferfederalworkforce.gov

11. Contractor shall adhere to CBP's TEDS policy for juveniles and pregnant detainees. Juveniles and pregnant detainees need to be offered a snack upon arrival and a meal at least every six hours thereafter, at regularly scheduled mealtimes. Juveniles and pregnant or nursing detainees must have regular access to snacks, milk, and juice.

12. Contractor shall use only disposable flatware and packaging. Packaging or flatware shall not consist of glass or metal materials.

For all non-vegetarian meals provided, all meat and meat products shall have been slaughtered, processed and manufactured in plants inspected under a USDA approved inspection process and bear the appropriate seal. All meat and meat products must be sanitary and free of objectionable odors or signs of deterioration on delivery.

Each individual meal shall be packaged individually. Under no circumstances shall packaging consist of any metal or glass material. Meals must be individually packaged in spill-proof closed containers or heater boxes. The container and overlay should have a spill-proof closure and should be composed of plastic and/or polystyrene non-toxic material.

Each carton or package shall be labeled to include:

a. Processor's name and address (Plant information);
b. Item identity, including age/sex and dietary restriction categories and whether hot/cold;
c. Date of production and expiration date; and
d. Quantity of individual units per carton (i.e., ounces, pints, etc.).

The designated Point of Contact (Ordering Official at location) shall examine the food upon delivery in order to ensure that it is palatable in terms of flavor, texture, temperature, and appearance. CBP reserves the right to reject any food, product, or component thereof, which the POC/Ordering Official has determined, is unacceptable.

At the time of delivery, the Contractor shall secure, account for, and remove all equipment (such as carrying containers) and supplies when departing.

The Contractor shall adhere to the sanitation and health guidelines from the USDA Food Safety and Inspection Service – Basics for Handling Food Safely.

REL0001311855

The Contractor shall comply with all applicable local, state, and federal health and sanitation department requirements with respect to food selection, storage, and delivery throughout any ordering period. The Contractor shall obey and abide by all applicable laws and ordinances. Appropriate certifications shall be available for inspection by the designated Points of Contact (Ordering Officials).

Food handling must meet all temperature requirements specified by Federal, State and local regulations. Refer to the above link for USDA's safe food handling guidance.

The Contractor shall have valid licenses/certifications as required by the states where they operate in support of this requirement. The Contractor shall forward copies of all required licenses/certifications to the Contracting Officer with its quote package. The Contractor shall provide certifications of all subcontractors under the Task Order at time of award.

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4.14.2 Kitchen Equipment:

a. The kitchen shall have enough refrigerators, Refrigeration Trailer, Freezers and Microwaves to support service to number of detainee population.

4.14.3 Panic Buttons and Alarms

[redacted]

4.14.4 Toilets & Handwashing Stations

a. Toilets shall be installed with daily service and as needed for detainees and support staff. Toilets shall be placed in a manner that supports frequent servicing without disruptions or security vulnerabilities and as determined in the final layout configuration. All toilets shall be ventilated to the exterior.
b. Hand wash sinks shall be installed with daily service and as needed, for detainees and support staff. Contractor shall ensure that all hand wash sinks are

REL0001311855

always fully operational.

c. Toilet and Handwashing Stations must be installed in a manner which provides for a direct line of site to the on-Duty CBP Agent Stations, Guards or Observation Towers

4.14.5 Laundry Service

a. Stacked washer/dryer units shall be provided/installed with daily service provided and as needed.
b. Full Laundry Service for All Detainees Clothing and Towels is required.
c. There is NO laundry services for blankets.
d. Contractor shall provide propane as required.
e. Contractor shall provide towels for detainee use.

4.14.6 Housing Components

a. Contractor shall provide washable foam sleeping mats to match the capacity of the site plus 10%.
b. Mats shall be no less than 72" x 24" x 3".
c. Contractor shall provide mylar blankets for all occupants. New mylar blankets shall be provided to each detainee each day.
d. Wall partition's location to be determined by CBP staff during final layout. Shall be erected based on the type of occupancy and area use for each area male and female segregated pod.

4.14.7 Revised_ Ancillary Components / Services to be provided by the Contractor:

a. The Contractor shall provide thirty (30) **Porters** to move supplies (loading, offloading, and storage) as needed with 24/7 coverage for both contractor performance and CBP direct support (DHS volunteers, military staff, OFO, and BP). At least one (1) Porter shall be a forklift operator on each shift. Porter shall assist with water, snacks, and ice delivered, inventoried, and stored in conditioned bin or refrigerated trailer. Porter shall assist with distribution of meals, water, snacks, and ice.

b. **List of additional Porter duties:**
   - Multi-Purpose / Shower Changing Pod: Support general duties such as: Collection and bagging of dirty laundry, Issue and collect shower/hygiene supplies, Storing Government- furnished clothing in designated shelves and issuing to detainees as necessary, Coordinate laundering of the detainee's own clothes, issuance of temporary government provided clothing and changing back into their own clothes after laundered clean, Maintain inventory of the clothing, towels, hygiene kits and supplies, Notify USBP staff of any low-inventories needing re-ordering.
   - Noncitizen Personal Property Management: Tagging, bagging, sealing, storing, retrieval.
   - Meal Prep: Heating meals, receiving meals, distribution of food, fill water jugs, provide cups.
   - Warehouse: Receive/distribute; this includes necessities such as: clothes, blankets, personal care items, etc.

REL0001311855

- Warehouse: Restock, organize, sort and label supply items; clean, organize and stock conex which houses overstock items; pack, re-locate and distribute supplies to stations/ports.
- Supply Runs: Pick up pre-purchased items such as food, Migrant supplies, to/from vendor, and Station.
- Prescription Medicine Runs: Pick up medical prescriptions from local pharmacies.
- Prosecution case files: Run walk/drive case files to/from station/field office/site.
- Basic housekeeping: Picking up trash, sweeping, fridge, shred paper.
- Assist operating access doors and answering phones.

c. All wiring and cable to be placed under flooring as possible and where NOT possible will be covered as acceptable for safety considerations. All wiring to Observation Towers shall be fed from under the flooring.

d. Light towers with power to achieve minimum 2 fc with maximum 5 fc inside and outside fence at all times, and minimum four (4) heads each, or as required.

e. Janitorial services to completely clean facility, showers, sleeping mats, diaper changing tables, Conexs, offices, grounds. In addition, the Contractor shall provide janitorial services to completely clean and disinfect the contractor-provided equipment and used storage or operational spaces to include but not necessarily limited to showers, hand wash stations, sinks, toilets, grounds and other each shift and as needed along with Trash containers (including diaper trash cans) and removal services daily and as needed. Diaper trash cans shall be disinfected at each emptying.

f. The Contractor as necessary shall launder detainee-clothing sets male and female. The Contractor as necessary shall also provide laundry of existing detainee clothing. Contractor shall provide laundry detergent.

g. Television sets / DVD players: as prescribed per Holding POD, with DVD capability. TV's shall be securely mounted to a constructed wall or other. Mounting location to be approved by COR.

h. Walls shall be used on the interior of structures in areas designated by CBP to control movement of people and for security.

i. All janitorial staff shall have matching uniforms.

4.14.8 Pest Control

Structures shall be kept pest, insect, and vermin free and shall include pest control for structure and immediate area. Pest control shall be performed by the Contractor at least 1 x per week and as needed.

4.14.9 Quat Sanitizer

The contractor shall install Two (2) wood stands with plumbed water spickets for use of Quat sanitizer equipment in the following locations: Housekeeping Areas.

4.14.10 Diesel Fuel

REL0001311855

The Contractor shall provide all fuel to maintain twenty-four (24) hours, seven (7) days a week operation at site as required.

4.14.11 Furniture

- Contractor shall provide and maintain the following for general distribution as requested by USBP:
- Tables: twenty-seven (27) tables, approximately 48"x30" per 125-500 detainees; twenty-six
- (26) tables, approximately 72"x30" per 125-500 detainees.
- Seating: two-hundred fifty (250), anchored or interlocking, seating with tables for eating to accommodate each holding area number detained.
- Thirty (30) Chairs per 125-500 detainees (breathable, ergonomic, eight (8+) hrs/day) as placed by CBP in the field. Chairs for agents shall not have arms.
- Benches to be placed by CBP during layout session. Benches shall be 6' long, vinyl-coated, metal.
- 100 folding chairs with padded seats per 125-500 detainees. Locations to be determined during layout session.
- 30 task chairs per 125-500 detainees equal to or better than 24-hour task chairs. Locations to be determined during layout session.
- The Contractor shall furnish all offices (CBP and Contractor offices) with office furniture (task chairs, tables, desks, and file cabinets).

4.15 Staffing

Within twenty-four (24) hours after award, the Contractor shall provide a complete staffing plan to the COR via email for the provision of all services as required in this Statement of Work. The staffing plan shall outline assignment of personnel for twenty-four (24) hours, seven (7) days a week operation in all areas, including Security Guards and facility maintenance personnel.

4.16 Mobilization and Demobilization

At the completion of the period of performance, the Contractor shall return the site to substantially the same condition as prior to the start of performance to include reseeding of grass and watering, in accordance with the contract terms and conditions for site remediation and cleanup. The Government reserves the right to provide final acceptance and approval of cleanup actions, in accordance with the terms and conditions of the contract.

REL0001311855

4.17 Interior and perimeter Video Surveillance System (VSS)

[redacted]

4.18 Security Guards.

4.18.1 Security Guards

[redacted]

REL0001311855

[redacted]

4.18.2 Shower Monitor and Caregiver Services – NOT USED This Location

4.18.3 Hours of Operation Instructions

4.18.3.1 Contractor shall provide services identified in this SOW during the following time-periods:

4.18.3.2 Seven days a week including holidays

4.18.3.3 Monday through Sunday

4.18.3.4 Three (3) eight (8) hour shift coverage

4.18.3.5 Special Considerations

4.18.3.5.1 Work Schedule: The facility is a 24/7 operational facility. During times of unplanned influx of detainees, Contractor shall have the capacity to add additional staff and increase the hours of operation as requested by the Contracting Officer (CO) and in accordance with the terms and conditions of the resulting contract.

4.18.3.5.2 Contractor Personnel Qualifications:

- ***Ability to communicate effectively in English and Spanish***.
- Written documentation of successful passage of the background checks required above.
- Experience and training in the following areas of

REL0001311855

responsibility corresponding to the level required at a State Licensed Detention Facility:

- Supervisory/Management Training and Skills (Supervisor only)
- Communication Skills
- Personal Care and Toileting
- Basic Hygiene and Basic Infection Control
- Maintaining a Clean, Safe and Healthy Environment
- Basic Personal and Environmental Safety Precautions
- Emergency Procedures, including Basic First Aid

▪ Understanding Abuse and Neglect

▪ Ability to perform vigorous physical activity (bending, standing, walking, sitting, etc.) for extended periods.

▪ Ability to hear and see well enough to monitor Detainees and always keep them safe.

▪ Ability to lift 40 lbs.

4.18.3.5.3 Holiday and Administrative Leave

4.18.3.5.3.1 Contractor shall have the capacity to maintain all services during days the Federal Government observes as Holidays, employee leave of absence and /or administrative type leave of any sort.

4.18.3.5.3.2 Federal Government Holiday periods are outlined in the solicitation terms and conditions.

4.19 Communications

It is the Government's responsibility to pay for operational services (phone, internet).

The Contractor shall provide fiber optic cable and service for Border Patrol.

4.19.1 Local Area Network (LAN) Room

a. The Contractor shall install 10' x 10' x 9'h structures to house all LAN equipment in each main structure. Each LAN room shall be constructed of four (4) hard walls. The Contractor may provide a conex-style room in lieu of constructing a LAN room.

b. The following applies to each main structure where LAN room equipment will reside unless otherwise noted:

1. LAN Room Installation shall be a modular unit. The Contractor shall do the following:

REL0001311855

i. Install Lighting
ii. Install two (2) Quad 110 VAC electrical outlets (two (2) separate twenty (20) amp circuits)
iii. Install Steel Door and Frame.
iv. Install Cipher Door lock and provide three (3) master keys.
v. Install a dedicated Portable Cooler HVAC System that includes two power sources if one unit fails. Portable HVAC system shall have required drain system installed.
vi. Install a back-up Portable Cooler HVAC System to be on stand-by.
vii. Provide a means to connect to emergency power generator system.
viii. All power will be dedicated.
ix. All grounding and grounding bus bars shall be provided by the Contractor.
x. Paint to match (except if a conex is provided)
xi. Provide and install standard full-size network rack for each MDF/IDF location. Data and voice drop to be terminated to patch panels and labeled in network rack.

c. The Contractor shall install single-mode fiber cable patch panel and terminate twelve (12) strand single-mode cable on both ends with *SC-type termination on the fiber patch panel.

d. The Contractor shall install single-mode twelve (12) strand with SC termination to fiber patch panel between each of the tents to create a ring from tent-to-tent. The contractor shall install single mode fiber cable from the primary tent LAN room (MDF) to the alternate tent LAN rooms Intermediate Distribution Frame (IDF). This action will tie in LAN room connectivity to the nearest IDF.

e. The Contractor shall measure distance during site walk.

f. The Contractor shall install two (2) 110-block copper patch panels for Ethernet connections on both side's main LAN room station and LAN room at soft side.

g. The Contractor shall provide one (1) Voice feeder cable, 100 pair, CAT 3 direct burial outdoor 24AWG, armored voice backbone cable, Plenum rated (if cable is run in conduit, Plenum rated is not necessary). Cable will home run from **Main Admin Bldg. MDF to Softside LAN and IDF Room[s] located in each Tent Facility**. This cable will terminate on lightning protection block then a 100 pair indoor feeder cable 24AWG, will be crossed connected from the lightning protection block and terminated onto CAT5e rack mounted 48 port patch panels using one pair per port. Vendor shall provide 7'x19" racks and patch panels and lightning protection block.

Note: *SC refers to type of cable connector.

4.19.2 Inside Plant Cable Work

A. The Contractor shall install CAT 6 with labels to the following locations from the LAN room:
   1. Intake area
      i. The Contractor will install RJ 45 connectors and Cable in the intake area.
   2. Processing **Area(s)** of facilities.

REL0001311855

i. The Contractor will install RJ 45 connectors and Cable for one (1) data ports, one (1) voice connection to support thirty (30) computers.
ii. One (1) data port for each Processing printer – Approximately fifteen (15) located at the Designated Printer installation area in Processing.

3. Processing area computers and guard stations
4. The Contractor shall install power outlets, as required.
5. The Contractor shall run Category 6 cable (CAT 6 cable) to nearest LAN room, terminated to patch panels and labeled, as required.
6. Printer area
   i. The Contractor will install RJ 45 connectors and Cable for one (1) data ports, one (1) voice connection to support three (3) copiers, 10 Fingerprint Stations and three (3) printers.
   ii. The Contractor shall install power outlets, as required.
   iii. The Contractor shall run CAT 6 cable to nearest LAN room as required.
   iv. The Contractor shall run all cable along tent frame to the LAN room closet.
7. Observation Tower (in each Holding POD)
   i. The Contractor will install RJ 45 connectors and Cable for one (1) Data and one (1) VOIP voice connection.
   ii. The Contractor shall install power outlet[s] as required to support all equipment noted in Observation Tower (See 4.11.2.1.1.2.).
   iii. The Contractor shall run CAT 6 cable to nearest LAN room, terminated to patch panels and labeled.

4.19.4 Not used

4.19.5 Offices

a. The Contractor shall install 4-wall plates with each having Two (2) data port and one (1) voice line to accommodate the capacity of office occupants or as stated in the SOW.
b. The Contractor shall run CAT 6 cable to nearest LAN room.
c. Each Office shall have a duplex power outlet on 3 walls.

4.19.6 Outside Plant Cable Work

a. The Contractor shall dig trenches to bury fiber optic cable (dirt and soil only). Conduit is required from the tent structure to the hand-hole or nearest manhole.
b. Manhole may require water to be pumped out to push or pull cable. The pull tape is available in manhole.
c. The Contractor will run single-mode fiber cable from point of connection to tent MDF / IDF LAN room(s) as necessary for connectivity.
d. The Contractor shall measure distances prior to ordering cable. The site visit will be coordinated in writing between the Contracting Officer, the COR, and the Contractor.

REL0001311855

4.19.7 WI-FI Services to the Site

a. The Contractor will provide cable and connectivity to CBP provided Wi-Fi services for the site; however, these are not connected to the two-way radios.
b. The Contractor will provide two (2)-way radios for all unarmed guard service communications.

4.20 Facility Cleaning & Upkeep

Contractor shall provide CDC-approved cleaning and disinfecting products in the event of disease outbreak. Contractor shall follow all CDC guidelines for PPE, cleaning products, and procedures. Contractor shall provide all PPE and products to contract personnel.

4.20.1 Toilets, Showers, Wash Basins, Diaper Changing Tables, and Laundry Facilities

The Contractor shall service and clean toilets, showers, wash basin, diaper changing tables, and laundry facilities. The toilets, showers, washbasins, diaper changing tables, and laundry facilities shall be serviced and cleaned in accordance with industry standards for heavy usage, no less than seven (7) times per week at every shift and as needed. The Contractor shall include toilet paper, paper towels, hand soap, and bath towels.

4.20.2 Clean and Sanitize Facility

4.20.2.1 The Contractor shall clean and sanitize the facility (including sleeping mats) every day each shift and as needed.

4.20.2.2 Contractor shall provide the capability to provide for cleaning and sanitation for emergency conditions when more frequent or intensive cleaning is required, estimated to be one (1) each day.

- Contractor shall follow approved infection prevention disinfection procedures as described by Centers for Disease Control (CDC).
- Contractor shall use EPA registered disinfectants with microbiocidal activity against pathogens and other bacteria and viruses.
- When cleaning and disinfecting, Contractor's employees shall don all OSHA required Personal Protective Equipment (PPE) set forth in 29 CFR 1910.
- Contractor shall follow all infection prevention procedures for droplet precautions.
- Contractor shall properly dispose off-site all waste generated from the deep clean and disinfection services according to local, state, and federal standards.
- Provide all labor and supervision to perform the requirements set forth in the Statement of Work (SOW).
- Coordinate all work with the COR.
- The cleaning shall include the entire facility. The precise locations within the facility shall be identified by the COR.

REL0001311855

4.20.3 Clean Horizontal Surfaces

The Contractor shall clean all horizontal surfaces to a height of ten (10) feet, using an Environmental Protection Agency (EPA) certified hospital grade disinfectant-detergent solution mixed according to the manufacturer's directions once every 6 months and as needed.

4.20.4 Wet Mop / Carpet

The Contractor shall wet-mop all floors, benches, and all fixtures attached to the floor in the holding areas with disinfectant-detergent.

Contractor shall use double-bucket mopping technique in the holding areas whereby the sanitizing solution application is followed with clean water mopping to prevent the build- up of detergent product on surfaces.

Cleaning/mopping of surfaces shall be at a frequency necessary depending on detainee population density and/or excessive dust build-up, and as determined by the Government.

Clean mop heads shall be available and replaced in accordance with industry standards to maintain sanitary conditions.

The Contractor shall provide a Utility closet with Hot/Cold water, Utility Floor Sink and Bucket station at each main structure.

4.20.5 Vacuuming

The Contractor shall vacuum all carpets to maintain a clean and professional environment.

4.20.6 Damaged or Soiled Flooring

The Contractor shall replace any damaged or soiled flooring that cannot be cleaned as necessary.

4.20.7 Spray Bottle / Wet Wipe Cleaning of Horizontal Surfaces

The Contractor shall use spray bottles and wet wipes to clean horizontal surfaces off the floor to maintain sanitized conditions.

4.20.8 Toilets

The Contractor shall service and clean the toilets no less than seven (7) times per week at every shift and as needed with increases as needed during emergency/high detainee periods.

REL0001311855

4.20.9 Disease Vector Extermination

The Contractor shall ensure that disease vector extermination shall be in effect throughout the period of performance to prevent infestations of insects or other vermin. There may be a possible increase during high volume detainee occupancy.

4.20.10 Air Processing Equipment

The Contractor shall regularly clean the air processing equipment (air conditioning/ventilators) to prevent build-up of dirt, mold, etc.

4.20.11 HVAC Filters

The Contractor shall replace the HVAC filters and/or pre-filters every month and at shorter intervals when increased populations are present to avoid overloading and possible spread of infections.

All filters shall be MERV 13.

Thermometers shall be always placed and visible in each holding area to measure the temperature.

4.20.12 Full Cleaning

The Contractor shall fully clean the entire soft-sided structure and ancillary equipment and structures to include the interior and exterior every six (6) months.

The Contractor shall high pressure clean the exterior of the Soft-Sided fabric on a continuous with a dedicated crew.

4.21 Kick-Off Meeting

No later than twenty-four (24) hours after the effective date of the award of each task order associated with this BPA, key members of the contractor's staff and any other personnel who will be assigned major responsibility for carrying out the tasks of the contract will meet with the Contracting Officer, Contracting Officer Representative (COR) and other interested government personnel within CBP.

This meeting shall be held by conference call scheduled by the Contracting Officer. The exact time will be determined at a mutually agreed upon time. This meeting will ensure the Contractor and the Government have a common understanding; in addition, they will discuss the project's objective's, plan course of action, milestones, and deliverables, and resolve any differences between the CBP technical requirements and the Contractor's approach.

4.22 Daily Photos / Brief Description of Work Completed and Work in Progress

Throughout the mobilization/stand-up period **and in concert with modified work**, the

REL0001311855

Contractor shall provide via email to the COR by close of business each day, **detailed schedule,** daily photos, along with a brief description of work completed, **Updated Schedule** and work that is in progress.

4.23 Inspections

The Contractor shall conduct frequent health and safety inspections at the facility to ensure mold (under flooring) and other hazards are identified before there is any exposure, or worse, illness. Should mold be found, Contractor shall replace, encapsulate, and treat flooring. Contractor shall implement preventative measures to prevent mold growth.

4.24 Signage

All signage shall be in English, Spanish, and the commonly encountered languages/dialects as determined by CBP:

1 Contractor shall create and install signage to inform migrants that they can make snack and water requests.
2 Contractor shall create and install signage to inform migrants where and how they can get medical attention.
3 Contractor shall create and install signage to inform migrants of how to make a complaint of abuse, harassment, etc. in the intake and housing areas.

4.25 Non-Active Status

Contractor may be required to place the facility on a non-active status based on notice from the Government. Contractor shall appropriately adjust staffing and servicing levels during these durations. Contractor shall be prepared to re-activate the site based on notice from the Government.

Given the reduction in services and staffing, the Contractor shall provide monthly costs associated with each status.

4.25.1 Warm status is designed to maintain an operational degree of readiness so that the site can be quickly re-activated in the event it is needed. Consumables have been reduced, but most staff will be retained on payroll and will be ready to reopen the sites rapidly and fully (within 48 hours following notice from the Government).

4.25.2 Mothball status involves cutting consumables as well as laying most staff off and maintaining only a small number of staff on-site to repair/refresh units on-site. Recovery from this status shall be less than 30 days to fully reopen, with partial operational status as soon as but not longer than 14 days following notice from the Government.

4.25.2.1 Partial Operational status shall allow the government to operate, receive, hold and process ½ of the planned detainee population. The contractor shall also ensure ½ of the contractor provided USBP staff (Porters, Guards) are available per planned SOW requirements.

REL0001311855

4.26 Emergency Plans & Planning:

4.26.1 Pandemic Plan: The Contractor shall provide a written, documented strategy (Pandemic Plan) for how it shall provide continuity of services when there is a widespread outbreak of an infectious disease. At a minimum, the Plan shall explain how the Contractor shall deal with sustained periods of employee absenteeism, measures for non-pharmaceutical intervention (i.e., minimize the risk of contagion among employees), and the provision and use of Personal Protective Equipment (PPE) as necessary to ensure services continue to be provided as required. The Pandemic Plan shall be submitted to the COR within 5 days of contract award.

4.26.2 Severe Weather Plan: The Contractor shall provide a written, documented strategy to define and address server weather. The contractor shall include CBP in this development of the plan considering the governments operational needs for continuity of contractor services and continue operations.

4.26.3 Evacuation Plan: The Contractor shall provide a written, documented strategy to define and address any event where evacuation of the site and facilities would be required. The contractor shall include CBP in this development of the plan considering the governments operational needs for continuity of contractor services and continue operations.

4.26.4 Environmental Spill Prevention and Spill Plan: The Contractor shall provide a written, documented strategy which clearly states measures to stop the source of a spill, contain the spill, clean up the spill, dispose of contaminated materials, and train personnel to prevent and control future spills. The plan shall as a minimum identify potential spill areas and measures to reduce the risk of spills, such as material handling procedures, storage requirements, and inspection and monitoring schedules The contractor shall include CBP in this development of the plan considering the governments operational needs for continuity of contractor services and continue operations

REL0001311855

5. DELIVERABLES / MILESTONES / DELIVERY SCHEDULE

5.1 Deliverables / Delivery Schedule

The contractor will deliver those items to CBP as outlined in the table below:

ITEM #	TASK #	DELIVERABLE (D) / MILESTONE (M)	DUE DATE
1.	4.1.1	Concept Design Layout (D) Site Survey (M)	Concept Design Layout and Site Survey to be provided within 5 business days after award.
2.	4.1.3	Site Plan (D)	Site Plan to be provided within two (2) business days of receiving the Government final comments and approval of the latest pre-final site plan
3.	4.1.4	As-Built Drawings (D)	Within five (5) business days of the Beneficial Occupancy Date (BOD)
4.	4.11.23	Observation Tower Provide to the COR details / information via email to the COR (D)	Within 5 calendar days of Notice to Proceed for COR approval
5.	4.11.2.1 4.11.2.2	Additional Group Detainee Separation of Spaces Provide detail and anchoring final Design for approval to the COR (D)	Within 5 calendar days after notice to proceed is issued
6.	4.1.2	Proposed Site Layout Drawing / Interior Configuration Drawing (D) Contractor	Within two (2) business days of receiving Government comments on the Concept Design Layout
7.	4.15	Staffing Plan (D)	Within 24 hours after award.
8.	4.17	Interior & perimeter Closed Circuit Television (CCTV) Contractor shall provide a stand-alone wired system (not wireless), with ninety (90) day high definition (HD) DVR recording capability	Within 15 calendar days after notice to proceed with onsite work.
9.	4.21	Kick off Meeting (M)	Within 24 hours after award.
10.	4.22	Daily Photos / Brief Description of Work completed and work in progress (D)	By close of business each day.
11.	4.26	Pandemic Plan Severe Weather / Evacuation Plan,	Within 5 business days after award.
12.	9.1- #2	Special Security Requirement – Contractor Pre-Screening (SEP 2011) Pre-screening shall be conducted **"prior to submission of ALL employees" to CPB for vetting and background investigations.** This requirement shall be placed in all subcontracts if the subcontractor requires routine physical access, access to sensitive but unclassified information, and/or logical access to IT resources. Failure to comply with the pre-screening requirement will result in the Contracting Officer taking the appropriate remedy.	Prior to submitting employees / staff for government vetting and background investigations.

REL0001311855

13.	9.2.2 – f.	Prevent, Detect and Respond to Sexual Abuse and Assault in Confinement Facilities (FEB 2017) Confirmation that all contractors who may have contact with holding facility detainees have completed this training must be submitted to the contracting officer, or the contracting officer's designee, and maintained for a least five (5) years. (D) (M)	At award
14.	9.2.2 – i	Prevent, Detect and Respond to Sexual Abuse and Assault in Confinement Facilities (FEB 2017) **Corrective Actions (6 CFR § 115.177)**: Contractor personnel suspected of perpetrating sexual abuse shall be prohibited from contact with detainees. Contractors suspected of perpetrating sexual abuse may be removed from all duties requiring detainee contact pending the outcome of an investigation, as appropriate. Contractor shall notify the contracting officer, or contracting officer's designee, identified in the contract within 24 hours of the discipline, removal, termination, or resignation of the suspected employee. (M) (D)	Within 24 hours of the discipline, removal, termination, or resignation of the suspected employee
15.	9.3	Background Investigations – currently possess or can favorably pass the background investigation (M)	Within 15 business days after award
16.	9.4	Confirmation that all contractors who may have contact with holding facility detainees have completed the Prison Rape Elimination Act training (D) (M)	Within 5 business days after award.
17.	9.5	Contractor Personnel (D) The contractor shall submit electronically to the COR within one (1) business day after contract award, a list of on-site personnel for CBP to conduct vetting that will be supporting this contract. The list will include the following information: a. Full Name b. Sex c. Current Address d. Date of Birth e. Social Security Number f. Driver's License Number that reflects the state g. Contractor Pre-Vetting clearance results The Contractor shall provide within one (1) business day, if requested by the COR either via email or telephonically, documentation showing how they verified their contractor personnel had not previously engaged in the defined sexual abuse activities above.	1 business day after contract award **"Contractor shall provide results of Pre-Vetting Effort and Clearance.** 1 business day after the request

REL0001311855

18.		The Contractor shall provide a detailed daily report by COB each day during operations to include the following, **The contractor shall provide the information utilizing a form or format submitted to the COR for approval.** a. Date b. Weather c. Detainee Population Count d. Daily Activities e. Additional Notes, Issues, system Failure or outages, incidents with personnel or other affecting CPB or Contractor operations. f. HVAC Temperature/Humidity Readings in each POD a. Identify any issues with HVAC b. Actions for issue resolution g. Fuel Usage h. Fresh Water Usage i. Wastewater j. Water Tests a. Tanker b. Laundry c. Men's Shower d. Women's Shower k. Propane Levels l. Contractor Provided Staffing reporting per Shift (Guards, Porters, Caregivers, Shower Monitors, etc.....) m. Security/OIT Network n. Rentals o. Janitorial p. Laundry q. Contractor Wrap Around Services staff onsite (listed by count, trade or otherwise duties and by full Name) r. Materials Delivered/Removed s. Food Service (per meal) t. Assets and Equipment Onsite u. Safety Meeting Details .	Each day, COB, during the operational period
19.		Contractor shall provide notification of all emergency situations to the COR, CO/CS, PM within 1 hour.	Within 1 hour of the emergency situation
20		**The contractor shall provide other information in support of internal audits or information as requested by the COR or CO.**:	As Requested by COR or CO.

5.2 Delivery Address

All deliverables shall be submitted electronically to the COR with the following address labeled for reference purposes:

Department of Homeland Security (DHS)
U.S. Customs and Border Protection (CBP)
Border Patrol & Air Marine Program Management Office (BPAM / PMO)

6650 Telecom Drive, Suite 100
Indianapolis, IN 46278
Attn: [redacted]

REL0001311855

6. GOVERNMENT-FURNISHED EQUIPMENT AND INFORMATION

6.1 Government Furnish:

1. Wi-Fi Equipment – CBP will provide the Wi-Fi access points for the Contractor to install. (Contractor to install cable/infrastructure.)

6.2 Contractor Storage or Trailers

The Contractor shall provide and maintain their own storage or trailers to secure equipment and materials.

6.3 Storage Units

All Storage Units (shelving) provided in sections 4.XX shall become the property of the government. Contractor to disassemble, palletize and make all units available for transportation at the conclusion of the contract or at the Contracting Officer's direction.

7. PLACE OF PERFORMANCE

U.S. Border Patrol (USBP) Rio Grande Valley (RGV) Sector
Donna Soft Side Facility
1401 S. Salinas Boulevard
Donna, TX 78537

8. PERIOD OF PERFORMANCE

- The period of performance shall commence upon Notice to Proceed.
- The 1,000 holding CPC duration will be Thirty-Five (35) Calendar days from receipt of NTP-01 to stand-up a complete and functional 1,000 holding capacity Central Processing Center operation ready for Beneficial Occupancy. Contractor shall provide labor and assistance to relocate CBP operations, equipment and supplies from the current operational site as necessary.
- The 6-month base operational period shall commence on Day 1 of Operations (following the 35-day stand-up).
- An operational month is defined as 30 calendar days.

Summary:

- Mobilization – Stand-up requirements: 35 Calendar Days
- Operational Base Period: 6 months (180 Calendar Days)
- Options: 28 – operational one-month options

Stand-up is considered complete when CBP can take beneficial occupancy to begin processing and holding. Contractor shall allow OIT and Border Patrol to begin mobilizing equipment and supplies Ten (10) calendar days prior to the beneficial occupancy date and provide vetted security. The contractor shall provide labor and assistance to the government in support of moving current operations to the new facilities.

The certification Letter for each engineering discipline is required prior to the government taking Beneficial Occupancy (BOD) and use of the facilities.

REL0001311855

Demobilization POP:

The Demobilization POP will be completed **20** calendar days from the end of the contract. The period of performances shall commence upon the conclusion of the underlying contract AND after written notice by the Contracting Officer to "Demobilize".

The site restoration period and requirements will follow the Demobilization POP and conclude upon the government's acceptance of the restoration effort.

Base and Performance Option-1 POP:

The 6-month base operational period shall commence on Day 1 of Operations (following the 35-day stand-up) for the initial 1,000 Adult Holding CPC.

The additional Performance Option-1 for 500 Adult holding PODS shall commence on Day 1 of operations (following the 20-day stand-up) and expanded CPC holding operations.

Each "optional" operational month or period shall be 30 calendar days.

9. ORDERING PERIOD

The ordering period shall begin upon award. The initial base occupancy period requirement will be for six (6) months with twenty eight (28) option months.

The contracted Beneficial Occupancy period will not exceed thirty-six (36) months.

9.1 CONTRACTOR PERSONNEL

The Contractor shall submit electronically to the COR within one (1) business day after contract award, a list of on-site personnel for CBP to conduct vetting that will be supporting this contract. The list will include the following information:

a. Full Name
b. Sex
c. Current Address
d. Date of Birth
e. Social Security Number
f. Driver's License Number that reflects the state

The personnel shall meet the following requirements:

a. Drug Screened
b. E-Verified
c. Lawful and Permanent Residents
d. United States Citizens

All contractor personnel on-site shall not have engaged in sexual abuse in a prison, jail, holding facility, community confinement facility, juvenile facility, or other institution (as defined in 42 U.S.C. 1997).

The Contractor personnel shall not be convicted of engaging or attempting to engage in sexual activity facilitated by force, overt or implied threats of force or coercion or if the victim did not consent or was unable to consent or refuse.

The Contractor personnel shall not be civilly or administratively adjudicated to have in engaged in such activity.

REL0001311855

The Contractor shall provide within one (1) business day, if requested by the COR either via email or telephonically, documentation showing how they verified their contractor personnel had not previously engaged in the defined sexual abuse activities above.

9.2 Personal identity verification of contractor personnel

The contractor shall work with the government to provide a personnel identification plan and photo badging program for the purpose of identifying all contractor personnel, their work-related scope and current government clearance status.

During the life of this contract, the rights of ingress and egress for contractor personnel must be made available as required. In this regard, all contractor personnel whose duties under this contract require their presence on-site shall be clearly identifiable by a distinctive badge furnished by the Contractor. It is the sole responsibility of the contractor to ensure that each employee has proper identification at all times. All prescribed identification must be recovered by the Contractor for cancellation or disposition upon the termination of and employee for all contractor personnel. Contractor personnel shall have this identification in their possession during on-site performance under this contract. It is the contractor's duty to assure that contractor personnel enter only those work areas necessary for performance of contract work and to assure the safeguarding of any Government records or data that contractor personnel may come into contact with.

The Contractor shall also provide identification by uniform for all personnel that uniquely identifies staff by specific trade and/or services provided.

10. SPECIAL CONSIDERATIONS

10.1 Changes to the SOW

No changes to the SOW or cost increases shall be incurred without written prior approval of the Contracting Officer as coordinated by the COR. Only the Contracting Officer (CO) has the authority to approve and authorize any changes to the SOW or BPA.

Any deviation from the original contract/scope of work will be coordinated with the CO and COR before work begins. Any changes or cost increases will not take effect until the Contracting Officer executes a written modification.

REL0001311855

10.2 Points of Contact

All contract questions and concerns will be directed to the point of contact as designated below. The Contracting Officer is the only individual with the authority to amend this contract.

10.2.1 Contracting Officer and Contracting Officer's Representative

Notwithstanding the contractor's responsibility for management during performance, the administration of this task order will require coordination between the CBP and the contractor. The Contracting Officer (CO) will appoint a Contracting Officer's Representative (COR) to assure orderly performance of the tasks and provide technical direction. The CO, Contract Specialist (CS) and COR are as follows:

Contracting Officer

[redacted]

Contract Specialist

[redacted]

Contracting Officer Representative

[redacted]

REL0001311855

10.3 Options for Additional Performance

The Government reserves the right to exercise options on this Task Order multiple times. Contractor shall provide pricing for the option below:

Performance Option 1 – Design and expand the facility by **500**-holding capacity. The requirements set out in the governing BPA SOW and this TO SOW, as applicable, shall govern performance under this option, unless otherwise noted in the following. The expansion requires Four (4) Adult Typical Holding Pods with 8 separate holding group units meeting the requirements stated in this SOW and be interconnected to the first facility by means of covered and conditioned walkways. Contractor shall provide 150 additional parking spaces for CBP, and contractor provided support Staffing.

1. This Option can be exercised Multiple times.
2. The period of performance shall commence upon Notice to Proceed.
3. Contractor shall stand-up the facility within 20 calendar days from NTP.
4. The first operational period shall commence on Day 1 of Operations (following the 20-day stand-up).
5. The future operational option periods shall align with the remaining performance periods of the underlying contract.
6. In the event BOD is achieved mid-month the cost shall be prorated for that part of a full 30-day operational month.
7. Add an additional toilet trailer for CBP staff (4.12.XX)
8. Add an Exercise Yard (4.12.XX)
9. Add 5,000 SF Fabric Structured Supply and Storage (4.11.XX)
10. Reconfigure parking, access and egress as needed.
11. Guards: 1 - Tier 4 (16 Staff) for the expanded facility
12. Porters: 15 Porters for the expanded facility
13. Summary:
    a. Mobilization: 20 Calendar Days
    b. Operational one month option periods shall align with the remaining performance periods of the underlying contract and prorated for any part of a full 30-day operational month.

Stand-up is considered complete when CBP can take beneficial occupancy to begin processing and holding. Contractor shall allow OIT and Border Patrol to begin mobilizing equipment and supplies five (5) calendar days prior to the start of operations (Day 15).

The certification Letter for each engineering discipline is required prior to the government taking Beneficial Occupancy (BOD) and use of the facilities.

REL0001311855

10.4 Environmental Regulations and Laws

Contractor will be responsible for complying with all applicable environmental regulations and laws.

10.5 NOT USED

10.6 Substitutions and Equivalent Items

Substitutions or use of equivalent items can only be used if authorized in writing by the Contracting Officer (CO).

11.0 Attachments

A. Attachment **A-02** Donna Site Parcel Aerial and Information
B. CBP National Structured Cabling Standards_v5_0
C. 2017 CAVSS Design Guide
D. CAVSS Approved IP Devices-September 2023
E. CBP – PREA Form

REL0001311855