PERFORMANCE WORK STATEMENT (PWS)

Fire Suppression Contract
Yuma Proving Ground (YPG)
14 May 2026

Part 1
General Information

1. General: This is a non-personal service contract under which the personnel rendering the services are not subject, either by the contract's terms or by the manner of its administration, to the supervision and control usually prevailing in relationships between the Government and its employees. The United States (U.S.) Government shall not exercise supervision or control over the Contractor's employees performing the tasks herein. Such contract employees shall be accountable solely to the Contractor who, in turn shall be responsible to the U.S. Government.

1.1 Description of Services/Introduction:

1.2 Background: U.S. Army Yuma Proving Ground (YPG) is a Major Range Test Facility Base (MRTFB) and Federal Laboratory Consortium, which falls under the authority of the Army Test and Evaluation Command (ATEC). YPG is a developmental and operational test facility; remotely located in the desert southwest, with over 60 years of experience in testing military weapon systems, air combat systems, and equipment of all types and sizes in a joint military services environment. YPG conducts tests on medium and long-range artillery; aircraft target acquisition equipment and armaments; armored and wheeled vehicles; a variety of munitions; research and development of various precision airdrop technologies; and a variety of military personnel gear. Testing programs are conducted for U.S. military services, friendly foreign nations, and private industry. The U.S. Army Installation Management Command (IMCOM) through the U.S. Army Garrison Yuma Proving Ground (USAG YPG) supports the YPG Senior Commander's mission by working to provide effective and efficient services, facilities, and infrastructure to Soldiers, Civilians, and Families. YPG is located in Yuma, Arizona and consists of approximately 837,969 acres and 2,203 buildings and structures. The population base consists of approximately 2,880 military, Government civilian, and Contactor personnel, as well as approximately 600 resident family members and winter visitors.

1.3 Scope: The Contractor shall provide non-personal service(s). The Contractor shall provide all personnel, equipment, supplies, facilities, transportation, tools, materials, supervision, and other items necessary to perform services as described in this PWS and associated contract documents, except for those items specified in Part 3 Government Property and Services. The Contractor shall perform to the standards and acceptable quality levels identified in this Performance Work Statement (PWS) and associated contract documents.

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1.4 Objectives: The Contractor shall ensure all work accomplished in the performance of this PWS meets all maintenance and repair standards consistent with the original equipment manufacturer's recommendations; all applicable Federal, State, and local laws, regulations, and directives to include, but not limited to, the applicable publications per National Fire Protection Association (NFPA) and Unified Facilities Operation & Maintenance Manual (UFM) 3-601-02 as defined in this PWS.

The Contractor shall compile historical data, prepare required reports, and submit all information as specified in the Deliverables presented in the contract. The Contractor shall ensure all work in support of mission requirements tendered to the Government conform to the measurable performance standards of quality, timeliness, and quantity specified in the PWS of this contract.

The intent is to establish work requirements that are performance-based and results-oriented. The Contractor shall determine the best and most cost-effective ways to fulfill fire suppression systems and its component needs, emphasizing innovation and commercial best practices.

1.5 General Information:

1.5.1 Quality Control Plan (QCP): The Contractor shall develop and maintain a QCP to ensure services are performed in accordance with (IAW) this PWS. The Contractor shall develop and implement procedures to identify, prevent, and ensure non-recurrence of defective services. The Contractor's QCP is the means by which it assures that the work provided complies with the requirements of the contract.

The Contractor's Proposed QCP shall be submitted to the Contracting Officer (KO) through the Contracting Officer's Representative (COR) for review within fifteen (15) days after date of contract award (Deliverable 3).

The Government will review and either notify the Contractor in writing of acceptance of the plan or return their comments to the Contractor within ten (10) days. If the Government has provided comments, the Contractor shall then have ten (10) days to submit a Final QCP. After receipt of the Final QCP, the Contractor may receive the Contracting Officer's acceptance in writing. Any proposed changes to the accepted QCP are required to be resubmitted for acceptance by the Contracting Officer no later than ten (10) days prior to the anticipated change and before implementation by the Contractor. The timeline noted above will apply for review and acceptance for proposed changes. At a minimum, the QCP must include and answer the following to be acceptable:

(a) A chart showing the organizational structure and lines of authority, the names, qualifications, duties, responsibilities, and classification of each member of the Contractor's Quality Control Team;

(b) How the Contractor will monitor work to ensure performance complies with all deliverables (etc. timelines, deadlines, and goals);

(c) How the Contractor will monitor work to ensure performance complies with all specifications and requirements of the contract, including the contract's clauses;

(d) How the Contractor will monitor and ensure staff qualifications remain current and valid including Department of Defense (DoD) Contractor Personnel Office (DOCPER) processes/approvals throughout contract performance;

(e) How the Contractor will ensure all keys issued will remain controlled items (Paragraph 1.7 Key Control);

(f) How the Contractor will inventory and track maintenance of all Government Provided Equipment / Materials;

(g) How the Contractor will identify, investigate, and correct any non-conforming performance and prevent similar deficiencies in the future; and

(h) How the Contractor will file and save all Quality Control related documents for the life of the contract plus 5 years.

1.5.1.1 The Contractor shall inform the COR of issues or potential issues that might affect the performance within two (2) working hours of identifying those issues. Verbal reports shall be followed up by written reports within two (2) days (Deliverable 4).

1.5.2 Quality Assurance: The Government will evaluate the Contractor's performance under this contract in accordance with the Quality Assurance Surveillance Plan (QASP). This plan is primarily focused on what the Government must do to ensure that the Contractor has performed in accordance with the performance standards. It defines how the performance standards will be applied, the frequency of surveillance, and the acceptable quality levels (performance thresholds).

1.5.3 Recognized Holidays: The following provides information on recognized holidays for the purpose of the PWS. If submittal of any documentation (e.g. deliverables, submittals, etc.) deadlines fall on a holiday, the closest workday prior to the holiday will apply as the deadline for submittal.

1.5.3.1 U.S. Holidays: Work shall not be performed on U.S. federally recognized holidays occurring during the normal workweek unless otherwise directed by the Contracting Officer. When a U.S. holiday occurs on a Friday, Saturday or a Sunday, the holiday is observed on the preceding Thursday or following Monday, respectively.

New Year's Day January 1st
Presidents Day 3rd Monday in February
Juneteenth June 19th
Labor Day 1st Monday in September
Veteran's Day November 11th

M. L. King Memorial Day 3rd Monday in Jan
Memorial Day last Monday in May
Independence Day July 4th
Columbus Day 2nd Monday in October
Thanksgiving Day 4th Thursday in November

Christmas Day December 25th

1.5.3.2 Host Nation Holidays: RESERVED

1.5.4 Operating Hours: The Government facility office hours, facility operating hours, and the Contractor support hour requirements often coincide, however, they may differ. Please refer to the following:

1.5.4.1 Government Facility Office Hours: The Government facility office hours are 0600 - 1630, Monday through Thursday except U.S. Holidays identified in paragraph 1.5.3.1 above or when the Government facility is closed due to local or national emergencies, administrative closings, or similar Government directed facility closings.

1.5.4.2 Government Facility Operating Hours: The Government facility operating hours are 24 hrs/day, 7 days a week. The Government facility is open for operations during the recognized U.S. Holidays identified in paragraph 1.5.3.1 above. The Government facility may close due to local or national emergencies, administrative closings, or similar Government directed facility closings and will be communicated by the Contracting Officer to the Contractor.

1.5.4.3 Contractor Support Hours: The Contractor shall provide support between the hours of 0600 to 1630, Monday through Thursday, but may be required to respond to an emergency situation outside of normal support hours. The Contractor shall maintain an adequate workforce at all times, for the uninterrupted performance of all tasks defined within this PWS when the Government facility is not closed for the above reasons. When hiring personnel, the Contractor shall keep in mind that the stability and continuity of the workforce is essential.

1.5.4.3.1 Contractor Work Plan: The Contractor shall prepare and maintain a Work Plan. The plan, as a minimum, shall identify regularly scheduled work (to include location, work to be completed, timeline, etc.). The Contractor's proposed Work Plan shall be submitted to the Contracting Officer via the COR for review within fifteen (15) days after date of contract award (Deliverable 5). The Government will review and either accept or return their comments to the Contractor within ten (10) days. The Contractor shall then have four (4) days to submit a Final Work Plan. Any proposed change to the accepted Final Work Plan is required to be resubmitted via the COR for review and acceptance by the Contracting Officer at a minimum thirty (30) days prior to implementation. The timeline noted above shall apply for review and acceptance for proposed changes.

1.5.5 Training Holidays: RESERVED

1.5.6 Place of Performance: The work to be performed under this contract will be performed at the U.S. Army Yuma proving Ground, Yuma Arizona.

1.6 Security Requirements: The following information is provided on security-related matters:

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1.6.1 Security Program: The Contractor and all associated subcontractors' employees shall comply with applicable installation, facility, and local security policies and procedures. The Contractor workforce shall comply with all personal identity verification (PIV) requirements as directed by Department of War (DoW), Headquarters Department of the Army (HQDA), and local policy. The COR/ACOR will request changes in Contractor security matters or processes if the Force Protection Condition (FPCON) at any individual facility or installation changes.

1.6.2 Personnel Security Clearance Requirements: RESERVED

1.6.3 Access and general protection/security policy and procedures: Contractor and all associated subcontractor employees shall provide all information required for background checks to meet installation access requirements to be accomplished by installation Provost Marshal Office, Director of Emergency Services or Security Office. Contractor workforce must comply with all personal identity verification requirements (FAR clause 52.204-9, Personal Identity Verification of Contractor Personnel) as directed by DoW, HQDA and/or local policy. In addition to the changes otherwise authorized by the changes clause of this contract, should the Force Protection Condition (FPCON) at any individual facility or installation change, the Government may require changes in contractor security matters or processes.

1.6.3.1 Escorts RESERVED

1.6.3.2 Installation Visitor Request: Contractor shall provide the Contracting Officer, via the COR, an Initial Installation Pass Log within three (3) days after contract award (Deliverable 6). All information on DES Form 5-6 must be completed and submitted to the COR. The Form shall be updated as employees are added or removed. The updated DES Form 5-6 form shall be current and available at any time upon request by the Government and submitted to the COR within five (5) days after any changes to the log are made (Deliverable 7).

1.6.3.3 Individual Termination or Expiration of Employment: The Contractor shall collect the installation access passes the same day employment of an individual has expired or has been terminated and shall return them to the issuing office or COR within seven (7) days. (Deliverable 8).

1.6.3.4 Contract Termination or Cancellation: Upon termination or cancellation of this contract, the Contractor shall collect all outstanding installation access passes and return them to the COR within three (3) days (Deliverable 9).

1.6.3.5 Common Access Cards (CAC) and CAC Log: RESERVED

1.6.4 Personnel Security Clearance Requirements: RESERVED

1.6.5 Background Checks The Contractor shall ensure contractor employees and subcontractor employees performing services under this contract have passed a security check conducted by the State Police Department of their U.S. residence. Security checks that have been completed as part of a personnel security clearance background investigation, or a

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previous background check that was a condition of employment, meet this requirement. Documentation of these checks will be made available to the KO or COR upon request. The Government retains the right to exclude any employee from performance of duties under this contract if a background security check reveals an employee is a security risk. The exclusion of an employee for security reasons will not relieve the Contractor from performance of services required under this contract. If the Government determines additional background checks are required, at a minimum, and upon request from the Government, the Contractor shall provide to the KO or COR, the following information on any contractor or subcontractor employee performing services under this contract:

- Full birth name
- Married name (if applicable)
- SSN or local equivalent (ID card number)
- Date of birth
- Place of birth (city, country)

1.6.5.1 <u>Background Check Notification Requirements</u>: If a background check on any employee or subcontractor employee performing services under this contract, whether the check was conducted as a condition of employment or as part of the contract with the Government, reveals any information from any source (including host country law enforcement) of criminal activity by Contractor employees, subcontractors, or subcontractor employees, the Contractor shall immediately notify the KO and COR of that information. The Contractor shall make notification of:

(1) Traffic violations, other than parking, will be reported to the KO or COR only if the contract is for drivers for the Government;

(2) Any suspicious activity by Contractor employees, subcontractors, or subcontractor employees the Contractor believes may pose a risk to U.S. or host nation national security or imminent risk of deadly bodily harm to any person; and

(3) Any actions taken against Contractor employees, subcontractors, or subcontractor employees pursuant to this requirement.

1.6.5.2 <u>Remedies:</u> In addition to other remedies available to the Government, the Contractor's failure to comply with the requirements of this paragraph may result in requiring the Contractor to remove a contractor employee or employees from the performance of the contract.

1.6.5.3 <u>Subcontracts</u>. The Contractor shall include the substance of this paragraph and the preceding paragraph in all subcontracts.

1.6.6 <u>Uncleared Contractor Common Access Card (CAC) Credentialing and Access Procedures:</u> RESERVED

1.6.6.1 <u>Contractor Common Access Card (CAC) Eligible Requirements:</u> RESERVED

1.6.6.1.1 Federal Installation/Facility Access: Contractor and all associated sub-contractor employees shall comply with applicable installation, facility and area commander installation/facility access and local security policies and procedures (provided by government representative). The employee performing services under this contract shall also provide all information required for background checks to meet installation access requirements to be accomplished by installation Provost Marshal Office, Director of Emergency Services, Security Office or the host nation equivalent.

1.6.6.2. Contractor Non CAC Eligible Requirements for DOD Facility and Installation Access: Contractor and all associated sub-contractors employees shall comply with adjudication standards and procedures using the National Crime Information Center Interstate Identification Index (NCIC-III) and Terrorist Screening Database (TSDB) (Army Directive 2014-05/AR 190-13), applicable installation, facility and area commander installation/facility access and local security policies and procedures (provided by government representative), or, at OCONUS locations, in accordance with status of forces agreements and other theater regulations.

1.6.7 Access to Government Information Systems: RESERVED

1.6.8 Physical Security: The Contractor shall safeguard all Government equipment, information, and property provided for Contractor use. At the close of each work period, Government facilities, equipment, and materials shall be secured IAW the Army Physical Security Program (AR 190-13).

1.6.9 Operations Security (OPSEC) Requirements: Contractor personnel shall adhere to facility security policies and restrictions. The Contractor shall immediately report suspicious activities to security personnel.

1.7 Key Control: The Contractor shall establish and implement methods of making sure all keys issued to the Contractor by the Government are not lost or misplaced and are not used by unauthorized persons. NOTE: All references to keys include key cards. No keys issued to the Contractor by the Government shall be duplicated. The Contractor shall develop procedures covering key control that shall be included in the Quality Control Plan (Deliverable 3). Such procedures shall include turn-in of any issued keys by personnel who no longer require access to locked areas. The Contractor shall immediately report any incidents of lost or duplicate keys to the Contracting Officer. In the event keys, other than master keys, are lost or duplicated, the Contractor shall, upon direction of the Contracting Officer, re-key or replace the affected lock or locks; however, the Government, at its option, may replace the affected lock or locks or perform re-keying. When the replacement of locks or re-keying is performed by the Government, the total cost of re-keying or the replacement of the lock or locks shall be deducted from payment due to the Contractor. In the event a master key is lost or duplicated, all locks and keys for that system shall be replaced by the Government and the total cost deducted from the payment due to the Contractor. The Contractor shall prohibit the use of Government issued keys by any persons other than the Contractor's employees. The Contractor shall prohibit the opening of locked areas by Contractor employees to permit entrance of persons other than Contractor employees engaged in the performance of assigned

work in those areas, or personnel authorized entrance by the Contracting Officer. The Contractor shall establish and implement methods of ensuring that all lock combinations are not revealed to unauthorized persons. The Contractor shall ensure that lock combinations are changed when personnel having access to the combinations no longer have a need to know such combinations. These procedures shall be included in the Quality Control Plan.

1.8 Post Award Conference/Periodic Progress Meetings: The Contractor shall attend post award conference convened by the contracting activity or contract administration office in accordance with FAR Subpart 42.5. The Contracting Officer, COR, and other Government personnel, as appropriate, may meet periodically with the Contractor to review the Contractor's performance. At these meetings the Contracting Officer will apprise the Contractor of how the Government views the Contractor's performance and the Contractor shall apprise the Government of problems, if any, being experienced. Appropriate action shall be taken to resolve outstanding issues. These meetings shall be at no additional cost to the Government.

1.8.1 The Contractor shall attend, participate in, and furnish input to scheduled and unscheduled meetings, conferences, and briefings that relate to the functions and services herein as required by the Government to provide effective communication and impart necessary information. The Contract Manager or designated representative shall attend meetings as requested by the Government. Meeting attendees shall at times include Contractor managerial, supervisory, and other personnel knowledgeable of the subject matter. Meetings may start or end outside of regular duty hours.

1.9 Contracting Officer's Representative (COR): Refer to Part 2 of this PWS for the definition of a COR. As determined by the Contracting Officer, a COR will be appointed and identified by letter of designation, a copy of which will be provided to the Contractor by the Contracting Officer. The designation letter states the responsibilities and limitations of the COR, especially with regard to changes in cost or price, estimates, or changes in delivery dates. The COR is not authorized to change any of the terms and conditions of the resulting order. The COR monitors all technical aspects of the contract and assists in contract administration. The COR is not authorized to obligate the Government. If the work is not written in the contract, the COR is not authorized to request new work. The COR is authorized to perform the following functions: assure that the Contractor performs the technical requirements of the contract, perform inspections necessary in connection with contract performance, maintain written and oral communications with the Contractor concerning technical aspects of the contract, issue written interpretations of technical requirements, including Government drawings, designs, specifications, monitor Contractor's performance and notifies both the Contracting Officer and Contractor of any deficiencies, coordinate availability of Government property, and coordinate site entry of Contractor personnel.

1.10 Key Personnel: The following personnel are considered key personnel by the Government: Program Manager and Alternate Program Manager. The Contractor shall provide a Program Manager who shall be responsible for the performance of the work. The name of this person and an Alternate Program Manager, who shall act for the Contractor when the Program Manager is absent, along with a Curriculum Vitae (CV) for each of these individuals, shall be provided in writing to the Contracting Officer no later than five (5) days after contract

award (Deliverable 11). *(Acceptance of the CV by the Contracting Officer is required before these individuals are permitted to perform any task on this contract.)* The Program Manager and Alternate Program Manager shall have full authority to act for the Contractor on all contract matters relating to daily operation of this contract. The Program Manager or Alternate Program Manager shall be available during regular business hours 0600-1630, Monday through Thursday and by telephone for emergencies at all times. Qualifications for all key personnel are listed below:

a. Program Manager and Alternate Program Manager: The Program Manager and any individuals designated as key personnel shall be able to understand, speak, read, and write the English language and have a minimum of 5 years Program Management experience with contracts in the same breadth as this contract.

b. Other contractors/subcontractors: Personnel subcontracted shall possess the same qualifications or certifications as the contractor and acceptable to the authority having jurisdiction. In the case of Commercial Cooking Equipment qualification and certification shall comply with UFM 3-601-02, and NFPA 96.

c. Special Qualifications or certifications: The contractor is responsible for providing qualified and certified personnel to perform this contract. Technicians meeting any of the following are qualified personnel:

- Recognized journeyman or craftsman-level qualifications for fire protection systems:
  - National Institute for Certification in Engineering Technologies (NICET) Level II or higher certification in Fire Alarm Systems;
  - NICET Level II certification in Inspection and Testing of Fire Alarm Systems;
  - NICET Level II or higher certification in Inspection and Testing of Water-Based Systems; or
  - NICET certification in Special Hazard Suppression Systems.

NICET Level I personnel must work under the direct supervision of a NICET level III or IV certified technician. Level IV technicians are authorized to supervise personnel across all technical areas covered in this PWS.

The Contractor shall submit NICET certifications to the COR within five (5) days of contract award (Deliverable 17) for all certified technicians working on this contract. NICET certifications shall be submitted within five (5) days for new hires throughout the duration of this contract.

1.11 Identification of Contractor Employees: All Contractor personnel attending meetings, answering Government telephones, and working in other situations where their contractor status is not obvious to third parties must identify themselves, including proper marking of signature blocks in correspondence, to avoid creating an impression in the minds of members of the public that they are Government officials. The Contractor shall ensure that all documents or reports, produced by Contractors are suitably marked as Contractor products or that Contractor participation is appropriately disclosed.

1.11.1 Contractor employees shall identify themselves by name and company affiliation when answering the telephone, presenting briefings, conducting or attending meetings, and seminars. All Contractor correspondence (written, facsimile, and email display) shall include their company name. Requirements for Contractor vehicles is addressed under Part 4 paragraph 4.4.

1.11.2 Contractor Identification Badges: Contractor personnel shall be easily identifiable through the display of badges IAW Contractor Identification (AE Reg. 27-715). For services at Child, Youth, and School Services where children are present, recommend personnel wear identification when children are present. If required by the Government, contract personnel and all associated subcontractor's employees accessing U.S. facilities or activities, shall present a valid picture ID provided by the Government while accessing Government owned or contracted facilities and shall adhere to facility security policies and restrictions. If applicable, Government issued access badges will not be worn outside designated facility where visible to the general public. Contractor personnel shall return all U.S. Government issued identification to appropriate U.S. Government authorities within five (5) days of the end of their contractual duties.

1.11.3 Uniform: RESERVED

1.12 Contractor Travel: RESERVED

1.13 Other Direct Costs (ODCs): RESERVED

1.14 Data Rights: The Government has unlimited rights to all documents and materials produced under this contract. All documents and materials, to include the source codes of software, produced under this contract shall be Government owned and are the property of the Government with all rights and privileges of ownership and copyright belonging exclusively to the Government. These documents and materials may not be used or sold by the Contractor without written permission from the Contracting Officer. All materials supplied to the Government shall be the sole property of the Government and may not be used for any other purpose. This right does not abrogate any other Government rights.

1.15 Non-Disclosure Requirements: Performance under this contract may require the Contractor to access data and information proprietary to a Government agency, another Government Contractor, or of such nature that its dissemination or use other than as specified in this work statement would be adverse to the interests of the Government or others. The Contractor and Contractor personnel, shall not divulge or release data or information developed, or obtained under performance of this PWS, except to authorized Government personnel or upon written approval of the Contracting Officer. The Contractor shall not use, disclose, or reproduce proprietary data, which bears a restrictive legend, other than as specified in this PWS. All documentation showing individual names or other personal information shall be controlled and protected under the provisions of the Privacy Act of 1974, Public Law 93-579, 5 United States Code (U.S.C.) Section 552a.

1.16 Protection of Government and Contract Information: Per Public Use Notice of

Limitations stated by Defense imagery Management operations Center and contained at www.dimoc.mil/resources/limitations/ , the Contractor shall not cite any information (e.g., contract information, pictures, locations, etc.) obtained through this contract on any hard copy or digital marketing tools to include its company website.

1.17 Non-Disclosure Statements: RESERVED

1.18 Advertisement and Social Media: The Contractor shall NOT post information to public website or social media locations, personal or professional, that in any way disclose names, locations, hotel data, participants, discussions, pictures, etc. before, during or after the contract period of performance without the express consent of the Government. The use of propaganda violates DoW Commercial Use of Imagery Guidelines stated at (https://www.dma.mil/Services/Visual-Information/References/Limitations/). The Contractor shall not cite any information (e.g., contract information, pictures, locations, etc.) obtained through this contract on any marketing tools to include its company website.

1.19 Information Assurance: At no time will the Contractor or associated sub-contractor employees transmit government documents or information over using methods that do not meet the security requirements specified in the National Institute of Standards and Technology (NIST) Special Publication (SP) 800-171, "Protecting Controlled Unclassified Information (CUI) in Nonfederal Information Systems and Organizations" such as personal electronic mail accounts, public digital data storage sites (cloud storage), social media platforms or instant messaging. Approved government sites such as DoD SAFE at at https://safe.apps.mil, or All Partners Access Network (APAN) at https://community.apan.org/, or other transmission means determined by the government must be used.

1.20 Organizational Conflict of Interest (OCI): Contractor and subcontractor personnel performing work under this contract may receive, have access to or participate in the development of proprietary or source selection information (e.g., cost or pricing information, budget information or analyses, specifications or work statements, etc.) or perform evaluation services which may create a current or subsequent OCI as defined in FAR Subpart 9.5. The Contractor shall notify the Contracting Officer immediately whenever it becomes aware that such access or participation may result in any actual or potential OCI and shall promptly submit a plan to the Contracting Officer to avoid or mitigate any such OCI. The Contractor's OCI Mitigation Plan will be determined to be acceptable solely at the discretion of the Contracting Officer. In the event the Contracting Officer unilaterally determines that any such OCI cannot be satisfactorily avoided or mitigated, the Contracting Officer may affect other remedies as he or she deems necessary, including prohibiting the Contractor from participation in subsequent contracted requirements which may be affected by the OCI.

1.21 Phase In /Phase Out Period: To minimize decreases in productivity and to prevent possible negative impacts on additional services, the Contractor shall have personnel on board, during the thirty (30) day phase in/ phase out periods. During the phase in period, the Contractor shall become familiar with performance requirements in order to commence full performance of services on the contract start date. During the phase out period, the Contractor

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shall turn in all maintenance logs, equipment history, and facility keys back to the DoW thirty (30) days prior to contract expiration.

1.22 Safety: The following provides information pertaining to Safety and Accident Prevention:

1.22.1 Safety Plan: The Safety Plan's procedures shall address safe work practices, proper use, care, and maintenance of tools and equipment, known hazards in work areas, job hazardous analysis, reporting requirements to the YPG Installation Safety Office. The Contractor shall immediately report all vehicle and personnel accidents to the COR and YPG Installation Safety Office. The Contractor will maintain a list of names of all individuals receiving specialized training such as explosives handling safety, Personal Protective Equipment (PPE), crane, forklift training, aerial lifts, and fall protection etc., and provide the list to the COR and KO. The Contractor shall submit the Safety Plan no later than thirty (30) days after the beginning of the Period of Performance to the COR and KO for acceptance and within five (5) working days after any update to the Safety Plan (Deliverable 13).

1.22.2 Safety Laws and Regulations: The Contractor shall comply with FAR 52.236-13, Accident Prevention (November 1991), the references contained therein (e.g. U.S. Army Corps of Engineers Safety and Health Requirements Manual (EM 385-1-1)), to include Occupational Safety and Health Administration (OSHA) 29 CFR 1910, 29 CFR 1926, and any other standard or regulation that has been incorporated by reference into any of the above listed standards and regulations. Where regulations overlap, the most stringent shall be used.

The requirements under FAR 52.236-13 and specifically of the EM 385-1-1 include, but are not limited to the following:

(a) Before initiation of work at the job site, an Accident Prevention Plan (APP), written by the Contractor for the specific work and hazards of the contract and implementing in detail the pertinent requirements of EM 385-1-1; will be reviewed for acceptance by designated Government personnel, (Deliverable 12). APP may be part of the Safety Plan (Deliverable 13). Specific requirements for development of the Accident Prevention Plan are found in 01.A and Appendix A of EM 385-1-1. EM 385-1-1 is available online at www.usace.army.mil.

(b) Before beginning each activity involving a type of work presenting hazards not experienced in previous project operations or where a new work crew or subcontractor is to perform work, activity hazard analysis (AHA) shall be prepared by the Contractor performing the work activity (See paragraph 01.a.15 of EM 385-1-1) (Deliverable 14). AHAs for all standard working activities shall be submitted along with the APP (Deliverable 12).

(c) A Site Safety and Health Officer (SSHO) must be qualified and submit a completed OSHA 30 Hour Card (completed within the last five (5) years) or EM 385-1-1, 40 hour training certificate, issued after March 2024, in addition the SSHO must have completed the same safety training requirements as the contractor employees.

(d) Contract employees must be trained and produce certificates of training for the jobs and tasks they will be performing. In addition, contractor employees must be trained in the

manner required by the relevant safety standard or regulation. Training records and certificates must be presented to the KO and COR prior to the start of work. Only those employees deemed to be qualified by training or experience will be authorized to work on YPG.

(e) Below are examples of, but not an all-inclusive list of training course requirements and certificate submittal, that may be required if the job tasks are associated with them:

- Motor Vehicles, Mechanized Equipment Operator Training per OSHA 29 CFR 1926.602
- Bloodborne Pathogens Training per OSHA 29 CFR 1910.1030
- Forklift Operator Training per OSHA 29 CFR 1910.178
- Hazard Communication Training per OSHA 29 CFR 1910.1200
- Lockout Tagout Training per OSHA 29 CFR 1910.147
- Personal Protective Equipment Training per OSHA 29 CFR 1910.132
- Confined Space training and competent person per OSHA 29 CFR 1926.1203
- Fall Protection and Prevention competent person Training per OSHA 29 CFR 1926.32(f) and OSHA 29 CFR 1926.503
- Fall Protection and Prevention Training per OSHA 29 CFR 1926.503
- Hand Tools and Portable Power Tools per OSHA 29 CFR 1926.300 through 29 CFR 1926.307 and EM 385-1-1, Chapter 13 Hand and Power Tools
- Respiratory Protection Training per OSHA 29 CFR 1910.134
- Ladder Training per OSHA 29 CFR 1926.1053
- Lead Training per OSHA 29 CFR 1910.1025
- Asbestos Training per OSHA 29 CFR 1910.1001 and 29 CFR 1926.1101

A training link is listed below for free online training for some of the trainings listed above. This source meets or exceeds Federal and Arizona State OSHA Requirements.

https://osha.oregon.gov/edu/courses/pages/default.aspx

Note: No online training is acceptable for any equipment, or forklift operators, in addition all training must be conducted by an OSHA authorized, qualified and approved trainer.

(f) All accidents, both injury and government property damage, must be reported to the contractor's SSHO, Program Manager, Contracting Officer and COR. These accidents must also be reported to the Installation Safety Office (ISO) through the COR. If an employee is killed on the job or suffers a work-related hospitalization, amputation, or loss of an eye. A fatality must be reported within eight (8) hours. An in-patient hospitalization, amputation, or eye loss must be reported within twenty-four (24) hours.

(g) All fires must be reported to the YPG Fire Department via 911 or 928-328-4351(Make sure you let the 911 dispatcher know that you are on YPG).

(h) Any chemical or hazardous substances used in the performance of your contract must be controlled so as not to overexpose contractors or government employees working in

the area. Safety Data Sheets (SDSs) must be maintained at the work site. Chemical spills or accidental releases of hazardous substances must be reported in the same manner as accidents and injuries.

(i) The Contractor shall require subcontractors to submit their plan of operations showing methods they propose to use in accomplishing major phases of work;

(j) The Contractor shall discuss the plans in conferences convened by the Contracting Officer prior to starting work on each major phase of operation. Plans shall include all pertinent information such as layout of haul roads, access roads, storage areas, electrical distribution lines, methods of providing minimum exposure to overhead loads, and methods of access to work areas. The plan for accomplishing the initial work phase shall be submitted within fifteen (15) days after award of the contract. Plans for subsequent major phases of work shall be submitted no later than fifteen (15) days prior to initiation of work on each major phase; and

(k) In all areas where construction, demolition, alteration, building, or similar related activities take place, the Contractor shall have the following minimum personal protective clothing and equipment requirements in place for any person working on or visiting the site:

(i) Short sleeve shirt;

(ii) Long trousers;

(iii) Steel-toed safety boots; and

(iv) Hard hat.

1.22.1.1 In addition to other requirements for accident prevention specified in this contract, the Contractor shall comply with all Federal and State requirements governing safety and health protection on construction sites and other applicable occupational safety codes.

The Contractor shall indicate its plan for compliance considering conditions of the work described by the design, technical proposal, operational activities of the Government or others in the area of the work, identification of the coordinator, and implementation of all other accident prevention provisions of this contract.

1.23 <u>Environmental Compliance:</u> The following provides information on Environmental Compliance.

1.23.1 <u>Environmental Compliance Plan and Program:</u> The Contractor shall comply with all OSHA, EPA, ADEQ, U.S. Army, U.S. Army Yuma Proving Ground, and other applicable industry safety standards. All spills should be reported to the YPG Fire Department and the Environmental Science Division (ESD) spill phone (928-920-3866) within 1 hour. The Contractor shall ensure that all contract personnel have received appropriate levels of training in the handling, use, storage, and disposal of hazardous material. In addition, the Contractor

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shall ensure that all Contractor controlled activities on the USAG YPG installation are conducted in accordance with the USAGYPG Spill Prevention and Response Plan.

1.24 Required Training:

1.24.1 Anti-Terrorism (AT) Level I Training: All Contractor employees, including subcontractor employees, who are employed under the contract, shall complete AT Level I Training within 30 days after contract start date or effective date of incorporation of this requirement into the contract, whichever applies, or 30 days after employment of new personnel (Deliverable 1). The Contractor shall submit certificates of completion for each Contractor employee and subcontractor employee to the COR (or to the Contracting Officer, if a COR is not assigned) within ten (10) days after completion of this training by all employees and subcontractor personnel. AT Level I awareness training is available at https://jko.jten.mil/courses/AT-level1/launch.html. Contractor personnel shall complete refresher training every twelve (12) months.

1.24.1.1 If training cannot be conducted on the website, the Contractor shall coordinate with the COR who will contact the local AT Officer at their assigned location for classroom training. Contractor personnel completing training in the classroom will receive a certificate or the training attendance roster signed by the AT Officer. Verification of the training shall be provided to the COR within ten (10) days after completion of the training (Deliverable 2).

1.24.2 OPSEC Training: All Contractor employees, including subcontractors, shall complete Level I OPSEC training within thirty (30) days of employment under this contract. Verification of the training shall be provided to the COR within three (3) days after completion of the training (Deliverable 10). OPSEC Level I training is available at http://www.cdse.edu/catalog/elearning/GS130.html. Contractor personnel must complete refresher training every 12 months. Verification of the training shall be provided to the COR within three (3) days after completion of the training (Deliverable 10).

1.24.2.1 If training cannot be conducted on the website, the Contractor shall coordinate with the COR, who will contact the local OPSEC Officer at their assigned location for classroom training. Contractor personnel completing training in the classroom will receive a certificate or the training attendance roster signed by the OPSEC Officer.

1.24.3 iWATCH Training: N/A

1.24.4 Information Assurance (IA) / Information Technology (IT) Training: N/A

1.24.5 Personally Identifiable Information (PII): N/A

1.24.6 Threat Awareness Reporting Program (TARP Training): N/A

1.25 Government Property and Services: See Part 3 for Government Property and Services.

1.26 Safety Requirements:

1.26.1 The Contractor shall comply with all OSHA, State, U.S. Army, U.S. Army Yuma Proving Ground, and other applicable industry safety standards.

1.26.2 The Contractor shall observe and comply with all local policies and procedures concerning fire, safety, environmental protection, sanitation, security, and possession of firearms or other lethal or illegal weapons or substance.

1.26.3 The Contractor shall report all accidents and occupational illnesses immediately to the YPG Garrison Safety Office through the Contracting Officer's Representative (COR).

1.26.4 The Contractor shall observe all regulations and directives for fire prevention. The Contractor shall obtain a Hot Work Permit (Burn Permit) from the installation Fire Prevention Division prior to commencing any hot work.

1.27 Environmental Requirements: The contractor shall comply with all applicable Federal, State, Local Laws and regulations and utilize standard industry practices for avoiding adverse environmental impacts. These requirements include, but are not limited to, 32 CFR Part 651 (Environmental Analysis of Army Actions) and the local Environmental Handbook for the Requiring Activity Workforce. The Contractor shall ensure that all activities performed by its personnel, subcontractors and suppliers are executed in accordance with such authorities. The Contractor shall obtain all permits, licenses, approvals, and/or certificates required or necessary to accomplish environmental work. When the work to be performed requires facility clearances, such as digging or drilling permits, the Contractor shall obtain such clearances and/or permits in accordance with all local and installation requirements and with the assistance of the installation point(s) of contact, prior to any such work being initiated. All spills should be reported to (928-920-3866). The contractor shall develop and submit an Environmental Protection Plan (EPP) to the KO and COR for review and approval within thirty (30) days after contractor award (Deliverable 15). EPP may be part of the Safety Plan (Deliverable 13). Best Management Practices where applicable shall be identified and implemented to offset adverse environmental impacts.

1.28 Service Orders (SO): The Contractor shall receive notification of work from the COR on a Service Order Form TE 3.The Contractor is authorized to execute SOs that do not exceed 32 work hours in labor or $20,000 total cost (labor & material). SOs exceeding the Contractor's authorized limit shall be executed with a separate contracting method.

1.28.1 The COR assigns all SO priorities. All SOs shall be executed by the Contractor within the following timelines:

- Emergency - The Contractor shall notify the COR within 30 minutes of an emergency requiring an Emergency SO during normal duty and after hours. SOs are classified as Emergency when immediate action is required to eliminate life threatening or serious injury hazards to personnel or government property. These SOs are responded to as soon as possible and no later than one (1) hour after the request. Emergency/Critical

SOs are completed within 24 hours of request, unless the urgency of the work has been reduced to a Routine SO.

- Routine - These SOs shall be completed by the Contractor within 30 calendar days of receipt.

1.28.2 The Contractor shall coordinate with the COR at least 48 hours in advance of the requirement to remove or relocate cables, electrical wiring and/or plumbing. The Contractor shall make every effort to work around existing wiring and plumbing. The disconnection, relocation and/or reconnection of primary electrical and/or plumbing components that lead up to control panels, pumps and so on are to be handled by Public Works.

1.28.3 The Contractor, certifying the work was satisfactorily performed, shall provide to the COR, the total labor hours the technician worked, and the fully burdened rate based on shop (e.g.-carpentry, electrical, plumbing, etc.), and the total materials/parts costs.

1.28.4 The Contractor shall be responsible for all materials required for SO repair work. For clarity, the price for SOs reflected in applicable contract CLINs shall be inclusive of all SO related repair costs.

1.29 Inspection and Preventive Maintenance (PM): The Contractor shall develop and implement a comprehensive Inspection and Preventive Maintenance (PM) program for all fire alarm and suppression systems listed in Technical Exhibit 1 (TE1) located on USAYPG. The Contractor shall prepare and obtain COR and Contracting Officer approval of the PM plans, within fifteen (15) days after award (Deliverable 16). Annual review and update is required in the month of October or at the request of the Contracting Officer. PM plan and work plan may be combined into one document

1.29.1 Preventive Maintenance: Routine preventive maintenance shall be performed to ensure continuous and efficient operation of all Fire Suppression Services facilities and components. All routine preventive maintenance and procedures shall be in strict accordance with individual component manufacturer's recommendations and schedules. All Fire Suppression Services, Alarm System, facilities and components identified by Technical Exhibit 1 (TE 1) shall have preventive maintenance performed as specified by their manufacturer and at manufacturer's specified intervals. The Contractor shall utilize manufacturer's operating and maintenance manuals for instructions in the removal, replacement, or repair of Fire Suppression and Alarm System components and associated parts as required by each specific manufacturer. Any Fire Suppression Services, Alarm System, facility component repair or replacement found to be required due to negligence on the part of the Contractor, or due to improper operation, or failure to perform required PM in accordance with manufacturers' recommendations or requirements, shall be performed at no additional cost to the Government.

PART 2
DEFINITIONS & ACRONYMS

2. Definitions and Acronyms

2.1 Definitions: Although not inclusive of every term used within this PWS, the following provides a list of definitions used throughout this PWS and commonly used in the acquisition field.

Contracting Officer – Means a person with the authority to enter into, administer, and/or terminate contracts and make related determinations and findings on behalf of the Government. Note: The only individual who can legally bind the Government.

Contracting Officer's Representative (COR) – As defined in DFARS 202.101, means an individual designated and authorized in writing by the Contracting Officer to perform specific technical or administrative functions. DoD Instruction (DoDI) 5000.72, Part II Definitions states the following when defining a COR: "Defined in subpart 202.101 of Reference (f). Any individual delegated responsibilities pursuant to subpart 1.602-2 of Reference (e), regardless of local terminology, must be certified in accordance with this instruction. For example, local terminology can be COR, Contracting Officer's technical representative, technical point of contact, technical representative, alternate COR, administrative COR, assistant COR, line item manager, task order manager, quality assurance personnel, quality assurance evaluator, or COR management." In addition, Army Regulation 70-13, Chapter 2, paragraph 2-2g, states, in part, the following when providing other surveillance support personnel to assist the COR when needed, "…These other surveillance support personnel may serve as on-site representatives of the COR in performance of actual contract surveillance if they meet all COR requirements and have been appointed by the Contracting Officer as alternate CORs."

Contractor – means a supplier or vendor awarded a contract to provide specific supplies or service to the Government. The term used in this contract refers to the prime.

Contractor-acquired Property - means property acquired, fabricated, or otherwise provided by the Contractor for performing a contract and to which the Government has title.

Day – means, unless otherwise specified, a calendar day.

Defective Service – means a service output that does not meet the standard of performance associated with the Performance Work Statement.

Deliverable – means anything that can be physically delivered but may include non-manufactured things such as meeting minutes or reports.

Government-furnished Property – As reflected in FAR 52.245-1, Government-furnished Property "means property in the possession of, or directly acquired by, the Government and subsequently furnished to the Contractor for performance of a contract. Government-furnished property includes, but is not limited to, spares and property furnished for repair, maintenance,

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overhaul, or modification. Government-furnished property also includes contractor-acquired property if the contractor-acquired property is a deliverable under a cost contract when accepted by the Government for continued use under the contract

Government Property - means all property owned or leased by the Government. Government property includes both Government-furnished and Contractor-acquired property. Government property includes material, equipment, special tooling, special test equipment, and real property. Government property does not include intellectual property and software.

Property Administrator - means an authorized representative of the Contracting Officer appointed in accordance with agency procedures, responsible for administering the contract requirements and obligations relating to Government property in the possession of a Contractor.

High Level Objective (HLO) – means a key overarching result-based objective for a project necessary to achieve the project's vision. HLOs are similar to Level 2 in a Work Breakdown Structure. Each HLO may contain several statements to flesh out the areas necessary to meet the objective.

Physical Security – means that part of security concerned with physical measures designed to safeguard personnel; to prevent unauthorized access to equipment, installations, material, and documents; and to safeguard against espionage, sabotage, damage, and theft.

Quality Assurance – (or Government contract quality assurance) means the various functions, including, inspection, performed by the Government to determine whether a Contractor has fulfilled the contract obligations pertaining to quality and quantity.

Quality Assurance Surveillance Plan (QASP) – means the key Government-developed surveillance process document, and is applied to Performance-Based Service Contracting (PBSC). The QASP is used for managing Contractor performance assessment by ensuring that systematic quality assurance methods validate that Contractor quality control efforts are timely, effective, and are delivering the results specified in the contract or task order. The QASP directly corresponds to the performance objectives and standards (i.e., quality, quantity, timeliness) specified in the Performance Work Statement (PWS). It provides specific details on how the Government will survey, observe, test, sample, evaluate, and document Contractor performance results to determine if the Contractor has met the required standards for each objective in the PWS. The QASP, with very few if any exceptions, is an internal to Government document.

Quality Control – means all necessary measures taken by the Contractor to assure that the quality of an end product or service shall meet contract requirements.

Statement – means the specific results-based activities required to satisfy HLOs. A statement contains a result, the context of the statement, and the required action(s). Statements focus on "what" is to be accomplished; however they are not prescriptive in describing "how" the outcome is to be achieved. Each HLO may have several statements to flesh out the areas

necessary to meet the objective. Statements are similar to Level 3 in a Work Breakdown Structure.

Subcontractor – means one that enters into a contract with a prime Contractor. The Government does not have privity of contract with the subcontractor.

Work Day - The number of hours per day the Contractor provides services in accordance with the contract.

Work Week - Monday through Thursday.

2.2 Acronyms: Although not inclusive of every term used within this PWS, or that may be included in an acquisition, the following provides a list of acronyms commonly used in the acquisition field.

ACOR	Alternate Contracting Officer's Representative
AFARS	Army Federal Acquisition Regulation Supplement
AHA	Activity Hazard Analysis
AOR	Area of Responsibility
AR	Army Regulation
AT	Anti-terrorism
ATCTS	Army Training Certification Tracking System
ATEC	Army Test and Evaluation Command
CAC	Common Access Card
CDA	Castle Dome Annex
CDH	Castle Dome Heliport
CFR	Code of Federal Regulations
CONUS	Continental United States (excludes Alaska and Hawaii)
COR	Contracting Officer’s Representative
COTS	Commercial-Off-the-Shelf
DA	Department of the Army
DFARS	Defense Federal Acquisition Regulation Supplement
DoW	Department of War
ESD	Environmental Sciences Divsion
FAR	Federal Acquisition Regulation
GFP	Government Furnished Property
HCA	Howard Cantonment Area
HLO	High Level Objective
HIPAA	Health Insurance Portability and Accountability Act of 1996
IA	Information Awareness
IAC	Installation Access Control
IACO	Installation Access Control Office
ID	Identification
IGCE	Independent Government Cost Estimate
IMCOM	Army Installation Management Command
IT	Information Technology

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JTR	Joint Travel Regulation
KFR	Kofa Firing Range
KO	Contracting Officer
LAAF	Laguna Army Airfield
OCI	Organizational Conflict of Interest
OCONUS	Outside Continental United States (includes Alaska and Hawaii)
ODC	Other Direct Costs
OPSEC	Operations Security
PA	Property Administrator
PII	Personally Identifiable Information
PIPO	Phase In/Phase Out
POC	Point of Contact
PRS	Performance Requirements Summary
PWS	Performance Work Statement
QA	Quality Assurance
QAP	Quality Assurance Program
QASP	Quality Assurance Surveillance Plan
QC	Quality Control
QCP	Quality Control Program
RA	Requiring Activity
SO	Service Order
TE	Technical Exhibit
UFC	Unified Facilities Criteria
UFM	Unified Facilities Operation & Maintenance Manual
USAG	United States Army Garrison
UOM	Unit of Measure
YPG	Yuma Proving Ground

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PART 3
GOVERNMENT PROPERTY (GP) AND SERVICES

3. Government Furnished Property

3.1 Services: The Government will provide refuse service. There are dumpsters located throughout the installation. The contractor may use these dumpsters for normal refuse. Unauthorized materials or hazardous materials may not be disposed of in these dumpsters. The contractor shall remove from the installation and dispose of all unused, spent and/or empty solvent, paint, primer, thinner or any other chemicals and/or containers used in the performance of this contract. Disposal shall be IAW applicable, local, state and federal regulations.

3.1.2 Facilities: A fenced in space will be provided by DPW for use as a lay down area, job trailer location and storage of materials in support of the contract.

3.1.3 Utilities: The Government will provide and maintain electrical services currently available in the work area. The Contractor shall instruct employees in utilities conservation practices. The Contractor is responsible for providing water, hand wash and/or potable water, and toilet facilities, for its employees, at no cost to the government.

3.1.4 Equipment: The Government will provide up to four (4) handheld radios to the Contractor for purpose of daily communication with the Fire Department and Range Control. The equipment is required to remain under government's hand receipt but is available for Contractor use. The equipment is not applicable to FAR part 45.

3.1.5 Materials: The Contractor may be issued materials, such as smoke detector, currently in stock. The Contractor shall ensure that all Government furnished equipment and materials are utilized only for contract purposes.

3.1.6 Record Keeping: Not Applicable

3.2 Emergency and Rescue

3.2.1 The Government will furnish emergency medical and rescue services to prevent loss of life, limb, or undue suffering within the areas serviced by the applicable installation emergency services provider. The Government will seek reimbursement for medical services rendered, as appropriate.

3.2.2 The Government will provide installation fire services to include firefighting, fire prevention inspections and investigations; Installation security services; confined space rescue; and Hazardous Material (HAZMAT) first response.

3.3 Telecommunications/Utilities: N/A

3.4 Government Owned Vehicles: N/A

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3.5 GFE Tools, Hand Tools, Equipment; Test, Measurement and Diagnostic Equipment (TDME) Calibration Services: N/A

3.6 Government Furnished Facilities and Real Property: N/A

3.7 Government Furnished Services: N/A

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PART 4
CONTRACTOR FURNISHED ITEMS AND SERVICES

4. Contractor Furnished Property and Services

4.1 General: The Contractor shall furnish all personnel, equipment, supplies, facilities, transportation, tools, materials, supervision, and other items necessary to perform services as described in the PWS and associated contract documents, except for those items specified in Part 3 Government Property and Services.

4.2 Secret Facility Clearance: N/A

4.3 Materials: The Contractor shall furnish all materials and supplies necessary to meet the requirements under this contract except that which is furnished by the Government (as specified in Part 3). The Contractor shall furnish the incidental preventive maintenance supplies, materials, bolts, nuts, clips, screws, touch-up paint, lubricants, gaskets and so on as required for all repair and installation work. Parts and materials furnished by the contractor shall be guaranteed under the provisions of the standard manufacturer's warranty and/or as specified in the general conditions. Material, equipment and parts furnished under this contract shall be a standard product of a manufacturer regularly engaged in the manufacturing of the products and shall essentially duplicate items that have been in satisfactory use for at least one year prior to the effective date of this contract award. Materials and Equipment shall be stored so as to not deteriorate or become contaminated or unusable. Scrap Material; Titles to all materials and/or equipment to be demolished or otherwise disposed of are vested in the contractor upon removal from operation. Scrap material such as damaged fire alarm panels, sprinkler pipe, valves, fittings, bracing, hangers, and material packaging shall be removed from the work site and disposed of according to local, state and federal regulations.

4.4 Vehicles and Equipment: The Contractor shall provide all necessary vehicles (no GSA vehicles provided to Contractor for use on this contract) and equipment to perform the work described in this PWS. All Contractor provided vehicles and equipment shall have the company name prominently displayed on both sides of the vehicle or equipment and present a neat, professional appearance. Contractor's vehicles and equipment used in the performance of this contract shall meet all local traffic, safety, and environmental requirements. Vehicles and equipment found to be unsafe shall be removed from the installation and replaced. The Contractor shall not use any Government-owned tools, materials, or parts to maintain Contractor vehicles and equipment without prior written approval of the Contracting Officer. The COR may inspect the Contractor’s vehicles and equipment at any time.

4.5 Background Checks: The Contractor shall provide Background Checks in accordance with this PWS and as determined by the Government.

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PART 5
SPECIFIC TASKS

5.1 Overview: The Contractor shall conduct routine inspection, testing, and maintenance of D-21 monitoring systems, fire detection and fire suppression and building mass notification systems IAW the latest edition NFPA 72, National Fire Alarm and Signaling Code and UFM 3-602-02 Fire Protection Systems Inspection, Testing, and Maintenance of Fire Protection Systems. Fire suppression systems are sprinkler systems (wet pipe, glycol, dry pipe, dry chemical, wet chemical, INERGEN and AFFF), fire pumps, kitchen hoods and grease laden exhaust systems. The inventory of detection, suppression and notification systems is at TE 1, Installed Equipment Inventory. Completed inspection testing and maintenance forms shall be provided to the Fire Inspector and made available upon request for the life of the contract.

The contractor shall update TE 1 annually and submit to the COR by 15 October each year (Deliverable 18). Updates shall include any equipment replaced by the contractor and system upgrades made by other contractors.

5.1.1 Workload Requirement: The Contractor is responsible for the maintenance and repair of all installed fire detection and suppression equipment under this contract. Real property square footage will have a 10% deviation as noted in the TE 1 without affecting the contract cost. This will allow for the addition of new facilities and for removal of existing ones without having to issue a formal modification. The Contractor shall perform Preventive Maintenance (PMs) and Service Orders (SOs) on all installed building equipment in TE 1.

The contractor shall have a qualified technician available 24/7 for emergency response incidents. If the YPG Fire Dept determines a failed or faulty system requires immediate attention to prevent a potentially hazardous situation.

5.2 Turnover/Fire Testing Schedule: The Contractor shall conduct acceptance testing of all new fire alarm systems, and fire suppression systems. DPW will generate an SO to task the Contractor to participate in a Turnover/Fire Testing after installation or repairs are complete.

5.3 Preventive Maintenance Requirements

a. The Contractor shall provide preventive maintenance, which shall meet, at a minimum, the requirements of the standards listed in Part 6 Applicable Publications in this PWS. The Contractor shall develop and submit to the KO/COR and the Fire Department a schedule of the services within fifteen (15) calendar days of the start of the contract. The Contractor shall update the schedule annually (Deliverable 19).
b. The Contractor shall conduct inspection, testing, and maintenance of kitchen fire detection and suppression systems, including gas and electrical safety shut off devices.
c. The Contractor shall inspect and test all types of fire suppression systems (wet pipe, glycol, dry pipe, dry chemical, wet chemical, and foam), facility fire alarm systems, and associated communication devices as required by applicable NFPA 25.
d. The Contractor shall conduct inspection, testing, and maintenance of diesel and electric fire pumps including servicing batteries, lubricating components, checking fuel and oil

levels for diesel engines, and ensuring all valves and controllers are in a state of readiness IAW NFPA 25.

e. The Contractor shall conduct acceptance testing of new or existing fire alarm systems, and fire suppression systems.
f. The Contractor shall maintain Building Mass Notification Systems (MNS) internal to the buildings and associated components IAW applicable codes and standards and as required.
g. The Contractor shall conduct testing of the radio alarm systems IAW NFPA 72 and manufacturer's requirements. This shall include, at a minimum, an annual test of each transmitter to verify signal transmission to the central station, testing of the battery backup power supply, and verification of all supervised circuits
h. Upon discovery of any abnormal condition of the fire detection or suppression system, the COR and Fire Inspector shall be notified.

5.4 Sprinkler and Hood Suppression Systems: The Contractor shall perform PM services on sprinkler systems and components listed IAW the latest edition of NFPA 25, Standard for Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems and on hood suppression systems IAW the latest edition NFPA 17, Standard for Dry Chemical Extinguishing Systems for dry chemical systems and NFPA 17A, Standard for Wet Chemical Extinguishing Systems for wet fire extinguishing systems. The Contractor shall coordinate with the fire department and perform inspection, maintenance, and testing of fire protection systems. The fire protection systems shall comply with applicable NFPA Codes and UFM 3-601-02, Fire Protection Systems Inspection, Testing and Maintenance.

5.5 Notifications: Notify Garrison Fire and Emergency Services prior to taking facility fire suppression systems out of service, and within one (1) hour after system is restored to service. If the system is out of service for more than four (4) continuous hours in a twenty-four (24) hour period, notify the COR and Facility Manager to provide a fire watch or evacuate the facility until the system is returned to service. Maintain records by building of each system. Document all work performed to the respective system in the record. These records shall be made available for review by the Government when requested.

5.5.1 Prior to conducting any test, the contractor shall notify the facility occupants of the test and the possibility that an audible alarm may sound. At the conclusion of testing, those previously notified shall be advised that testing has been concluded.

5.5.2 Prior to conducting ITM on any fire pumps on the installation, the contractor shall notify the Fire Department and the Fire Prevention Division so a Fire Inspector can be present for the ITM of the pump. When a test includes water flow testing, the contractor shall coordinate this effort directly with the COR and YPG Water Treatment Plant Contractor two (2) weeks in advance of the actual test date due to the amount of water consumption required to conduct this test. The contractor shall contact the COR and Water Treatment Plant the day of the test and prior to setting up to ensure and verify that the Water Treatment plant can support this effort.

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5.6 Kitchen Hood Systems: The contractor shall perform ITM tasks on the kitchen hood extinguishing systems IAW UFM 3-602-02, NFPA 17A and NFPA 72. Recertification of the system shall be witnessed by fire prevention personnel.

5.6.1 The cleaning of kitchen hood systems shall be conducted IAW NFPA 96. Cleanings begin after cooking operations have stopped allowing cook tops to cool. Cleanings shall consist of all exposed surfaces of the hood inside and outside and the removal of all immediate fire hazards; the removal of all grease, cleaning of filters, plenum, duct, and exhaust hood fans (applying fire retardant material where needed to include but not limited to the resealing of the hood joints and other areas that require a liquid tight seal), cleaning of other appurtenances include nozzles, cable, piping, light fixtures, supports, and back splash surfaces. The contractor shall take all precautionary measures to ensure no damage is incurred to any equipment, appliances and/or finished surfaces in the area, and will ensure the area is clean of all residues prior to departure of the facility.

5.6.2 Kitchen hoods shall be cleaned on a quarterly or semi-annual basis. High usage facilities are to be cleaned quarterly, and low usage facilities are to be cleaned semi-annually. High usage facilities are: 451, 537, 2105, and 3507 will be cleaned quarterly. Low usage facilities 1001, 1100, 1102 and 3008A are to be cleaned semi-annually. Cleaning and certification documents shall be given to the COR within five (5) days after the cleaning and/or re-certification (Deliverable 20).

5.6.3 Annual recertification of the wet chemical and dry chemical fire suppression systems shall be performed IAW UFM 3-601-02 and NFPA 17/17A. Recertification can be performed during cooking operations if it does not interfere with the employee's ability to perform cooking operations.

5.6.4 Kitchen hood cleaning shall be scheduled thirty (30) days prior and reconfirmed (2) weeks prior to start date with the COR. The COR will coordinate with facility points of contact (POC) for access keys and with the Fire Department for availability.

5.7 Internal Combustion Engines: The contractor shall perform repair and maintenance on internal combustion engines associated with fire pumps at building 2953 and 6087.

5.7.1 Perform PM of Internal Combustion Engines: The Contractor shall perform PM of internal combustion engines listed IAW TM 5-682, TM 5-683, TM 5-684, TM 5-811-3, ADEQ Title V Air Permit and the PM checklists. All lubricants, filters, belts, fittings, indicator light bulbs, and fasteners are to be provided by the Contractor as part of the PM requirement. Maintenance shall include annual oil changes, or every five hundred (500) hours, whichever comes first, as well as annual belt, hose, and air filter checks (REF. 5.9.2). Repair requirements above and beyond the scope of engine PM shall be submitted to the COR within twenty-four (24) hours of identification. (Deliverable 4)

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5.7.2 Monthly monitoring of internal combustion engines shall be conducted and recorded. Opacity checks and engine hour meter readings shall be recorded on the monthly Fire Pump ITM Report (REF. 5.9.2).

5.7.2.1 The Contractor shall provide certified Personnel to perform the monthly monitoring and must retain visible emissions certification IAW 40 CFR 60, Appendix A, EPA Reference Method 9 Instructions for Use of Visible Emission Observation Form. Copies of the certifications shall be provided to the COR and the ESD initially, every six (6) months, and thereafter as required for additions, deletions, and renewals (Deliverable 25). All Contractor employees, to include subcontractor employees, who monitor internal and external combustion equipment shall complete the opacity reading training within forty-five (45) calendar days from the beginning of the Period of Performance. New employees will have fourteen (14) calendar days to complete this training. Recertification training must be taken twice a year and a classroom certification every two (2) years. The Contractor shall provide this certification at no cost to the Government.

5.8 Maintenance, Repair and Replacement of Portable Fire Extinguishers

5.8.1 General: The Contractor shall perform complete, code-compliant ITM, including repair and replacement as necessary, for all portable fire extinguishers and mounting hardware (including boxes, brackets, straps, and fasteners) located in buildings and structures throughout USAYPG. All work shall be performed in accordance with (IAW) the current edition of NFPA 10, *Standard for Portable Fire Extinguishers*, specifically including all required 6-year and 12-year maintenance cycles. The Contractor shall comply with the maintenance instructions provided in the PM Plan and shall maintain and update the fire extinguisher inventory list in TE 1 IAW section 5.1 of this PWS.

5.8.1.2 Exclusions: Portable Fire Extinguishers that are excluded from this contract are located in Government Housing, government furnished vehicles and wheeled fire extinguishers located to protect airfield flight lines.

5.8.2 The Contractor shall provide annual maintenance of each unit requiring annual and six (6) year maintenance IAW the current edition of NFPA Standard 10. The Contractor shall perform all hydrostatic testing at the frequency prescribed in the current edition of NFPA Standard 10.

5.8.3 The Contractor shall replace fire extinguishers removed from service for maintenance or recharging with a fire extinguisher suitable for the type of hazard being protected and it shall be of at least equal rating. Replacement extinguishers shall be placed in the same location and installed as required by NFPA Standard 10. Contractor is responsible for repair by replacement of extinguishers when deemed non-repairable or end of life.

5.8.4 The Contractor shall keep records of all fire extinguishers inspected, including those found to require corrective action, and provide copies of all records to the COR annually during the month of October (Deliverable 21). Records for inspections shall be kept on a tag or label attached to the fire extinguisher or an inspection checklist maintained on file. The contractor

shall be responsible for the proper storage of fire extinguishers which are not being utilized. The contractor is responsible for the disposal of all fire extinguishers which have been designated for disposal.

5.9 REPORTS

5.9.1 Contractor Reports: Contractor may use their own reports; however, the report shall include those areas found in the ITM frequency tables in UFM 3-602-02 and/or applicable NFPA. Changes are subject to approval by the COR and Fire Inspectors. Reports shall be filled out in their entirety, and all systems shall be addressed IAW with TE 1.

5.9.2 ITM reports shall be completed for all ITM tasks completed. ITM reports shall be submitted to the COR by the 5th working day of the month for all ITM tasks completed in the preceding month (Deliverable 22). ITM tasks that require reports are as follows:

a. Fire Detection and Alarm System (includes D-21 system)
b. Mass Notification System
c. Carbon Monoxide Detection
d. Fire Pump
e. Standpipe System
f. Wet Pipe Automatic Sprinkler System
g. Dry Pipe Automatic Sprinkler System
h. Deluge Sprinkler System
i. Pre-Action Automatic Sprinkler System
j. High-Expansion Foam System
k. Dry Chemical System
l. Wet Chemical System
m. Halon System
n. Clean Agent System
o. Carbon Dioxide System
p. Fire Extinguishers

5.9.3 Preventative Maintenance (PM) Report: The Contractor shall prepare and submit a Preventive Maintenance (PM) the completion of scheduled maintenance activities. This report shall document all PM tasks performed and must explicitly include the following data for each maintenance item:

1. Labor Hours: The total number of labor hours expended to perform the specific preventive maintenance task.
2. Maintenance Costs: An itemized breakdown of the costs associated with the maintenance, including parts, materials, and any incidental expenses.

This report shall be submitted to the Contracting Officer's Representative (COR) by the 5th working day of the month following the completion of the maintenance cycle.(Deliverable 24)

5.10 Initial System Survey: The Contractor shall conduct a survey of all fire detection and suppression systems and all associated devices listed on TE 1 within twelve (12) weeks after contract award (Deliverable 23). The Contractor shall provide a summary report of the survey

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conducted to include the building number, number of systems, type of systems and the components/devices which comprise each system to include make and model.

5.11 Service Contract Reporting (SCR): N/A

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PART 6
APPLICABLE PUBLICATIONS

6. **<u>Applicable Publications (Current Editions):</u>** The following publications, manuals, regulations, etc. are mentioned in this PWS and are listed below.

6.1.1 Department Of Defense Contract Security Classification Specification (DD Form 254)
6.1.2 Department of Defense Security Agreement (DD Form 441)
6.1.3 National Industrial Security Program Operating Manual (DoD 5220.22-M)
6.1.4 Installation Access Control (AE Reg 190-16)
6.1.5 The Army Physical Security Program (AR 190-13)
6.1.6 Contractor Identification (AE Reg 27-715)
6.1.7 U.S. Army Corps of Engineers Safety and Health Requirements Manual (EM 385-1-1)
6.1.8 Information Assurance Workforce Improvement Program (DoD 8570-M)
6.1.9 Information Assurance Training Certification and Workforce Management Directive (DoDD 8570.01)
6.1.10 Information Assurance (AR 25-2)
6.1.11 Electromagnetic Compatibility Directive (2004/108/EC)
6.1.12 Policies and Procedures for Property Accountability (AR 735-5)
6.1.13 UFM 3-601-02
6.1.14 Army Facilities Management (AR 420-1)
6.1.15 Safety Standards (AR 385)
6.1.16 National Fire Protection Association Codes
6.1.17 OSHA

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PART 7
ATTACHMENT AND TECHNICAL EXHIBIT LISTING

7. Attachment and Technical Exhibit (TE) List

7.1 Attachment 1 – Performance Requirements Summary

7.2 Attachment 2 – Deliverables Schedule

7.3 TE - 1 – Installed Equipment Inventory

7.4 TE - 2 – Workload History

7.5 TE - 3 – Service Order Form (SO)

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Attachment 1

Performance Requirements Summary (PRS)

Standard	Performance Threshold	Method of Surveillance	Incentive
All required plans (QCP, Work Plan, Safety Plan, APP, EPP, PM Plan) and initial logs (Pass Log, Key Personnel, Certifications) shall be submitted complete and on time.	100% Compliance. Submitted by the due date specified in the Deliverables Schedule.	100% Inspection.	Non-conforming services will result in a non-conformance report and potential negative CPARS report.
All contractor employees shall complete AT Level I training within 30 days of start and annually thereafter.	100% Compliance.	Review of training certificates.	Non-conforming services will result in a non-conformance report and potential negative CPARS report.
The contractor shall perform all scheduled ITM on fire alarm, suppression, and notification systems IAW PWS Part 5 and the approved PM Plan.	No more than 5% of the total number of scheduled monthly ITM tasks shall be missed or found non-compliant.	Random Sampling Inspection of Reports.	Non-conforming services will result in a non-conformance report and potential negative CPARS report.
The contractor shall respond to and complete all Service Orders within the timelines specified (Emergency: 1 hr response / 24 hr completion; Routine: 30 days).	100% Compliance with SO timelines. Workmanship and materials must meet contract standards.	100% Inspection of SO records.	Non-conforming services will result in a non-conformance report and potential negative CPARS report.
The contractor shall clean and certify kitchen hood systems at the frequency specified (quarterly for high-use, semi-annually for low-use).	100% Compliance. Report submitted within 5 days of completion.	100% Compliance. Report submitted within 5 days of completion.	Non-conforming services will result in a non-conformance report and potential negative CPARS report.

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The contractor shall submit all required reports (ITM, Monthly Monitoring, Fire Extinguisher, etc.) complete, accurate, and by the deadlines specified in the Deliverables Schedule.	100% Compliance. All reports submitted on time.	Periodic Inspection of submitted reports.	Non-conforming services will result in a non-conformance report and potential negative CPARS report.

ATTACHMENT 2

DELIVERABLES SCHEDULE

Deliverable #	Description	Reference	Due Date / Frequency	# of Copies	Medium / Format	Submit To
1	AT Level I Training Certificates	Para 1.24.1	Within 30 days of contract start, then annually.	One	Electronic	KO and COR
2	AT Level I Training (In-person) Verification	Para 1.24.1.1	Within 10 days after completion.	One	Electronic	COR
3	Quality Control Plan (QCP) to include Key Control Procedures	Para 1.5.1 Para 1.7	Within 15 days after contract award.	One	Electronic	KO and COR
4	Written Report of Issues, including Engine Repair Requirements	Para 1.5.1.1 Para 5.7.1	**General issues:** within 2 days **Engine repair requirements:** within 24 hours	One	Electronic	COR
5	Contractor Work Plan	Para 1.5.4.3.1	Within 15 days of contract award	One	Electronic	KO and COR

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6	Initial Installation Pass Log	Para 1.6.3.2	Within 3 days after contract award.	One	Electronic	KO and COR
7	Updated DES Form 5-6 (Pass Log)	Para 1.6.3.2	Within 5 days after any changes.	All Issued Passes	Electronic	COR
8	Returned Installation Access Passes (Employee Term.)	Para 1.6.3.3	Within 7 days of employment termination.	All Issued Passes	Physical	COR
9	Returned Installation Access Passes (Contract Term.)	Para 1.6.3.4	Within 3 days of contract termination.	One	Physical	COR
10	OPSEC Level I Awareness Training	Para 1.24.2	Within 30 days of reporting for duty, then annually. (Verification sent within 3 days of completion)	One	Electronic	COR
11	Key Personnel List and CVs	Para 1.10	No later than 5 days after contract award.	One	Electronic	KO and COR
12	Accident Prevention Plan (APP)	Para 1.22.2(a)	Prior to initiation of work.	One	Electronic	KO and COR
13	Safety Plan	Para 1.22.1	Within 30 days of performance start (updates within 5 days of change).	One	Electronic	KO and COR
14	Activity Hazard	Para 1.22.2(b)	Before beginning each	One	Electronic	KO and COR

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	Analysis (AHA)		new hazardous activity.			
15	Environmental Protection Plan (EPP)	Para 1.27	Within 30 days after contract award.	One	Electronic	KO and COR
16	Inspection and Preventive Maintenance (PM) Plan	Para 1.29	Within 15 days after award, updated annually in Oct.	One	Electronic	KO and COR
17	NICET Certifications	Para 1.10.(c)	Within 5 days of contract award (and for new hires).	One	Electronic	COR
18	Updated Installed Equipment Inventory (TE 1)	Para 5.1	Annually by October 15th.	One	Electronic	COR
19	Updated PM Schedule	Para 5.3.(a)	Within 15 days of start, updated annually.	One	Electronic	KO/COR and Fire Dept
20	Kitchen Hood Cleaning and Certification	Para 5.6.2	Within 5 days after cleaning or re-certification.	One	Electronic	COR
21	Fire Extinguisher Inspection Records	Para 5.8.4	Annually during the month of October.	One	Electronic	COR
22	ITM Reports (All systems)	Para 5.9.2	Monthly, by the 5th working day for the preceding month.	One	Electronic	COR
23	Initial System Survey Report	Para 5.10	Within 12 weeks after contract award	One	Electronic	COR

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24	Preventive Maintenance (PM) Report	Para 5.9.3	By the 5th working day of the month after completion of each PM cycle.	One	Electronic	COR
25	Visible Emissions (Opacity) Training & Certifications (IAW EPA Reference Method 9)	Para 5.7.2.1	**Initially**: within 45 days from the beginning of the Period of Performance **New Hires:** within 14 days of hire. **Renewals**: Every 6 months **Classroom certification**: Every 2 years	One	Electronic	COR and ESD

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