Performance Work Statement (PWS)

Building Maintenance and Repair Services

for SATCOM Milstar (B1500)

(FA4600XXXXXXX)

04 June 2026

Offutt Air Force Base

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1.0 INTRODUCTION

1.1 BACKGROUND

Offutt Air Force Base (OAFB) is a critical installation supporting the 55th Wing and various User units with diverse missions and global responsibilities. The Satellite Communications (SATCOM) Milstar Campus (B1500 and supporting infrastructure) is a vital component of this mission, providing secure and survivable satellite communications 24/7/365. This PWS outlines the requirements for comprehensive maintenance and repair services for the SATCOM Campus and its supporting infrastructure to ensure uninterrupted mission support.

1.2 SCOPE OF SERVICES

The Contractor shall provide all management, labor, materials, equipment, and supervision necessary for cost-effective operations, maintenance, and repair of the SATCOM Campus. This includes all Real Property (RP), Real Property Installed Equipment (RPIE), and associated systems. The Contractor's services shall prevent deterioration beyond normal wear and tear to ensure the facility always remains mission capable.

2.0 GENERAL REQUIREMENTS

2.1 WORK MANAGEMENT

2.1.1 CUSTOMER SERVICE POINT

The Contractor shall provide a Centralized Customer Service Point for all maintenance requests. This includes being the primary Point of Contact for all facility-related emergencies, such as utility outages, structural failures, and immediate mission-impacting deficiencies. Customer Service shall receive and acknowledge requests 24/7 via email, phone calls, and in-person requests within thirty (30) minutes of the initial attempt to contact. The Contractor shall Utilize NexGen IT/TRIRIGA or other system the Government designates as a system for receiving, classifying, and responding to all service requests in a timely manner, consistent with the responsibilities of a Civil Engineer Operations Flight.

2.1.2 WORK CONTROL AND PRIORITIZATION

The Contractor shall create a plan to manage and process all work requirements, including predictive, preventive, corrective, and emergency maintenance that ensures the reliability and maintainability of RP. The Contractor shall use equipment maintenance records, manufacturer recommendations, and current technology solutions to proactively extend lifetimes and prevent infrastructure failures, thereby minimizing facility downtime and providing 100% mission capable facilities. All work shall be prioritized according to the following categories in accordance with (IAW) DAFI 32-1001:

Table 2.1.2

Priority	Work Type	Definition
Priority 1	Emergency Corrective Maintenance	This is unscheduled work that requires an immediate response to sustain mission operations, prevent significant damage, or address immediate safety and security risks. The requirement is to mitigate the emergencies, with follow-on work scheduled under a lower priority.
Priority 2A (High)	Preventive Maintenance (PM) / Physical Plant Operations	This category includes scheduled inspections, testing, and maintenance designed to prevent equipment failures and ensure critical infrastructure receives the appropriate level of care to maximize its lifecycle. PM is prioritized ahead of all other scheduled work.
Priority 2B (Medium)	Contingency Construction Training	This includes multi-craft work orders that are infused to meet training requirements for contingency construction skills.
Priority 3A (High)*	Scheduled Sustainment Work (Corrective Maintenance)	This covers corrective maintenance with a high risk to the mission or equipment sustainment. It often addresses significant safety deficiencies.
Priority 3B (Medium)*	Scheduled Sustainment Work (Corrective Maintenance)	This includes time-sensitive requirements and corrective maintenance with a moderate risk to the mission or equipment.
Priority 3C (Low)*	Scheduled Sustainment Work (Corrective Maintenance)	This is for routine corrective maintenance with a low risk to the mission or equipment.
Priority 4A*	Scheduled Enhancement Work	This category is for work that is defined and prioritized by the base to enhance facilities or operations.
Priority 4B*	All Other Enhancement Work	This includes work that is not a primary mission priority but may be funded by other units for enhancements.
***Scheduled Sustainment Work (SSWs) are limited to $2,000 in material costs and/or less than fifty (50) man-hours in labor effort per individual work task.**		

2.1.2.1 EMERGENCY AND ROUTINE RESPONSE TIMES

The Contractor shall strictly adhere to the response and completion times outlined in DAFI 32-1001. For Priority 1 (Emergency) work orders, the Contractor shall arrive on-site and initiate mitigation actions within one (1) hour of notification during normal duty hours, and within two (2) hours outside of normal duty hours. For Priority 3 (Routine Corrective Maintenance) work orders, the Contractor shall complete all work within thirty (30) calendar days of Government approval.

2.1.2.2 FIRST-TIME FIX RATE (REWORK AVOIDANCE)

The Contractor shall perform all maintenance and repairs correctly the first time, in accordance with applicable Unified Facilities Criteria (UFC) and manufacturer specifications. The Contractor shall maintain a First-Time Fix rate where no more than 5% of completed Corrective Maintenance (CM) work orders result in a callback or rework for the exact same deficiency on the same asset within thirty (30) calendar days.

2.1.3 WORK ORDER MANAGEMENT (INCLUDED VS. BILLABLE)

2.1.3.1 INCLUDED SERVICES

SSW and Repairs that fall below 50 man-hours in labor and/or $2,000 in materials shall be included under the basic service. This includes maintenance required on a routine basis as a result of normal wear and tear as well as necessary upkeep to maintain operational readiness. Items shall not be bundled to exceed the 50 man-hour/$2,000 threshold.

2.1.3.2 BILLABLE WORK ORDERS

Work that exceeds 50 hours in labor and/or $2,000 in materials shall be defined as a Work Order IAW The Davis/Bacon Act. The Contractor shall provide a proposal for work items outside the threshold established for SSW work. Pricing shall be valid for (30) calendar days. To expedite approvals, the proposals shall include:

- Scope of Work Narrative or Justification
- Estimated Schedule for Completion.
- Detailed Material Description (i.e., quantity, price, make, model, serial #, etc.)
- Estimated Hourly Labor Rate and Labor-Hours.
- Overhead and Profit Markups, as applicable.

The labor hours required for a particular job shall be based on the most current version of the RSMeans - Cost Estimating Guides©, manufacturer's recommendations, and/or fair market value. The Government will review and validate the Contractor's proposal. The proposal will be proven fair and reasonable by the Contracting Officer (CO), before the Contractor is given the Notice to Proceed. The Government reserves the right to accomplish repairs or new work through other means, including separate contracts or in-house forces, at its sole discretion. The Contractor shall begin work, schedule work, and/or order parts and materials within two (2) business days from the

Notice to Proceed notification. The Contractor shall inform the CO, or their designated representative, an updated status of the Work Order during weekly meetings, or immediately, if significant changes or delays occur. The Government will review, approve/disapprove, and make a final determination on which Work Task requests are within the scope of this PWS, and which shall be accomplished as Government engineering projects.

2.2 ASSET MANAGEMENT

2.2.1 INITIAL ASSET INVENTORY

The Contractor shall manage the acquisition, storage, and inventory of all required vehicles, equipment, tools, materials, parts, and supplies.

2.2.1.1 INITIAL INVENTORY AND BASELINE

The Contractor shall conduct a comprehensive, wall-to-wall physical inventory of all maintainable RPIE and key infrastructure components within the facility. The purpose of this initial asset Inventory is to establish a definitive baseline of all equipment and systems under the purview of this PWS. This baseline shall serve as the foundation for the Preventive Maintenance Program, Work Control System, and the 10-Year Lifecycle Replacement Plan. The Contractor shall utilize all available resources to compile the inventory, including the provided as-built construction drawings, design analysis reports, manufacturer submittals, and a thorough physical walk-through of the entire facility. The Contractor shall be responsible for verifying that the data collected accurately reflects the installed equipment.

2.2.1.2 DATA FIELDS

The asset inventory shall be delivered in a structured database or spreadsheet format and shall include, at a minimum, the following data fields for each asset:

- **Unique Asset Identification (ID):** A unique identifier assigned by the Contractor for tracking purposes.
- **Asset Description:** A clear, common-language name for the equipment (e.g., "Chiller 1," "Main Switchgear," "Fire Pump", etc.).
- **System/Sub-system:** The parent system the asset belongs to (e.g., Heating Ventilation and Air Conditioning (HVAC), Electrical, Fire Protection).
- **Building Number:** The official building number for the facility.
- **Specific Location:** The room number, floor, and/or grid location of the asset.
- **Manufacturer:** The name of the equipment manufacturer.
- **Model Number:** The manufacturer's model number.
- **Serial Number:** The manufacturer's serial number.
- **Nameplate Data:** All relevant technical data from the equipment's nameplate (e.g., Voltage, Amperage, Phase, Capacity (British Thermal Units (BTU)/hr, GPM, Cubic feet per Minute (CFM),Horse Power (HP), etc.).

- **Installation Date:** The original date of installation. If the exact date is unknown, the Contractor shall use the facility's beneficial occupancy date or provide a best estimate based on available data.
- **Initial Condition Assessment:** A baseline assessment of the asset's physical and operational condition, rated as "New," "Good," "Fair," or "Poor."

2.2.1.3 TIMELINE AND DELIVERY

The Contractor shall deliver the complete Initial Asset Inventory to the Government for review and approval no later than (180) calendar days after contract award. The Government reserves the right to conduct spot-checks to validate the accuracy and completeness of the submitted inventory. The inventory shall be provided in a non-proprietary, editable electronic format (e.g., Microsoft Excel) as approved by the Government.

2.2.2 WARRANTY MANAGEMENT

The Contractor shall track and administer all equipment and system warranties from both the installer and manufacturer to maximize their use. The Contractor shall maintain open communication with 55th Civil Engineer Squadron to ensure closeout documents are transferred and updated on the Asset/Equipment List. All work performed under this PWS and any Task Order (TO) shall include a minimum workmanship warranty of 1 year for newly installed systems and (90) calendar days for repair work. Manufacturer/Part warranties shall also be catalogued. The effective dates for the warranty shall be provided to the Government, in writing, at the time of completion/acceptance. Contractor shall provide Operation and Maintenance (O&M) Manuals for all systems that are replaced or maintained within (30) calendar days of completion of work.

2.2.3 RECORD KEEPING

The Contractor shall generate, file, maintain, and distribute records of all required inspections, testing, training, certifications, operating instructions, appointments, and policy letters for the operation of this PWS. All records of maintenance shall be the sole responsibility of the Contractor. All records generated under this PWS are the property of the Government and shall be ready for inspection at any time. The Contractor shall also turn over to the Contracting Officers' Representative (COR) all records generated by the termination or completion of the contract, whichever comes first.

2.3 MAINTENANCE PLANNING

2.3.1 PM PROGRAM

2.3.1.1 MAINTENANCE MASTER PLAN

The Contractor shall develop and maintain a comprehensive Maintenance Master Plan (MMP) detailing all preventive maintenance tasks, schedules, and procedures. The Contractor's MMP program shall include, at a minimum, a plan to perform inspections and services of lubrication, minor adjustments, and minor repair/replacement of components. All consumable bin materials and supplies, lubricants, filters, belts, fittings, indicator light bulbs, and fasteners shall be provided by the Contractor as included maintenance services. The MMP shall be based on manufacturer recommendations, UFC Criteria, National Fire Protection Association (NFPA), and Best

Practices/Industry Standards. A completed MMP plan shall be submitted to the CO/COR within (60) calendar days after contract award. The MMP shall be in a format that is, or is exportable to, the current version of Microsoft Excel. The Contractor shall update the MMP as necessary to reflect all changes in equipment inventory.

2.3.1.2 PREVENTATIVE MAINTENANCE TRACKING

At the end of each month the Contractor shall provide documentation that lists the amount of time spent on Preventative Maintenance and the time spent on CM. A percentage of the PM vs CM shall be present on the monthly reporting. The reporting shall also include the percentage and number of PMs completed each month along with the number of PMs required in that month and the same information shall be included for CMs as well.

2.3.1.3 PROPRIETARY EQUIPMENT

The Contractor's MMP shall further include a well-documented plan for addressing proprietary hardware and software technologies such as Honeywell, Johnson Controls, General Electric, ABB, and similar Original Equipment Manufacturer (OEM) subsystems which commonly incorporate proprietary solutions. If the MMP includes third-party maintenance (TPM) solutions – e.g. third-party service level agreements for OEM subsystems – the Contractor shall ensure TPM provider(s) are legally authorized, certified, and (where applicable) licensed to deliver maintenance services for respective OEM proprietary technology. The Contractor shall maintain cybersecurity of the Supervisory Control and Data Acquisition (SCADA) Industrial Control System (ICS) and Facility Related Control Systems (FRCS) in accordance with current Risk Management Framework (RMF) standards. Current SCADA, ICS, FRCS, and RMF security standards are located in AFGM2022-32-01 Civil Engineer Control Systems Cybersecurity, and UFC 4-010-06 Cybersecurity of Facility-Related Control Systems.

2.3.1.3.1 SUBCONTRACTOR CYBERSECURITY COMPLIANCE

The Prime Contractor shall be responsible for ensuring that any and all subcontractors, including third-party OEM technicians, comply with all personnel and information security requirements in this PWS. The Prime Contractor shall verify subcontractor credentials and ensure they are escorted and monitored when interacting with control systems.

2.3.1.4 WORK MANAGEMENT SYSTEMS (NEXGEN IT/TRIRIGA)

The Contractor shall utilize the Government's designated work management system for all work reception, planning, generation, and tracking activities. The current system is the Air Force's Next Generation IT (NexGen IT), built on the TRIRIGA platform. The Contractor shall be responsible for all functions related to managing work orders within this system. This consists of:

- Receiving and processing all service requests and work tasks.
- Updating work status in real-time.
- Documenting all labor hours, materials, equipment usage, and other costs associated with each work order.
- Providing detailed completion notes, including cause and remedy, upon closing out each work order.

- Using the system to provide reports, status updates, and any other data requested by the Government.
- 98% of work tasks must pass a quality review that ensures accurate labor and material entry, detailed cause and remedy notes, and association with the correct asset record.

Per the NexGen IT Account Management Policy, at minimum, a favorable background investigation (e.g., National Agency Check with Inquiries (NACI) with favorable finding) is required for access to NexGen IT. At the Installation level, the Base Civil Engineer can provide a letter accepting risk if he or she would like a Security Manager to grant access to an individual who does not have at least a favorable background check. As a reminder, the user must hold a Government-issued Common Access Card (CAC).

The Contractor shall be responsible for training its personnel on the use of NexGen/TRIRIGA and any future Government-mandated data systems. The Government shall provide initial systems access and orientation, but the Contractor shall be responsible for ensuring its entire workforce maintains proficiency. The use of this system shall be mandatory for all work performed under this PWS and no separate Contractor-maintained work management system shall be authorized for official record-keeping. The Government reserves the right to change or migrate to a new database.

2.3.1.5 PM PROGRAM MANAGEMENT IN NEXGEN/TRIRIGA

The Contractor shall fully integrate and manage the entire PM program using the Government's designated work management system (currently NexGen IT/Tririga). The Contractor shall:

- Input and maintain all approved PM Task Lists (PMTLs) within the NexGen IT/Tririga platform.
- Utilize NexGen IT/Tririga to build and manage the recurring PM schedule, ensuring all assets are serviced at the appropriate frequency.
- Execute all PM activities through work orders automatically generated and tracked by the NexGen IT/Tririga system.
- Diligently document all PM work within the system, including labor hours, materials used, and detailed "as-found" and "as-left" conditions. Include standard terminology e.g. good, fair, and poor when using as- found or as-left. Any deficiencies discovered during PM that require corrective maintenance shall be reported and a follow-on work order requested through the system.

2.3.2 10-YEAR LIFECYCLE REPLACEMENT PLAN

The Contractor shall develop, maintain, and deliver a comprehensive 10-Year Lifecycle Replacement Plan for all RPIE and major facility systems within the SATCOM Campus. The purpose of this plan is to forecast future capital investment needs, prevent unexpected equipment failures, and ensure the long-term operational availability and sustainment of the facility. The plan shall be a dynamic document, updated annually to reflect completed work, changes in equipment condition, and evolving cost estimates.

2.3.2.1 LIFECYCLE PLAN CONTENT

The 10-Year Lifecycle Replacement Plan shall be based on a thorough inventory and condition assessment of all applicable assets. The plan shall, at a minimum, include the following data for each piece of equipment or system:

- **Unique Asset ID**
- **Asset Description**
- **System/Sub-system**
- **Building Number**
- **Specific Location**
- **Manufacturer**
- **Model Number**
- **Serial Number**
- **Nameplate Data**
- **Installation Date**
- **Estimated Useful Life (EUL):** The manufacturer's recommended or industry-standard (e.g., American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE), NECA, RS Means) estimated useful life.
- **Current Condition Assessment:** A current assessment of the equipment's condition based on regular inspections and performance data.
- **Projected Replacement Year:** The fiscal year in which the asset is projected to require replacement based on its EUL and current condition.
- **Estimated Replacement Cost:** A detailed cost estimate for the replacement of each asset, including costs for procurement, demolition/removal, installation, labor, materials, hazardous material disposal (if applicable), and any associated system commissioning. Costs shall be projected in future-year dollars.
- **Justification:** A brief narrative justifying the need for replacement, referencing the asset's age, condition, obsolescence, or other relevant factors.

2.3.2.2 LIFECYCLE PLAN TIMELINE

- **Initial Plan Submission:** The Contractor shall deliver the initial 10-Year Lifecycle Replacement Plan to the Government for review and approval no later than 18 months after contract award.
- **Annual Updates:** The Contractor shall submit a complete review and update of the plan to the Government annually, no later than (90) calendar days prior to the end of each contract year. The annual update shall incorporate any changes from the previous year, including

completed replacement projects, revised condition assessments, and updated cost data. The updated plan shall always project (10) years into the future.

- **Format:** The plan shall be delivered in a non-proprietary, editable electronic format, such as Microsoft Excel, as approved by the Government.

3.0 SYSTEM-SPECIFIC REQUIREMENTS

The Contractor shall act as the designated Subject Matter Expert (SME) for all systems, equipment, and infrastructure detailed within Section 3 of this PWS. As the SME, the Contractor shall be responsible for providing technical consultation and in-depth knowledge regarding the operation, maintenance, and repair of these systems. This responsibility includes responding to all Government Requests for Information (RFIs), including technical inquiries from Government personnel or other Contractors engaged in repairs, modifications, or upgrades to the facility or its equipment.

The Contractor shall recalibrate any instrument, gauge, control, or meter which is suspected by the Contractor or by the Government of being in error beyond the manufacturer's designed accuracy. The Government reserves the right to check at any time the calibration of plant instruments, gauges, controls, and meters. When directed by the CO, the Contractor shall deliver the requested plant instrument, gauge, control, or meter to the COR for calibration by a Government or independent laboratory. Laboratory costs of this check of calibration will be the responsibility of the Government.

Records for instrument, gauge, control, and meter calibration shall be provided before and after calibration settings, for equipment used to perform calibration, date of calibration, and personnel performing the calibration. This data shall be implemented in the Contractor's MMP. Calibration listings and condition reports based upon MMP findings shall be submitted no later than (30) calendar days before the end of each contract year.

For any Priority 1 (Emergency) work order, or any repetitive work orders with occurrences greater than 2 failures in 6 months on the same system/asset, or on a repair costing more than $10,000, a root cause analysis (RCA) shall be performed and reported within 10 business days of latest failure.

3.0.1 CRITICAL ASSET AVAILABILITY

The Contractor shall ensure uninterrupted operational readiness for systems critical to the SATCOM mission. Designated Tier 1 critical systems (which include primary HVAC units cooling communications/server rooms, backup power generators, and systems directly supporting the High Altitude Electromagnetic Pulse (HEMP) environment) shall maintain a 99.9% uptime availability. This uptime calculation excludes Government-approved scheduled downtime for PM.

3.1 ARCHITECTURAL AND STRUCTURAL SYSTEMS

3.1.1 FACILITY EXTERIOR

In accordance with DAFI 32-1001, Civil Engineer Operations, the Contractor shall develop and execute a comprehensive inspection program for all facility exteriors. At a minimum, formal inspections of exterior walls, doors, windows, glazing, gutters, and drains shall be conducted semi-annually. All inspections and subsequent repairs shall comply with the standards set forth in UFC 1-200-01, General Building Requirements, and UFC 3-101-01, Architecture. All identified deficiencies shall be documented in NexGen IT and corrected in a timely manner based on priority.

3.1.1.1 DOOR SYSTEM INSPECTIONS AND MAINTENANCE

In accordance with DAFI 32-1001, the Contractor shall conduct and document monthly visual inspections of all doors (manual, motorized, and hydraulic) and associated hardware to ensure proper operation and identify required repairs.

- **Manual Doors:** Manually operated doors on accessible routes of travel shall be maintained to meet the requirements of the Architectural Barriers Act (ABA) as implemented by Department of Defense (DoD) and detailed in UFC 1-200-01, including requirements for opening force.
- **Motorized & Fire Doors:** Motorized and fire-rated doors shall be maintained in accordance with UFC 3-600-01 and the referenced NFPA standards. For systems not covered by a specific UFC, the OEM manual shall be the governing standard for maintenance. Work shall also comply with the American Association of Automatic Door Manufacturers (AAADM) codes and standards.
- **Hydraulic Doors:** Hydraulic door systems shall receive monthly inspections of their hydraulic, mechanical, and electrical components for proper function, following the detailed procedures outlined in the OEM's maintenance manual and guided by the principles in UFC 4-211-01N.

3.1.2 ROOFING SYSTEM

In accordance with DAFI 32-1001, the Contractor shall ensure the integrity of all building envelope systems. The Contractor shall conduct formal, documented inspections of roofing systems, flashing, glazing, drainage systems, and lightning protection systems at least semi-annually. All roofing and drainage system inspections and repairs shall be performed in accordance with UFC 3-110-03, Roofing. In the event of a roof leak, the Contractor shall take immediate temporary measures to mitigate water intrusion and prevent damage to the facility and its contents. All leaks and temporary measures shall be documented in NexGen IT and a permanent repair plan shall be developed and executed based on work priority.

3.1.3 INTERIOR FINISHES

The Contractor shall maintain and repair all interior finishes, including flooring, walls, and ceilings. Walls may be repaired and/or repainted up to 200 square feet before being considered construction.

3.1.4 STRUCTURAL COMPONENTS

The Contractor shall conduct annual visual inspections of the building's structural frame and foundation.

3.2 MECHANICAL (HVAC) SYSTEMS

3.2.1 HVAC EQUIPMENT

The Contractor shall operate, maintain, calibrate, repair, program, and balance RP HVAC and FRCS using certified personnel (Journeyman, at a minimum) in accordance with American Society of Heating, Refrigeration, Air-conditioning Engineers (ASHRAE) standards to ensure safe, functional, efficient, and reliable systems. The Contractor shall be responsible for the winterizing of all air handlers, as required to prevent freezing of the coils. HVAC requirements include all Computer Room Air Conditioning (CRAC) units as found on site. The Contractor shall submit a Refrigerant Report whenever refrigerant is added, recovered, or lost from a system. The Contractor shall support semi-annual testing of the Collective Protection System.

3.2.2 WATER TREATMENT

The Contractor shall maintain a water treatment and corrosion control program to control scale, mineral and sediment accumulation, algae, slime, mold, rust, and corrosion on HVAC systems and associated components. The program shall include provisions for regular inspections, chemical additives, minor remediation, and actions to prevent deterioration within the HVAC systems. The Contractor shall document water analysis, quantity of chemical used, and corrective actions monthly as Water Treatment Documentation.

3.2.3 DUCTWORK

The Contractor shall inspect, clean, repair, and balance all ductwork within the SSW level of scope, to include insulation.

3.2.4 ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) AND BUILDING MANAGEMENT SYSTEM (BMS))

The Contractor shall calibrate and maintain the Direct Digital Control (DDC) systems for building monitoring and climate control purposes. The Contractor shall maintain FRCS programing, schedules, set points, set back, provide backups, and trending data.

3.2.5 UNFIRED PRESSURE VESSELS

The Contractor shall provide a full inventory of unfired pressure vessels in the facility and determine whether they fall into the scope of required inspections as per AFMAN 32-1068. The Contractor shall prepare each vessel for inspection using a National Board Inspection Code (NBIC) certified inspector and provide inspections to be accomplished once every 3 years, per AFMAN 32-1068.

3.3 PLUMBING AND FUEL SYSTEMS

3.3.1 PLUMBING FIXTURES

The Contractor shall inspect, isolate, and repair all plumbing fixtures to prevent leaks, freezes, abnormal flow rates, corrosion, and heavy mineral deposits in order to provide safe, functional, and reliable plumbing systems. This includes both water and gas systems.

3.3.2 WATER TREATMENT (DOMESTIC WATER SYSTEMS)

The Contractor shall maintain a water treatment program to control scale, mineral and sediment accumulation, algae, slime, and mold on domestic water systems and associated components. The program shall include provisions for regular inspections, water softener treatment, minor remediation and cleaning, and actions to prevent deterioration within the domestic water systems. The Contractor shall document water analysis, quantity of additives used, and corrective actions monthly as Water Treatment Documentation.

3.3.2.1 WATER TREATMENT (POTABLE WATER SYSTEMS)

The Contractor shall maintain a potable water treatment program to ensure potable water quality and continued operable condition of the potable water system and associated components. In addition to the water treatment actions for the domestic water systems as a whole, the program shall include provisions for regular inspections, water softener treatment, minor remediation, disinfection and cleaning including chemical additives as required IAQ the American Water Works Associations (AWWA) Standards, and actions to prevent deterioration within the potable water systems. The program shall include provisions for chemical additives, including chlorine, IAW EPA and state and local regulations to maintain safe levels in potable water for human consumption. The Contractor shall be responsible for required maintenance, sampling, inspection, testing, and contamination response of the potable water treatment system and associated components IAW EPA, state, UFC 3-230-01, and local regulations. The Contractor shall be responsible for required maintenance, inspection, and testing of the underground potable water storage tanks IAW EPA, state, and local regulations. The Contractor shall document water analysis, quantity of additives used, and corrective actions monthly as Water Treatment Documentation. The Contractor shall be responsible for and comply with required regulatory reporting for potable water system treatment. Maintenance, testing, and inspection documentation shall be maintained IAW EPA, State, and local regulations. All maintenance and repair materials shall comply with UFGS guidance, AWWA, EPA Safe Drinking Water Act, and National Sanitation Foundation (NSF) requirements for potable water systems. Personnel responsible for operation, inspection, and testing of the potable water treatment system shall be trained and certified IAW the Nebraska Department of Environment and Energy.

3.3.3 BACKFLOW PREVENTION PROGRAM

In accordance with the requirements of AFI 48-144, Drinking Water Surveillance Program, the Contractor shall manage the building's cross-connection control program. The Contractor shall be responsible for inspecting, testing, and certifying all backflow prevention assemblies to protect the

potable water supply. All backflow prevention assemblies shall be tested and certified annually or more frequently if required by local regulations. All testing, maintenance, and installation procedures shall be performed in strict accordance with UFC 3-230-01, Water Supply Systems. All testing shall be performed by technicians who possess a current certification from the American Society of Sanitary Engineering (ASSE) or an equivalent, state-approved certification body. Copies of all technician certifications shall be submitted to the COR. The Contractor shall maintain a complete inventory and history of all backflow prevention devices on the installation within NexGen IT/TRIRIGA. All test and certification results shall be documented in the system immediately upon completion of the work.

3.3.4 DRAINAGE SYSTEMS

The Contractor shall clean and maintain all sanitary and storm drainage systems. The Contractor shall report any hazardous waste spills IAW Section 4.2.2 of this PWS.

3.3.5 FUEL SYSTEMS

The Contractor shall inspect and maintain all fuel storage tanks, pumps, and piping for emergency generators. Contractor shall act as Tank Custodian and perform all the roles, responsibilities, and duties IAW DAFMAN 32-1067 and MIL-STD-161 to include filling the main tank, marking all fuel lines, filter separators, and tanks. The personnel performing these inspections shall be knowledgeable about storage facility operations, the type of Fuel Storage Tank and its associated components, the spill control system for the facility, and characteristics of the liquid stored. The Contractor shall also be familiar with pumping, piping, and valve operations of the Fuel Storage Tank system (STI-SP001, Sect 4 and 4.1.2). Additional guidance can be found at 40 CFR 280, NE Title 159, STI SP001. Offutt Specific Requirements can be found at CEO Tank Compliance Docs & Long Regs 20240808 (See Section 7.4 Appendices).

3.3.5.1 STORAGE TANK ACCOUNTING AND REPORTING (STAR)

The Contractor shall be required to create, maintain, update, and deliver electronically the Fuel Storage Tank minimum essential data requirements listed in AFMAN 32-1067 and input into the STAR System monthly by close of business on the last day of the month. The Government reserves the right to change or migrate to a new database as required. The minimum essential data required to be reported are listed below:

1. ID Number
2. Location
3. RP ID Code
4. Manufacturer
5. Date Manufactured
6. Installation Date
7. Model number
8. Serial number
9. Dimensions
10. Material
11. Tank designation Above Ground Storage Tank (AST) or Underground Storage Tank (UST)
12. Roof type
13. Piping type
14. Piping Corrosion control
15. Tank corrosion control
16. Secondary containment
17. Percent secondary containment
18. Leak detection
19. Spill protection
20. Vapor control

21. Federally regulated
22. State/locally regulated
23. Type of regulation
24. Resource Conservation and Recovery Act (RCRA) regulated
25. Spill Prevention Control and Countermeasures (SPCC)
26. Owner
27. Defense Logistics Agency (DLA) managed
28. Pressurized tank system
29. Steel Tank Institute (STI)
30. Latitude
31. Longitude
32. Volume and Shape
33. Contents
34. Primary contact name
35. Primary contact phone
36. Secondary contact phone
37. Secondary contact name
38. Facility manager name
39. Facility manager phone #
40. Environmental Point of Contact (POC) name
41. Environmental POC phone
42. Environmental POC email
43. POC date, Current status
44. Description
45. Records of regulatory compliance and management

3.3.5.2 TANK REPAIRS

The Contractor shall be responsible for and ensure only qualified personnel licensed or recognized by Nebraska state agencies perform all repairs. The Contractor shall submit a report in STAR detailing fuel tank repairs/discrepancies within (10) business days of completion.

3.4 ELECTRICAL SYSTEMS

3.4.1 ELECTRICAL DISTRIBUTION

The Contractor shall maintain all low and medium voltage electrical systems. This is defined as systems less than 4160 volts including switchgear, transformers, panelboards, distribution, and manual/automatic transfer switches (MTS/ATS). Omaha Public Power District (OPPD) will provide 13,800-volt and 4,160-volt distribution systems, recurring circuit breakers, system protective relay maintenance, and calibration.

3.4.2 EMERGENCY POWER

In the event of a power outage, once power is restored, the primary and alternate CORs shall be notified immediately via text or phone call to include the time of outage, time of restoration, and cause (if known). Power Outages shall then be documented, signed, and reported within (24) hours to the primary and alternate CORs, base electrical superintendent, and base OPPD contract manager utilizing the 55 CES ELECTRIC POWER OUTAGE REPORT. (See Section 7.4 Appendices).

In the event that the Contractor operates Emergency Generators, backup power shall be operational within (15) minutes of an outage. The Contractor shall track and record all hours of operation for each generator, consistent with 40 Code of Federal Regulations (CFR) 63.6640, as emergency, non-emergency, maintenance, and testing, and National Security Exemption (NSE) hours. Wing Command Post directed emergencies, where there is no interruption of power/service,

shall be identified as NSE hours for purposes of this tracking requirement. With the exception of the (24) hour Outage reporting requirement, this shall be included in the weekly/monthly reports.

3.4.3 AIR PROGRAM INFORMATION MANAGEMENT SYSTEM (APIMS)

Contractor shall require access to APIMS to enter in monthly generator maintenance logs. The Contractor shall input data monthly into APIMS no later than close of business on the last day of the month. The Government reserves the right to change or migrate to a new database. The purpose of this is to standardize generator maintenance documentation throughout the Air Force with the use of an AF Form 487 from DAFMAN 32-7002 Air Quality. Common Access Cards and a Government issued computer shall be required to access APIMS. The COR shall assist the Contractor with a minimum of two account creations to allow for an alternate Point of Contact. Data entry shall reflect the AF Form 487. (See Section 7.4 Appendices)

3.4.4 UNINTERRUPTIBLE POWER SUPPLY (UPS)

The Contractor shall perform Quarterly Inspections and Annual Load Testing of all UPS systems and batteries that support Life Safety RPIE Systems. UPSs that do not support RPIE systems will be the responsibility of the mission owner.

3.4.5 LIGHTING

All light fixtures are to be repaired or replaced by the Contractor upon identification of problems. Light fixture repairs and replacements that do not pose safety, mission, or security risks shall be considered a Priority 3C SSW. Replacements shall match the same material and type (to include light color, temperature, and lumen output) as the item being replaced. Material and labor for light bulb replacements in non-mechanical/electrical/utility spaces that are less than ten (10) feet above finished floor are the responsibility of the facility occupants. Material and labor for light bulbs outside of this definition shall be replaced by the Contractor. Contractor shall be responsible for only those exterior lights that are powered from within the facility. Exterior lights powered from other sources will be maintained by others.

3.4.6 GROUNDING AND LIGHTNING PROTECTION

The Contractor shall maintain, test, and repair Grounding Systems and Lightning Protection Systems. All lightning protection systems shall be visually inspected in accordance with UFC 3-535-01, with all maintenance and repairs conforming to NFPA 780 and AFMAN 32-1065 Grounding & Electrical Systems. Contractor shall generate and maintain all required documents and records IAW AFMAN 32-1065, para 4 and 5. The Contractor shall maintain, test, and repair Corrosion Control Systems using the latest UFC and Air Force requirements. The Contractor shall ensure qualified and trained personnel develop and execute a comprehensive corrosion control program, encompassing the three (3) areas of corrosion control: Cathodic Protection, Protective Coatings, and Industrial Water Treatment. Cathodic protection systems shall be inspected and tested, and records shall be kept as required per UFC 3-570-06 O&M: Cathodic Protection Systems and AFH32-1290(I) Cathodic Protection Field Testing. Protective Coating shall be maintained, repaired, and records kept IAW UFC 3-190-06, Protective Coatings and Paints. Industrial Water Treatment records shall be kept IAW AFI 32-1001, Civil Engineer Operations.

3.4.7 HEMP SYSTEMS

This section defines the division of maintenance and repair responsibilities for the HEMP-protected areas. The Government retains ultimate responsibility for the performance, testing, certification, and specialized maintenance of the HEMP shield itself and its associated protective components. The Contractor shall be responsible for the maintenance and repair of all RP and RPIE infrastructure that is located within or interfaces with the HEMP-protected area, up to the HEMP protection device.

3.4.7.1 USER HEMP RESPONSIBILITIES

The Mission Owner, also referred to as the User, is solely responsible for the following:

- The maintenance, repair, testing, and certification of the HEMP shield barrier, including all walls, floor, and ceiling panels.
- The maintenance, repair, testing, and certification of all HEMP Points of Entry (POE) devices, including electrical power filters, signal/data line filters, waveguide air vents, and specialized pipe penetration hardware.
- The maintenance, repair, and testing of all HEMP-shielded door conductive gaskets, finger-stock, knife-edge seals, and the pneumatic/mechanical latching mechanisms that ensure a positive conductive seal.
- Scheduling, managing, and funding all required Shielding Effectiveness Testing (SET) in accordance with MIL-STD-188-125-1.
- Performing or contracting for all repairs necessary to correct HEMP-specific deficiencies identified during testing or inspections.

3.4.7.1 CONTRACTOR HEMP RESPONSIBILITIES

The Contractor's responsibilities are as follows:

- Infrastructure Maintenance: The Contractor shall perform all standard preventive maintenance and repair on all general RP and RPIE infrastructure located within the HEMP-protected area. This includes all RPIE located within the space, HVAC terminal units, lighting fixtures, plumbing fixtures, and standard electrical outlets and branch wiring. All work shall be performed in a manner that does not compromise the HEMP shield.
- Utility Support to HEMP Systems: The Contractor shall maintain all utilities that support HEMP-specific systems up to the HEMP POE device. This includes maintaining the compressed air system that provides pressure to the HEMP door seals and maintaining primary electrical power to the HEMP power filters.
- Prohibition on HEMP System Work: The Contractor shall be expressly prohibited from performing any maintenance, repair, modification, or testing on any HEMP shield component or specialized POE device. Contractor personnel shall not disassemble, tamper with, or adjust any HEMP filter, door seal, or waveguide.

- Configuration Control and Penetration Integrity: The Contractor shall not create any new penetration or modify any existing penetration through the HEMP shield barrier. If the Contractor's work on a penetrating utility (e.g., replacing a pipe or conduit) requires disturbance of a HEMP POE, the Contractor shall notify the Government COR in writing a minimum of (14) calendar days in advance to coordinate the work with the Government's HEMP maintenance personnel. Any damage to the HEMP shield or its components caused by the Contractor's actions shall be reported to the Government immediately. The Contractor shall be held financially liable for the full cost of repair and recertification, which will be performed by the Government or its designated agent.
- Support and Coordination: The Contractor shall provide access and support to Government HEMP maintenance and testing teams. This may include de-energizing electrical circuits, shutting down utility systems, and ensuring safe access to all required areas.

3.5 FIRE PROTECTION SYSTEMS

3.5.1 FIRE SPRINKLERS

The Contractor shall inspect, test, and maintain the wet-pipe and dry-pipe fire sprinkler systems in accordance with **NFPA 25**, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*.

3.5.2 FIRE ALARM SYSTEM

The Contractor shall test and maintain the fire alarm and mass notification system in accordance with **NFPA 72**, *National Fire Alarm and Signaling Code*.

3.5.3 FIRE EXTINGUISHERS

The Contractor shall inspect and maintain all portable fire extinguishers within mechanical and electrical spaces as noted in Section 3. Fire Extinguishers in individual office spaces shall be maintained by the User.

4.0 ENVIRONMENTAL, HEALTH, AND SAFETY (EHS)

4.1 SAFETY PROGRAM

4.1.1 GENERAL SAFETY COMPLIANCE

The Contractor shall develop and implement a comprehensive safety program. The Contractor shall comply with and stay abreast of updates to all applicable Occupational Safety and Health Administration (OSHA) standards (specifically 29 CFR 1910 and 29 CFR 1926), Environmental Protection Agency (EPA), NFPA, International Plumbing Code (IPC), National Electrical Code (NEC), National Plumbing Code, Unified Facilities Criteria (UFC), US Army Corps of Engineers (USACE) EM 385-1-1, DoD, Air Force (AF), federal, state, and local codes and requirements, and environmental

regulations and instructions. In the event of a conflict between any applicable safety, health, or environmental standards, the most stringent requirement shall apply. The Contractor shall ensure compliance with all codes, standards, licenses, certifications, and environmental standards. The Contractor shall possess competency in the following areas:

- Accident Reporting and Emergency Procedures
- Asbestos
- Confined Spaces
- Electrical/Arc Flash Safety
- Fall Protection
- Forklifts/Material Handling
- HVAC/Refrigerant Safety
- Ladders
- Lead Based Paint
- Lock Out Tag Out
- Mobile Elevated Work Platforms (MEWP)
- Personal Protective Equipment
- Polychlorinated Biphenyls (PCBs)
- Respiratory Protection
- Rigging
- Scaffolding

Note that there may be areas with obstacles such walls, flightline equipment, aircraft, floor equipment, stored materials, etc... Contractors shall adjust operations based on area conditions, risk to resources and personnel, and safety requirements of the facilities they operate around and in. When using moving powered equipment, spotters shall be used as required by AFMAN 91-203.

Employee clothing and Personnel Protective Equipment (PPE) shall be clean, in good repair, and comply with general and specific safety standards as required.

4.1.2 LOCK-OUT/TAG-OUT PROGRAM

All work requiring de-energization of utilities, equipment, or systems shall follow all proper Lock-Out Tag-Out procedures to ensure the safety of all personnel. The Contractor shall submit a Lock-Out Tag-Out Program for approval within (60) calendar days after contract award. When outages are scheduled, the outage shall be coordinated with the COR no later than (14) calendar days prior to the scheduled outage.

4.1.3 CONFINED SPACE PROGRAM

The Contractor shall establish, implement, and maintain a Confined Space Entry Program in accordance with applicable Occupational Safety and Health Administration (OSHA) standards and Air Force Manual (AFMAN) 91-203. The Contractor shall identify all permit-required confined spaces prior to beginning work. The Contractor shall ensure all personnel operating in or around confined spaces are fully trained, equipped with required atmospheric testing and mechanical ventilation equipment, and provided with appropriate personal protective equipment (PPE). The Contractor shall coordinate all permit-required confined space entries with the installation Fire Department, Base Safety Office, and the Contracting Officer's Representative (COR) prior to entry. The Contractor is solely responsible for executing self-rescue or emergency rescue operations as outlined in their site-specific rescue plan.

4.1.4 FALL PROTECTION PROGRAM

The Contractor shall develop and implement a comprehensive Fall Protection Program in accordance with OSHA standards, US Army Corps of Engineers (USACE) EM 385-1-1, and AFMAN 91-203. The Contractor shall provide fall protection for all personnel exposed to fall hazards of four (4) feet or greater for general industry tasks, or six (6) feet or greater for construction activities. The Contractor shall designate a Competent Person to identify fall hazards and oversee the implementation of fall protection systems (e.g., guardrails, safety nets, or personal fall arrest systems). The Contractor shall provide all required fall protection equipment and ensure personnel are trained on its inspection, donning, and use. Prior to commencing work at heights, the Contractor shall develop and submit a site-specific written rescue plan detailing the procedures for the prompt rescue of employees in the event of a fall.

4.2 ENVIRONMENTAL COMPLIANCE

4.2.1 GENERAL ENVIRONMENTAL REGULATIONS

The Contractor shall adhere to all applicable federal, state, and local laws, Whole Building Design Guides, AF Engineering Technical Letters (ETL), UFC, Industry Standards, the latest Air Force Instructions (DAFIs), and life safety codes ensuring uninterrupted mission support. The Contractor shall comply with all current Air Force, DoD, Federal, State and local laws, regulations, instructions, policies and permits relating to environmental compliance and the operation of this contract. “OFFUTT AFB SECTION 01 57 19 ENVIRONMENTAL SPECIAL CONDITIONS.pdf” details Offutt Specific Requirements. (See Section 7.4 Appendices)

The Contractor shall be responsible for any fines or penalties levied by any environmental or regulatory authority resulting from their own action or inaction, or the action or inaction of a sub-contractor hired by the Prime Contractor, (not actions or inactions from a third party, or the Government) and may be charged the cost as a performance deduction. The Contractor’s maintenance, operations, materials and processes shall use green products and processes to the fullest extent possible, including products containing recycled content, environmentally sustainable products and services, bio-based products, and products and services that minimize the use of energy, water, and other resources. The Contractor shall use to the extent practicable, the safest and most environmentally friendly products and processes available. The Contractor shall be cognizant of, and comply with, all federal, state, and local laws and regulations related to building management (permitting, inspection, testing and personnel safety, control of hazardous substances, and certifications) to include materials and associated systems used or removed in the performance of this PWS. The Contractor shall promote and instruct employees to follow utility conservation practices. The Contractor shall be responsible for operating under conditions that prevent the waste of utilities, including turning off lights when not in use and turning off water faucets or valves when not in use.

4.2.2 HAZARDOUS MATERIALS AND WASTE MANAGEMENT

The Contractor shall ensure submittals for all lubricants, cleaners, and chemicals used for the performance of duties under this PWS are coordinated with the CO, or COR, at least (5) business

days prior to the start of any work that shall require the use of such materials. The Contractor shall prepare and provide any Safety Data Sheets (SDS) as stipulated in section 4.2.3. The Contractor shall be responsible for the proper transportation, storage, use, and disposal of all lubricants, cleaners, hazardous waste, or chemicals used or resultant from the performance of duties under this PWS.

4.2.2.1 FUEL SPILL RESPONSE

IAW OFFUTT AFB SECTION 01 57 19, the Contractor shall immediately report all spills of hazardous materials to the following entities:

- 911 (For spills greater than two (2) linear feet in diameter).
- Offutt Fire Department at 402-294-3582.
- Environmental Element at 402-294-4087.
- COR assigned to the project.

The report shall include the following information:

- Identification of the hazardous material spilled.
- Location of release.
- Time of release.
- Cause of release.
- Amount released.
- Corrective actions taken.

A written report containing the same information as the verbal report shall be submitted to COR for Government records within (24) hours of the release. The Contractor shall be responsible for the cost of all clean up associated with any release during operation of the SATCOM Campus. The Government shall file all reports required for environmental regulatory compliance. The Contractor shall be responsible for the cleanup of all spilled material, including restoration of all areas contaminated by the spill, and for costs incurred by the Government for any assistance or remedial action taken by the Government on behalf of the Contractor. All clean up and restoration shall be done to the satisfaction of the Government. A copy of all clean up and restoration reports shall be submitted to COR for Government recordkeeping.

4.2.3 SAFETY DATA SHEETS (SDS)

The Contractor shall make SDS available to their employees IAW 29 Code of Federal Regulations, section 1910.1200, Hazard Communication. SDS shall also be made available to the CO, or COR, upon request. The Contractor shall prepare and submit a hazardous materials inventory. The inventory shall itemize all hazardous materials by specific type as sold with individual SDS and include information pertaining to approximate quantities of each type and exact locations where hazardous materials are to be stored on the premises, if applicable.

4.2.4 SOLID WASTE DIVERSION

The Government will continue to provide Integrated Municipal Solid Waste services. Common office or cardboard refuse shall be removed through the Integrated Municipal Solid Waste services. Recyclable Waste shall be disposed of accordingly in accordance with the OAFB guidelines. Construction and Demolition Debris shall be the responsibility of the Contractor as well as all other trash generated as a result of their maintenance and repair actions. Hazardous Waste shall be disposed of IAW the manufacturer's recommendations and Air Force Environmental Regulations.

5.0 MANAGEMENT AND ADMINISTRATION

5.1 STAFFING

5.1.1 STAFFING PLAN

Upon beginning of the PWS, the succeeding Contractor shall develop and submit to the COR/CO a staffing plan within (7) calendar days after contract award on how they shall hire and employ qualified personnel to meet the requirements of the contract. The plan shall also include how each work shift shall be manned 24 hours a day, seven days a week. The succeeding Contractor shall be fully staffed within (60) calendar days from Period of Performance start date. The Contractor shall submit a written request to the CO should they need to extend the staffing requirement timeline. If submitted, the request will be accepted or rejected based on the reasoning for the extension.

5.1.2 KEY PERSONNEL AND QUALIFICATIONS

In the absence of Key Personnel due to sickness, vacation, or otherwise, a designated alternate contact shall be appointed. The following positions are designated as Key Personnel:

- **Project Manager**
    - Ten (10) years of experience in facility operations and maintenance.
    - Five (5) years of supervisory experience.
    - Project Management Professional (PMP) or Certified Associate in Project Management credential.
- **Quality Control Manager / Site Superintendent**
    - Experience equivalent to an Air Force Civil Engineer (CE) Craftsman (7-skill level) or Superintendent (9-skill level).
    - Seven (7) years of experience in the maintenance of facilities of similar size and scope.
    - OSHA 30-Hour Safety certification.

The Contractor shall provide personnel who are fully qualified to perform the work specified in this PWS. All personnel shall possess the qualifications, certifications, and experience equivalent to

their military counterparts for the tasks they perform. The Government reserves the right to review the qualifications of any Contractor employee and, at its sole discretion, direct the removal of any individual who fails to meet the standards set forth herein. The Contractor shall submit resumes and copies of all relevant certifications and licenses to the COR for review and approval prior to the employee starting work.

5.1.3 REQUIRED CERTIFICATIONS

All Contractor personnel shall possess and maintain all applicable federal, state, local, and industry-standard licenses and certifications required for their trade. For example:

- **Electricians:** Shall be licensed and certified in accordance with Nebraska (or states recognized by Nebraska) and local electrical codes.
- **HVAC Technicians:** Shall possess EPA Section 608 certification for handling refrigerants.
- **Fire Protection System Technicians:** Shall possess relevant National Institute for Certification in Engineering Technologies (NICET) certifications.

5.1.4 MISSION ESSENTIAL SERVICES

In the event of crisis or heightened security caused by a national emergency, natural disaster, Government Shutdown, or other causes, the Contractor shall continue performance in support of the Air Force mission. The contract price and delivery schedule may be adjusted to reflect any change of work that may be directed.

5.1.5 CLEANLINESS AND PROFESSIONAL APPEARANCE

- **Cleanliness:** The Contractor shall maintain the cleanliness and orderliness of all mechanical rooms and shall not delegate that responsibility to facility managers. After each maintenance and/or repair, the Contractor shall restore the surface area and landscape to its original condition. The Contractor shall be responsible for cleanup resulting from RP system failures.
- **Professional Appearance:** Contractor personnel shall present a neat appearance and shall be easily recognizable while on the installation in conjunction with the contract. This shall be accomplished through the wear of distinctive clothing, overcoats, or hats, bearing the company name or logo. The coloring or design of the items selected shall be such that identifies personnel easily and quickly for reasons of safety and personal protection. A Contractor employee may be asked to provide proof of a Government-issued badge at any time. The employee shall comply with such requests.

5.1.6 LIFE SAFETY AND ENVIRONMENTAL COMPLIANCE

The Contractor shall perform all operations in strict compliance with applicable environmental, health, and life safety regulations, including NFPA codes, AFI 48-144, and DAFMAN 32-1067. The Contractor shall incur zero (0) Notices of Violation (NOVs) from internal (e.g., Wing Safety, Bioenvironmental Engineering) or external regulatory agencies resulting from Contractor negligence. Furthermore, 100% of legally mandated life safety and environmental inspections (e.g.,

backflow preventer certifications, fire suppression system tests, fuel tank inspections) shall be completed on or before their required due dates.

5.2 QUALITY MANAGEMENT

5.2.1 QUALITY CONTROL PLAN (QCP)

The Contractor shall implement a QCP to ensure all work meets the standards outlined in this PWS. The Contractor shall submit a QCP for CO approval within (15) calendar days after contract award. The Contractor shall develop and implement procedures to identify, prevent, and ensure non-recurrence of defective services. At a minimum, the Contractor shall develop quality control procedures addressing the areas identified in the Services Summary Table.

5.2.2 QUALITY ASSURANCE (QA) AND CONTRACTOR PERFORMANCE ASSESSMENT REPORTING SYSTEM (CPARS)

The Government shall periodically evaluate the Contractor's performance in accordance with the Quality Assurance Surveillance Plan. The CO shall follow Federal Acquisition Regulation (FAR) 52.212-4, Contract Terms and Conditions, for Contractor's failure to perform satisfactory services or failure to correct non-conforming services.

5.2.2.1 CPARS

The Government uses CPARS to formally evaluate the Contractor's performance. Evaluations are generally conducted annually (but can be accomplished more frequently) on or about the anniversary of the contract award date, and at the end of the contract period. (See Section 7.4 Appendices)

5.2.2.2 CORRECTIVE ACTION REPORT AND CUSTOMER COMPLAINT RECORDS (CCR)

When a performance threshold is not met, a CCR shall be submitted to the COR. (See Section 7.4 Appendices) The COR shall then validate the complaint and forward a CAR on to the CO for approval. If the CO approves, they shall serve the Contractor with the CAR. The Contractor shall respond to the CAR IAW instructions provided, and return it to the CO, or COR, within (10) calendar days of receipt. The COR can also submit a CAR without a CCR.

5.3 COORDINATION AND COMMUNICATION

5.3.1 RECURRING MEETINGS

The Contractor shall host a meeting biweekly, or as directed by the CO, to discuss:

- A list of Preventative Maintenance activities Completed and Not Completed during the previous week.
- A list of any Corrective Action/Discrepancies activities Completed and Not Completed.
- Planned and Unplanned outages.
- Generator Run Events and Fuel Consumed (if applicable).

- Status of any current or pending work orders.
- Items requiring Government Action

The Contractor shall provide this report to the COR during the meetings or upon request. The Contractor shall take and provide meeting minutes to the attendants.

5.3.2 COORDINATION WITH OTHER ENTITIES

The Contractor shall coordinate with the 55th Civil Engineer Squadron and other Contractors as requested to complete parallel projects. The Contractor shall maintain open communication with 55th Civil Engineer Squadron to ensure closeout documents are transferred and updated on the Asset/Equipment List.

5.3.2.1 DIG PERMITS

The Contractor shall coordinate with all Dig Permit requests. The Contractor shall obtain an approved Work Clearance Request for all work which involves excavation, including minor digging. This shall require 2 types of dig permits:

- The **AF103 Dig Ticket** shall notify OAFB to mark Air Force owned utilities. Contact CE Customer Service at 402-294-6101. (See Section 7.4 Appendices)
- The **Nebraska 8-11 Dig Ticket** shall notify the city to mark privately owned utilities. Visit https://nebraska811.com/
- **Government/Utility Company's Responsibility:** Locate and mark all utilities that originate from outside the building and feed to it, to include the main disconnect and meter.
- **Contractor's Responsibility:** Locate and mark all utilities that originate from within the building and extend to the exterior. (Everything downstream from the main disconnect and meter.)

5.3.2.2 UTILITY OUTAGES

For planned utility outages, the Contractor shall provide no less than (14) calendar days' notice to properly notify the Users of the interruptions. A "Who, What, When, Where, Why" statement including the details of the event shall be distributed to the respective facility manager(s) and the COR(s). In the event of an unplanned utility service outage, the Contractor shall directly contact the facility manager and the CO, or their designated representative, to inform facility personnel as to the cause, extent, and projected duration of the outage.

5.3.2.3 OTHER GOVERNMENT OPERATIONS

In the event the Contractor receives a request to temporarily cease work in the area, Contractor Shall report information to the CO immediately by the most expedient means. Report shall include the name of the Government person involved, location and nature of work, and reason for the requested stoppage. The Contractor shall notify the CO verbally of disputes with customers and/or other base Contractors and follow-up in writing. The Contractor shall not interfere with regularly scheduled Government operational activities in the performance of contract requirements. The Contractor shall communicate and cooperate with other Government projects and their

Contractors when working in close proximities. The Contractor shall provide technical expertise of the facility infrastructure in accordance with Section 3.

5.4 GOVERNMENT FURNISHED PROPERTY (GFP)

The Government may provide various documents, assets, processes, and equipment to the Contractor for the purposes of performing the work in this PWS. A DD Form 250 or equivalent shall be used as a receipt to document the transaction. (See Section 7.4 Appendices)

5.4.1 AS-BUILT DRAWINGS

The Government shall furnish the most up to date as-built drawings upon initial award, if available. The Contractor shall provide a documented electrical coordination study prior to modifying existing circuits and/or installing new circuits in compliance with the standards listed in this PWS. It shall be the responsibility of the Contractor to upkeep and maintain records during the period of performance, providing redlines when modifications are made to the existing infrastructure. The Contractor shall provide updated drawings to the CO and COR within (30) calendar days after completion of work or upon request by the CO or COR.

5.4.2 ASSETS/EQUIPMENT LISTS

The Government will furnish the most up to date equipment listings for the buildings upon initial award, if available. It shall be the responsibility of the Contractor to upkeep and maintain the equipment list as assets are added or subtracted to the existing asset lists. The Contractor shall validate the equipment listing against construction drawings and specifications, identify any missing equipment, and propose its addition to the inventory and maintenance plan.

5.4.3 EQUIPMENT AND MATERIALS

The Government, at its sole discretion, may choose to furnish existing or backstock items for the Contractor to install or replace for the purposes of this contract. Labor and installation shall still be billed in accordance with the PWS.

5.4.4 OFFICE SPACES

The Government, at its sole discretion, may furnish building spaces for Contractor use. The Contractor may modify the space to fit their mission needs. Upon completion of the contract or move-out, the space shall be left in a clean, orderly state in the same or better condition than when issued.

5.4.5 KEY CONTROL

The Contractor shall establish and implement methods to ensure all keys issued to the Contractor by the Government are not lost or misplaced and are not used by unauthorized persons. The Contractor shall not duplicate any keys issued by the Government without written approval from the COR. The Contractor shall be responsible for making all keys to include cipher code changes, at no additional cost to the Government, in support of RP within the scope of this PWS. Requests for keys shall be accomplished within seventy-two (72) hours of request.

5.4.5.1 LOST KEYS

The Contractor shall immediately report to the CO and COR any occurrences of lost or duplicated keys. In the event that keys, other than master keys, are lost or duplicated, the Contractor shall be required, upon written direction of the CO, to re-key or replace the affected lock or locks at no cost to the Government. The Government shall, however, at its option, replace the affected lock or locks or perform re-keying and deduct the cost of such from the monthly 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 shall be deducted from the monthly payment due to the Contractor. The Contractor shall prohibit the use of Government-Issued keys by any persons other than the Contractor's employees. Contractor employees shall open locked areas only to permit entry to Contractor employees for purposes of contract performance.

5.4.6 COMPUTERS AND IT EQUIPMENT

In order to access Government networks such as NEXGEN/TRIRIGA, APIMS/STAR, CUI Handling, etc., the Contractor shall be issued a Government computer. Security Requirements are detailed in Section 6.

5.4.7 UTILITIES

All utilities available within Government facilities shall be accessible for Contractor use during the performance of contractual duties. In the event that temporary utility connections are required outside of the existing building utility access points, the Contractor shall be required to install, maintain, and remove the temporary connections.

5.5 CONTRACT TRANSITION

The *outgoing Contractor* shall refer to the existing contract holder at the time of award. The *succeeding Contractor* shall refer to the new contract holder at the time of award. In the event that the outgoing Contractor receives the new contract, this section shall not apply.

5.5.1 CONTRACT CLOSEOUT & TRANSITION-OUT PLAN

Upon termination or expiration of the PWS, the outgoing Contractor shall ensure a seamless transition of all operations, responsibilities, and records to the succeeding Contractor or the Government, as applicable. No later than (60) calendar days prior to the end of the contract period, the outgoing Contractor shall develop and submit a comprehensive Transition-Out Plan to the CO and COR. This plan shall detail the procedures and timeline for the orderly transfer of all duties, property, and records.

5.5.2 TRANSFER OF RECORDS AND DOCUMENTATION

The outgoing Contractor shall provide a complete and current set of all plans, procedures, logs, and historical records required under this PWS. All records shall be delivered to the succeeding Contractor in their native electronic format (e.g., Microsoft Excel, Word, etc.) or as PDF copies where applicable. At a minimum, the following documentation shall be transferred:

- Final versions of all As-Built drawings, updated to reflect the system's condition at the time of contract termination.

- The complete Standard Operating Procedures (SOPs).
- The complete Master Maintenance Plan, including all schedules, equipment lists, and proprietary equipment service plans.
- All historical maintenance and operational records.
- All records pertaining to the Liquid Fuels System, including Monthly Tank Owner/Operator Inspections and all data entered into the STAR system.
- The outgoing Contractor's final QCP.

5.5.3 JOINT INVENTORY AND COOPERATION

The outgoing Contractor shall conduct a joint inventory with the succeeding Contractor and/or Government representative to account for all Government-Furnished Property, tools, spare parts, consumables, and materials. The outgoing Contractor shall fully cooperate with the succeeding Contractor and Government personnel during the transition period. This includes providing orientation and familiarization with the SATCOM Campus, its operations, equipment, and control systems to ensure the incoming team is prepared to assume full responsibility upon contract start.

6.0 SECURITY REQUIREMENTS

6.1 PERSONNEL SECURITY

6.1.1 SECURITY CLEARANCES

All Contractor personnel shall provide and maintain the appropriate security clearances required for access to the SATCOM Campus. This includes a minimum of a Secret clearance, with Top Secret clearances required for personnel accessing Top Secret/Special Compartmentalized Information (TS/SCI) areas.

6.1.2 SECURITY TRAINING

The Contractor’s Security Manager shall conduct and maintain all required training, background checks, and personnel clearances. Contractor personnel who work in Air Force controlled/restricted areas shall be trained IAW AFI 31- 101, The Air Force Installation Security Program.

6.2 BASE ACCESS AND IDENTIFICATION

The Contractor shall comply with all requirements and procedures IAW AFFARS 5352.242-9000, Contractor Access to Air Force Installations. All documentation shall be submitted at the pre-performance conference.

6.2.1 IDENTIFICATION CREDENTIALS DEFENSE BIOMETRIC IDENTIFICATION SYSTEM (DBIDS & CAC)

- **DBIDS:** A Defense Biometric Identification System (DBIDS) card shall be required for all employees to gain base access (unless granted a CAC).The Contractor shall coordinate with COR to complete access spreadsheet paperwork.
- **CACs:** In order to access Government network systems and computers, Contractor Employees shall be required to obtain a CAC. A minimum of two Contractor employees shall always maintain a valid CAC.

6.2.2 IDENTIFICATION CREDENTIALS REPLACEMENT

The Contractor shall be responsible for ensuring that all identification credentials are returned to the CO, COR, or Base Pass & ID Building upon expiration, or as necessary when employee(s) are terminated or resign. The Contractor shall immediately notify the CO, or COR, and local Government law enforcement or security personnel of any lost or stolen credentials. Employees are subject to a fee of $50.00 for each lost (or willfully damaged) identification credential. This fee also applies to expired badges, which are not turned in at the termination or end of the contract period of performance.

6.2.3 VEHICLE ACCESS

Contractors using non-personal/commercial vehicles shall access the base using the United States Strategic Command (USSTRATCOM) gate and are subject to a vehicle search. Contractors shall be responsible for escorting all material and trucks required for the contract to the job site and back off base. Any foreign national employees under the contract shall follow the requirements of the Installation Defense Plan for base entry.

6.2.4 FACILITY AND CONTROLLED AREA ACCESS

Work under this PWS may require access to secure areas. The Contractor shall comply with all installation and agency security requirements in the building(s)/area(s) where work is being performed. Access to all controlled areas is strictly permissive and subject to the direction of the authorized Government representative. The prime Contractor shall provide and/or coordinate escorts for all employees and subcontractors for access to mechanical and electrical spaces and other controlled areas as needed.

6.2.5 AIRFIELD DRIVING

The Contractor shall coordinate through the CO or COR for restrictions involving access to the flight line, taxiway, and runway areas. Any person operating a motor vehicle inside the airfield fence on OAFB shall have in their possession a current AF IMT 483 (Certificate of Competency for Airfield Driving) and display a Flightline Vehicle Pass in the front window. Only individuals with the Certificate of Competency shall be authorized and receive the gate encryption/codes to access the flight line. Unauthorized release of gate codes or lack of adherence to flight line procedures shall result in immediate revocation of the individual's Certificate of Competency and any associated delays or costs shall be the Contractor's responsibility.

6.2.6 EMPLOYEE ROSTER AND ACCOUNTABILITY

The Contractor shall maintain current rosters of employees that shall require routine access to federally controlled facilities. The rosters shall include the employee's full name, date of birth, social security number, driver's license number, clearance level, and as applicable: DBIDS number and AF 75 number. The rosters shall be maintained and provided to the Government electronically via secure e-mail and shall be submitted within (30) calendar days of the base year and (15) calendar days prior to each option year. Any changes to employee status or information shall be updated within (7) calendar days.

6.3 INFORMATION SECURITY

6.3.1 CONTROLLED UNCLASSIFIED INFORMATION (CUI)

The Contractor shall comply with DoD 5200.48, CONTROLLED UNCLASSIFIED INFORMATION (CUI) Program requirements. This regulation sets policy and procedures for the disclosure of records to the public and for marking, handling, transmitting, and safeguarding CUI material. CUI documents and data shall be handled, stored, and transmitted utilizing Government-furnished equipment and networks. The use of personal or private email accounts, communication devices, or networks for the transmission or storage of CUI is strictly prohibited. CUI shall be encrypted when sent via email and access is limited to individuals with a lawful Government purpose. To process CUI on non-Government devices, a Contractor shall achieve Cybersecurity Maturity Model Certification (CMMC) Level 2, at a minimum, which requires compliance with the 110 security controls outlined in NIST SP 800-171.

6.3.2 DATA MANAGEMENT AND CYBERSECURITY

Contractors shall adhere to all Air Force, DoD and National Institute of Standards and Technology (NIST) standards when accessing Government network devices and information systems. The Contractor shall be responsible for:

- Authenticating User identities.
- Controlling access to and use of external information systems.
- Limiting system access to authorized Users.
- Monitoring, controlling, and protecting communications at system boundaries.
- Protecting media containing Federal Contract Information (FCI.)
- Maintaining Annual Cyber Awareness Training and DoD Computer Access Policies (if applicable).

7.0 APPENDICES & ATTACHMENTS

7.1 SERVICES SUMMARY TABLE

Performance Objective	PWS Para	Performance Threshold
Emergency Customer Service Response	2.1.1	95% of emergency requests are acknowledged via phone or in person within (30) minutes of the initial attempt to contact.
Preventive Maintenance (PM) Completion	2.3.1	98% of all scheduled PM tasks are completed within the scheduled month.
Emergency Corrective Maintenance Response	2.1.2	On-site response is initiated within (1) hour for 99% of Priority 1 (Emergency) work orders.
Work Order Documentation	2.3.1.3	100% of completed work orders are closed in NexGen IT with accurate labor, materials, and completion notes within (2) business days of work completion. 98% of closed work order shall pass the quality control review.
Deliverable Submissions	7.2	95% of all required reports and plans are submitted accurately and on time, per the Deliverables Table.
Backflow Preventer Certification	3.3.2	100% of testable backflow prevention assemblies are tested and certified by the annual deadline.
Safety Program Compliance	4.1	Zero Type A or B mishaps caused by Contractor negligence. No more than one valid safety complaint per month.
Backup Power Restoration (if applicable)	3.4.2	Generate backup power within (15) minutes of outage.

7.2 DELIVERABLES SUMMARY

Item #	**Report/Deliverable**	**PWS Reference**	**Frequency**	**Due Date**
1	Staffing Plan	5.1.1	**Once**	Within (7) calendar days after contract award
2	Quality Control Plan (QCP)	5.2.1	**Once**	Within (15) calendar days after contract award
3	Key Personnel Resumes/Licenses	5.1.2	**As Needed**	Prior to employee starting work
4	Maintenance Master Plan (MMP)	2.3.1.1	**Once**	Within (60) calendar days after contract award
5	Lock-Out Tag-Out Program	4.1.2	**Once**	Within (60) calendar days after contract award
6	Initial Asset Inventory	2.2.1.3	**Once**	NLT (180) calendar days after contract award
7	Initial 10-Year Lifecycle Replacement Plan	2.3.2.2	**Once**	NLT (18) months after contract award
8	Updated 10-Year Lifecycle Replacement Plan	2.3.2.2	**Annually**	NLT (90) days prior to the end of each contract year
9	Corrective Action Report (CAR) Response	5.2.2.2	**As Required**	Return within (10) calendar days of receipt
10	Electric Power Outage Report	3.4.2	**As Required**	Within (24) hours of power restoration
11	Fuel Spill Written Report	4.2.2.1	**As Required**	Within (24) hours of the release
12	Updated As-Built Drawings	5.4.1	**As Required**	Within (30) calendar days after work completion
13	Fuel Tank Repair Report	3.3.4.2	**As Required**	Within (10) business days of completion
14	Refrigerant Report	3.2.1	**As Required**	Upon adding, recovering, or losing refrigerant

15	Employee Roster	6.2.6	**Annually**	Within (30) calendar days of base year & (15) calendar days prior to each option year
16	Calibration Listings & Condition Reports	3.0	**Annually**	NLT (30) calendar days before the end of each contract year
17	Biweekly Meeting Report	5.3.1	**Biweekly**	During each meeting or upon request
18	Generator Maintenance Logs (APIMS)	3.4.3	**Monthly**	By close of business on the last day of the month
19	Fuel Storage Tank Data (STAR)	3.3.4.1	**Monthly**	By close of business on the last day of the month
20	Water Treatment Documentation	3.2.2	**Monthly**	Documented monthly available upon request
21	Unfired Pressure Vessel Inspection Report	3.2.5	**Every 3 years**	After each inspection
22	Transition-Out Plan	5.5.1	**At End**	NLT (60) calendar days prior to contract expiration
23	PM vs CM	2.3.1.1, 2.3.1.2	**Monthly**	By close of business on the last day of the month
23	Root Cause Analysis	3	**As Needed**	Within 10 business days of latest failure.

7.3 GENERAL BASE INFORMATION

7.3.1 PHYSICAL SECURITY & PROHIBITIONS

- **Safeguarding Property:** The Contractor shall be responsible for safeguarding all Government property for use with the contract. At the end of each work period, all Government facilities, equipment, and materials provided for use on the contract shall be secured.
- **Cell Phone Use:** Talking on a cell phone while driving is strictly prohibited on OAFB unless it is via a hands-free device. Taking pictures on OAFB is prohibited unless special permission has been granted.
- **Seat Belts:** The use of seat belts by all vehicle and equipment occupants shall be required at all times.
- **Weapons:** Contractor employees are prohibited from possessing weapons, firearms, or ammunition on themselves or within their vehicles while on OAFB.

7.3.2 REPORTING AND POTENTIAL THREATS

Contractor personnel shall report to an appropriate authority any information or circumstances of which they are aware may pose a threat to the security of DoD personnel, resources, and defense information. The Government is authorized to restrict the access to OAFB any Contractor employee who is identified as a potential threat or determined to be incompetent, careless, or otherwise objectionable.

7.3.3 EMERGENCY SERVICES AND PROCEDURES

- **Emergency Services:** The Government will provide emergency services (Police and Fire). To access base emergency services, call 911 and state that you are on OAFB. In the event of a medical emergency requiring ambulance services, the cost shall be the responsibility of the Contractor.
- **Emergency Procedures:** Contractor employees shall follow the direction of Government employees in regard to emergencies (fire, tornado, active shooter, etc.). The Contractor shall be responsible for establishing procedures for responding to emergencies and accounting for their employees. Contractor personnel shall participate in all emergency practice drills.

7.3.4 HOLIDAYS AND BASE CLOSURES

- **Holidays:** The contract observes standard federal holidays. If a holiday falls on a scheduled service day, the Contractor shall reschedule services for the first day post the holiday observance. A 24/7 response capability shall still be required in case of emergencies.
    - New Year's Day – 1 January
    - Martin Luther King Day – 3rd Monday in January
    - Washington's Birthday – 3rd Monday in February
    - Memorial Day – last Monday in May
    - Juneteenth – 19 June
    - Independence Day – 4 July
    - Labor Day – 1st Monday in September
    - Columbus Day – 2nd Monday in October
    - Veterans Day – 11 November
    - Thanksgiving Day – 4th Thursday in November
    - Christmas Day – 25 December
- **Inclement Weather:** Base Closure Information can be obtained by calling the Offutt Snow Line at 402-232-2653 (SNOW). Work scheduled but not accomplished because of base closures shall be accomplished as soon as possible after reopening the base.

7.3.5 GOVERNMENT SHUTDOWNS

7.3.5.1 MISSION ESSENTIAL DESIGNATION

In the event of a lapse in federal appropriations (Government shutdown) or similar emergency, the services provided under this PWS may be designated as mission-essential to the Department of War (DoW) and installation operations.

7.3.5.2 CONTINUING OPERATIONS

Unless otherwise directed by the CO, the Contractor shall continue to provide all designated mission-essential services without interruption. The Contractor shall ensure that sufficient personnel, resources, and management remain in place to execute the requirements outlined in this PWS during the shutdown period.

7.3.5.3 CO GUIDANCE

Upon notification of an impending Government shutdown, the CO will provide formal written guidance specifying which specific services and facilities are deemed mission essential. The Contractor shall strictly comply with this guidance and immediately halt any non-essential services as directed.

7.3.5.4 INSTALLATION ACCESS

The Contractor shall coordinate with the CO, the COR, and Installation Security to ensure that essential Contractor personnel retain necessary access to the installation and specific work sites during the shutdown period.

7.3.5.5 COMPENSATION AND FUNDING

The Contractor shall maintain accurate records of all labor and costs incurred while performing essential services during a lapse in appropriations. Compensation for services rendered during this period is subject to the availability of funds and shall be addressed in accordance with standard FAR procedures once appropriations are restored.

7.4 APPENDICES

The following documents are referenced within the PWS and are recommended for inclusion as appendices for comprehensive guidance and compliance. Adobe PDF Reader is recommended to view these documents:

Appendix A - Customer Complaint Record

Appendix A - Customer Complaint F

Appendix B - Corrective Action Report

Appendix B - Corrective Action Rep

Appendix C - Performance Assessment Report

Appendix C - Performance Assessm

Appendix D - DD Form 250 Material and Receiving Report

Appendix D - DD Form 250 Material an

Appendix E - Offutt AFB Dig Ticket Process

Appendix E - Offutt AFB Dig Ticket Proces

Appendix F - 55 CES ELECTRIC POWER OUTAGE REPORT

Appendix F - 55 CES ELECTRIC POWER OU

Appendix G - AF Form 487 Generator Inspection Form

Appendix G - AF Form 487 Generator I

Appendix H - OFFUTT AFB SECTION 01 57 19 ENVIRONMENTAL SPECIAL CONDITIONS 20250605

Appendix H - OFFUTT AFB SECTION 01 57 1

Appendix I - CEO Tank Compliance Docs & Long Regs 20240808

Appendix I - CEO Tank Compliance Doc

8.0 REFERENCES

The following regulations, codes, and standards are cited in this PWSand establish the mandatory requirements for performance:

DoD & AF Regulations:

- AFI 31-101: The Air Force Installation Security Program
- AFI 32-1001: Civil Engineer Operations
- AFI 48-144: Drinking Water Surveillance Program
- AFFARS 5352.242-9000: Contractor Access to Air Force Installations
- AFGM2022-32-01: Civil Engineer Control Systems Cybersecurity
- AFH32-1290(I): Cathodic Protection Field Testing
- AFMAN 32-1065: Grounding & Electrical Systems
- AFMAN 32-1068: Unfired Pressure Vessel Safety
- AFMAN 91-203: Air Force Occupational Safety, Fire, and Health Standards
- DAFI 32-1001: Civil Engineer Operations
- DAFMAN 32-1067: Management of Petroleum Products
- DAFMAN 32-7002: Air Quality
- DoD 5200.48: Controlled Unclassified Information (CUI) Program
- MIL-STD-161: Identification Methods for Bulk Petroleum Products Systems
- MIL-STD-188-125-1: High-Altitude Electromagnetic Pulse (HEMP) Protection
- OFFUTT AFB SECTION 01 57 19 ENVIRONMENTAL SPECIAL CONDITIONS
- CEO Tank Compliance Docs & Long Regs

Federal Codes and Regulations:

- 29 CFR 1910.1200: Hazard Communication (OSHA)
- 40 CFR Part 63.6640: NESHAP for Stationary Reciprocating Internal Combustion Engines
- 40 CFR Part 280: Technical Standards for Underground Storage Tanks
- Davis-Bacon Act
- FAR 52.212-4
- OSHA

Industry Standards:

- American Society of Heating, Refrigeration, and ASHRAE Standards
- ASSE Standards
- IPC
  NEC
- National Fire Protection Association (NFPA)
- NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems
- NFPA 72: National Fire Alarm and Signaling Code

- NFPA 780: Standard for the Installation of Lightning Protection Systems
- National Institute for Certification in Engineering Technologies (NICET)
- National Plumbing Code
- NIST SP 800-171: Protecting Controlled Unclassified Information in Nonfederal Systems
- STI SP001: Standard for the Inspection of Aboveground Storage Tanks

State & Local Regulations:

- Nebraska (NE) Title 159: Rules and Regulations Pertaining to the Management of Wastes

UFC:

- UFC 1-200-01: General Building Requirements
- UFC 3-101-01: Architecture
- UFC 3-110-03: Roofing
- UFC 3-190-06: Protective Coatings and Paints
- UFC 3-230-01: Water Supply Systems
- UFC 3-535-01: Visual Inspection of Lightning Protection Systems
- UFC 3-570-06: O&M: Cathodic Protection Systems
- UFC 3-600-01: Fire Protection Engineering for Facilities
- UFC 4-010-06: Cybersecurity of Facility-Related Control Systems
- UFC 4-211-01N: Aircraft Maintenance Hangars