U. S. ARMY
INSTALLATION MANAGEMENT COMMAND

U. S. ARMY GARRISON – FORT IRWIN

DIRECTORATE OF PLANS, TRAINING, MOBILIZATION AND SECURITY
DIRECTORATE OF HUMAN RESOURCES
DIRECTORATE OF PUBLIC WORKS
DIRECTORATE OF EMERGENCY SERVICES
US ARMY MEDICAL DEPARTMENT ACTIVITY

PERFORMANCE WORK STATEMENT (PWS)

23 May 2011

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SECTION C.1
PERFORMANCE WORK STATEMENT GENERAL

C.1.1 Overview. The purpose of this Performance Work Statement (PWS) is to obtain installation support services for Fort Irwin, California. The intent is to establish work requirements that are performance-based and results oriented. This PWS describes the requirements for the Directorate of Plans, Training, Mobilization, and Security (DPTMS), the Directorate of Human Resources (DHR), the Directorate of Public Works (DPW), the Directorate of Emergency Services (DES), and the U. S. Army Medical Command (MEDDAC) at Fort Irwin. This approach is intended to allow the Contractor to determine the best and most cost effective ways to fulfill Fort Irwin's needs, emphasizing innovation and commercial best practices.

C.1.2 Organization. This PWS has been arranged to properly document the required services and performance requirements. The table below provides a summary of the sections in this PWS.

Section	Section Title	Section Description
C.1	General	Addresses general administrative requirements that are applicable to all Sections of the PWS
C.2	Definitions and Acronyms	Lists and defines all applicable terms used in this PWS
C.3	Government Furnished Property and Services	Describes all property and services that will be furnished by the Government and available for Contractor use. Additionally, this section describes specific requirements of the Contractor as they apply to Government Furnished Property and Services
C.4	Contractor Furnished Property and Services	Provides the requirements and information to be furnished by the Contractor.
C.5 thru C.9	Specific Requirements	Contains the technical work requirements for the PWS, condition of performance, and workload that will form the basis of cost comparison. The requirements are divided by Directorate.
C.10	Performance Requirements Summary (PRS)	Describes the performance standards the Contractor shall comply with when completing the requirements of Sections C.5 thru C.9.
C.11	Publications	Provides references including Federal, State, and Local laws and regulations, directives, publications, and other guidelines.
C.12	Anticipated PWS Annual Workload	Provides data and estimates of the workload at the Installation Management Command (IMCOM)

C.1.3 Government Roles and Responsibilities. The Contracting Officer has the ultimate authority for administration of this award and for approving changes to the award documents including the solicitation. The Contracting Officer may delegate authority through various representatives such as one or more Contracting Officer Representatives (COR) and Technical Monitor within each Directorate, Quality Assurance (QA) Specialists, and Property Administrators (PA).

C.1.4 Background Information.

Fort Irwin is a remote Post located in the Mojave Desert approximately 37 miles northeast of Barstow, California. Since 1980, it has been the home of the Army's National Training Center (NTC). The NTC, which is some 1,117 square miles in size, provides sufficient space for units to train realistically in actual combat formation while using the most modern equipment to maximum advantage. There is unrestricted air space for Army helicopters and U.S. Air Force close air support, and electronic warfare is possible without interference with civilian radio or television.

The NTC mission is to improve the U.S. Army Forces Command (FORSCOM) unit readiness through training by providing a unique training atmosphere and environment for tough training at the battalion task force combined arms level using a realistic Opposing Force, the Blackhorse Regiment, in tactical and live fire exercise. On a regular schedule, the Army's Mechanized Infantry and Armor battalions rotate through the NTC for intensive combat training. At the NTC, they battle the Opposing Force in realistic mock warfare and engage in special live fire training. Since the September 11, 2001 attacks, the National Training Center has transformed to focus on continuous counterinsurgency operations that reflect the ongoing and rapidly changing battlefield.

The Post is part of the Installation Management Command (IMCOM). Due to its remote location, the NTC has unique characteristics in its physical plant particularly in the area of utilities. The Post is serviced by liquid propane gas (LPG) rather than natural gas. Two Tank Farm/Distribution Centers are located on the post and propane is delivered by commercial carrier. Water is supplied from ground wells located On-Post and treated in an On-Post water plant. Due to the high fluoride content, water for human consumption is further treated in a reverse osmosis plant located on the Post. All housing units and most cantonment area buildings have both domestic and reverse osmosis water supplied to them.

The installation is surrounded by desert hills and mountains. Natural vegetation is sparse and consists of mesquite, creosote, yucca plants and other low growing plants.
Fort Irwin maintains a small town atmosphere with town hall meetings and other community forums to address the concerns of the residents and work force.

The majority of the work covered under this PWS will be performed on the Fort Irwin Installation. However, some work will be performed at Off-Site locations to include Barstow-Daggett, approximately 34 miles southwest of Fort Irwin, and a minor amount of facility maintenance to be performed at a location in Barstow, California. Facilities at the Off-Site locations are identified in the Real Property Asset File. Another anomaly is that

operation of our Fire Department falls within the workload identified for this solicitation. There are cooperative Mutual Aid agreements between Fort Irwin and San Bernardino County which define parameters to provide and receive fire fighting and related support. Task descriptions in this PWS offer additional information regarding work to be performed.

Total Fort Irwin Property			**Non-compatible Land Use Categories**			**Other areas of interest**	
	Acres	**SQ Miles**		**Acres**	**SQ Miles**		
Pre-Expansion Boundary	636,187	994	Goldstone/NASA	33,229	103	2-mile water rights area	1,226
Western Expansion	70,555	110	Cantonment	14,309	22	LLTR	91,330
Eastern Expansion	46,795	73				Range Complex	19,609
	753,537	**1117**		**47,538**	75		

Fort Irwin Population: (data as of 1 October 2010)

Category	**FY08**	**FY09**	**FY10**	**Average**
Rotational Soldiers	5103	4496	5103	4901
Assigned Military	4584	5036	4933	4851
Family Members	6968	7655	6836	7153
Civilian Workforce	5266	6043	6305	5871
Daily Population	***21,921***	***23,230***	***23,177***	***22776***

Fort Irwin Quarters/Bachelor Housing/Barracks:

Bachelors Quarters	166
Barracks	1,747

Cantonment Area – Fort Irwin, CA.

For purposes of this contract, it includes Bike Lake in top right corner including its airfield (not shown).

C.1.5 <u>Functional Areas Included in the Scope of Work</u>.

The Contractor shall provide services in support of the Fort Irwin mission.

C.1.5.1 Task. The Contractor shall perform all of the tasks listed within this Performance Work Statement (PWS) to meet the minimum performance standards cited. The major functional areas/directorates included in the work to be performed under this PWS are:

- Directorate of Plans, Training, Mobilization and Security (DPTMS)
- Directorate of Human Resources (DHR)
- Directorate of Public Works (DPW)
- Directorate of Emergency Services (DES)
- MEDDAC

C.1.6 <u>General Performance Requirements</u>. Unless otherwise specified, the Contractor shall provide all personnel, management, supervision, and any other resources necessary to perform Installation Support Services (ISS) at Fort Irwin except those which are made available by the Government and specified in Section C.3 of this document. Work to be performed by the Contractor is related to specific tasks within the Directorates and described in detail in Sections C.5 thru C.9 of this PWS.

C.1.6.1 Task. The Contractor shall:

a. Perform all of the tasks listed within this Performance Work Statement (PWS) to meet the minimum performance standards cited.

b. The contractor shall participate with the Government in Cost Savings/Cost Avoidance initiatives such as the Services & Infrastructure Enterprise Contract Management Program (SIECMP) Quarterly Contract Review Board.

(1) The contractor shall submit a quarterly report to identify opportunities within the contract for cost savings and/or cost avoidance. The report shall describe reasonable, achievable opportunities to promote efficiencies and shall contain quantifiable, verifiable data.

(2) Supporting documents/data will be submitted with each report, and will be complete, accurate, and verifiable.

(3) Quarterly reports will be submitted IAW CDRL C.1-20.

c. In addition to the SIECMP efforts, the contractor shall present cost reduction strategies to be implemented during contract performance to include metrics to achieve cost reduction goals.

C.1.7 Phase-In / Phase-Out. The Contractor shall submit a Phase-In/Phase-Out Plan (CDRL C.1-1), and identify costs associated with the Plan. During Phase-In, the Contractor shall prepare to assume full responsibility for all areas of operation in accordance with the terms and conditions of this contract. The Contractor shall take all actions necessary for a smooth transition of the contracted operations. The Government will make facilities and equipment available to the Contractor during the period of Phase-In operations for observation of contracted work prior to full contract performance. During Phase-Out, the Contractor shall identify all actions to reconcile Government Property Records, terminate subcontracts, lease agreements, close out accounting records, etc., for a smooth transition of contracted operations.

C.1.7.1 Tasks. The Contractor shall:

a. Establish a Project Management Office.

b. Recruit and hire necessary personnel.

c. Obtain all required certifications and clearances.

d. Participate in joint inventories and sign for Government Furnished Property, Facilities, and Equipment.

e. Develop and submit any required deliverables.

C.1.7.2 Standards. All tasks are completed within Phase-In/Phase-Out time period.

C.1.8 Designation of a Project Manager. The Contractor shall have a Project Manager on site on the Phase-In start date and throughout the term of the contract.

C.1.8.1 Tasks. The Contractor shall:

a. Designate the Contractor's Project Manager in writing to the Contracting Officer.

b. Authorize the Project Manager, in writing, to act in behalf of the Contractor's corporate management for all matters relating to this contract.

c. Ensure that the Project Manager or designated representative is on duty on Fort Irwin and available from 0730 to 1630, Monday through Friday, excluding Federal holidays; and identify method for contacting Project Manager or designated representative for off-duty emergencies.

d. Appoint the Project Manager to act as the central point of contact with the Government with the commensurate authority to effect changes and take effective corrective actions on Government identified deficiencies in performance.

e. Ensure that when contract work is being performed at times other than described above, or if the Project Manager is absent, an authorized, designated individual is available with the authority to act for the Project Manager.

f. Ensure that the Project Manager, or a designated representative, is available to attend required briefings, conferences, and other Government designated meetings.

g. Ensure that the supervisors, and their alternates, for each major function, and sub-function listed in this PWS are identified in writing to the Contracting Officer. The supervisor or alternate shall be on duty at Fort Irwin or Off-Post support areas during all hours of operation for each major function.

C.1.8.2 Standards.

a. Contractor management personnel are identified in writing to the Contracting Officer prior to commencement of actual performance.

b. Contractor management personnel are available to meet with Government within two (2) hours of notification.

C.1.9 <u>Contractor Employees</u>. For the purpose of this contract, the term "Contractor Employee(s)" applies to all persons employed by the Contractor, either directly or indirectly, and Subcontractor employees performing work on this contract.

C.1.9.1 Tasks. The Contractor shall:

a. Ensure employees are trained, qualified, certified or licensed under the requirements specified in individual sections of the PWS prior to starting work.

b. Maintain records of employees training qualifications, certifications and licenses.

c. Maintain a work force in such a manner as to ensure that the employees remain fully qualified and to meet the requirements for the work requested.

d. Ensure that contractor personnel are able to speak, read, write, and understand English for those positions requiring them to interact with Government personnel, and/or where English is used or essential to provide the product, record, data, information, or service.

e. Provide a listing of all Contractor personnel in accordance with CDRL C.1-2.

C.1.9.2 Standards. Contractor maintains qualified work force to perform all contract requirements.

C.1.10 Government Management, Reporting and Control Systems. The Contractor shall interface with a number of government-maintained information systems or software applications in order to provide proper management, reporting and control. The Government will provide guidance or instructions for the use of these systems and applications during the Phase-In period. The information systems and applications may change over the life of the contract. These systems and applications include, but are not limited to:

C.1.10.1 Standard Army Management Information Systems (STAMIS). The Contractor shall operate a number of STAMIS. The Government will maintain Automated Data Processing Equipment (ADPE) software for STAMIS. The Government will provide Automation Management Office user instructions that explain submission of batch and on-line processing requests, file maintenance and conversions, hard copy and fiche reports, terminal use and security considerations, hours of operations, expected turnaround time, backup and recovery procedures, classified and sensitive processing, receipt of output and attendance at user's meeting.

C.1.10.3 General Fund Enterprise Business System (GFEBS). General Fund Enterprise Business System (GFEBS) is a web-enabled enterprise resource planning system that allows the U.S. Army to share financial, asset and accounting data across the Service. GFEBS:

- Serves as a single web-enabled system
- Standardizes transactional input across the Army
- Replaces numerous Army finance, accounting and asset management systems
- Enables cost management activities
- Interfaces with non-financial data from multiple sources
- Provides accurate and reliable real-time financial and performance data

C.1.10.3.1 Tasks. The Contractor shall:

a. Continuously collect and update necessary GFEBS data using Government-provided hardware and software. The Contractor shall be responsible for all compatibility of data and associated software required to collect the data. Since this data is restricted, the Contractor will be issued a Government-controlled Common Access Card (CAC) card and system password by the Government's designated Information Technology (IT) System

Administrator. The data shall be entered on a reoccurring basis and validated by the COR prior to entry.

b. Use GFEBS to manage property, plant and equipment (PP&E) during their life cycle to include integrating service orders and job orders with their associated financial, cost management, and reimbursable processes.

c. As necessary, identify potential effective and efficient processes and make recommendations for Government approval to merge historic real property data and transactional data from previously used systems (e.g., IFS and Maximo®) into the GFEBS system. Once approved by the Contracting Officer, the Contractor shall implement the processes as directed.

C.1.10.4 Installation Status Report (ISR). The Installation Status Report Web application is a web-based integrated executive information system that allows Army Commanders at all levels to view and process ISR data for the current data collection cycle as well as view data from past years in the various components of: 1) Infrastructure, 2) Natural Infrastructure and 3) Services/Services Based Costing (SBC). ISR Web consists of worksheets for collecting data (Data Input Applications) and applications for reviewing and analyzing data (Command Viewer). ISR Infrastructure worksheets shall be used as an input to the Life Cycle Management (LCM) program (C.7.1.1.1).

C.1.10.4.1 Tasks. The Contractor shall:

a. Perform Performance Metric (PM) data inputs for Services as required by workbook instructions on a quarterly basis as a minimum.

b. Perform Performance Metric (PM) data inputs for Infrastructure as required by workbook instructions on a quarterly basis as a minimum.

C.1.10.5 Contractor Manpower Reporting Application (CMRA). The Contractor Manpower Reporting Application (CMRA) was developed to automate the Army's contract management and contract reporting process for contract management personnel. CMRA was created to improve the Army's visibility of Contractor services to planners and programmers. CMRA will be used to capture information on funding source, contracting vehicle, organization supported, mission and function performed, and labor hours and costs for contracted efforts. CMRA will allow users to enter their contract information, track contract data, and view reports, based on contract data in the application (Reference AFARS 5137.9601, Accounting for Contract Services – Contractor Manpower Reporting).

C.1.10.5.1 Tasks. The contractor shall report ALL contractor manpower (including subcontractor manpower) required for performance of this contract. The contractor shall completely fill in all the information in the format required at the following Web Site: https://cmra.army.mil/. As part of its submission, the contractor will also provide the estimated total cost (if any) incurred to comply with this reporting requirement. Reporting period will be the period of performance not to exceed 12 months ending

September 30 of each government fiscal year and must be reported by 31 October of each calendar year.

C.1.10.6 Interactive Customer Evaluation (ICE). The Interactive Customer Evaluation (ICE) system is a web-based tool that collects feedback on services provided by various organizations throughout the Department of Defense (DoD). The system allows customers to submit online comment cards to rate the service providers they have encountered at military installations. It is designed to improve customer service by allowing Service Managers to monitor the satisfaction levels of services provided through reports and customer comments.

C.1.10.6.1 Tasks. The Contractor shall perform roles and responsibilities as a Service Provider Manager when services are being provided by Contractor. The Contractor shall perform data inputs into this DoD website where services being provided are part of this contract. The Government will provide one time ICE training during Phase-In.

C.1.11 Planning Documents. During the Phase In period, but prior to contract performance start date, the Contractor shall provide various plans to the Contracting Officer necessary to the planning and administration of the contract. These plans are:

C.1.11.1 Purchasing Plan. A Purchasing Plan (CDRL C.1-3) shall be provided to the Contracting Officer at least 10 workdays prior to beginning performance. The Contracting Officer will review for approval within 30 days after submission. The Purchasing Plan shall explain in detail how the services, parts, supplies, materials, and equipment will be invoiced back to the Government. The plan shall include procedures to ensure that maximum effort is made to control costs and promote competition while purchasing parts, supplies, materials, equipment, and subcontracted services. Supplies and material provided by the Contractor shall be of equal or better quality than those being replaced by the maintenance, repair or servicing action. All supplies or material shall meet applicable codes or manufacturer's specification.

C.1.11.2 Life Cycle Management Plan. The Contractor shall submit the Contractor's Life Cycle Management Plan for Government review and acceptance (CDRL C.1-4). Life Cycle Management is further described in C.7.1.1.1.

The Contractor's Life Cycle Management (LCM) Plan shall:

a. Address the Contractor's Life Cycle Management (LCM) Plan to inspect, maintain, repair, and/or replace the following that currently fall under the jurisdictional responsibility of this contract:

(1) Facilities
(2) Equipment
(3) Vehicles
(4) Non-privatized utilities such as Liquid Propane Gas (LPG)

b. Using ISR inputs, include a Life Cycle Cost (LCC) analysis using a Microsoft EXCEL® spreadsheet with relevant attached manufacturer's information for all repair-by-replacement decisions exceeding one thousand dollars ($1,000). Items below this amount are at the discretion of the Contractor to include in this analysis. Results of the LCC analysis shall be provided to the respective COR.

C.1.11.3 Quality Control Plan (QCP). The Contractor shall submit the Contractor's Quality Control Plan for Government review and acceptance (CDRL C.1-5).

The Quality Control Plan shall:

a. Describe how the Contractor shall establish, implement, and maintain a documented Quality Control System and procedures to assure quality of performance under this contract.

b. Be developed in accordance with Quality Control Plan structure described in C.1.13.2.

C.1.11.4 Property Management Plan (PMP). The Contractor shall submit the Contractor's Property Management Plan for Government review and acceptance (CDRL C.1-6).

The Property Management Plan shall:

a. Describe how the Contractor plans to fulfill the requirements of Federal Acquisition Regulation (FAR), Sub-Part 45.5, Management of Government Property in the Possession of Contractors.

b. Explain the administration, security, accountability, maintenance, and repair of all Government Furnished Property (GFP).

c. Address how the Contractor shall take actions necessary to preclude wastefulness of supplies and materials under their operational control.

C.1.11.5 Maintenance Program Plan (Equipment and Vehicles). The Contractor shall submit the Contractor's Maintenance Program Plan for Government review and acceptance (CDRL C.1-7).

The Maintenance Program Plan shall:

a. Describe how each of the Maintenance Program requirements of Federal Acquisition Regulation (FAR), Sub-Part 45.509 shall be accomplished.

b. Be submitted separately from the Contractor Property Management Plan (PMP).

C.1.11.6 Continuity of Operations (COOP) Plan. The Contractor shall submit the Contractor's Continuity of Operations Plan for Government review and acceptance (CDRL C.1-8). The Continuity of Operations Plan shall:

a. Outline in detail the method or methods the Contractor shall use in meeting contract requirements under the following circumstances:

(1) Natural Disasters (earthquakes, major storms, flash floods, etc.).
(2) Labor Disputes and Strikes.
(3) Mobilization, Deployment, or Sudden Buildup of Forces.
(4) Counter-Terrorism.

b. Address procedures, personnel and the means of accomplishing all functions in the contract under mobilization and/or contingency conditions.

c. Assume the Government will not supplement its work force.

d. Contain a copy of the roster (CDRL C.1-9) to the Contracting Officer of all employees who are members of the Reserve Components of the Armed Forces and are eligible for activation/recall to Active Duty upon declaration of national emergency. The employees listed shall include active and inactive reserve component personnel and military retirees. The Contractor shall update and submit this roster quarterly.

C.1.11.7 Physical Security Plan. The Contractor shall submit the Contractor's Physical Security Plan for Government review and acceptance (CDRL C.1-10). Section C.1.16 further addresses the need for planning information security.

The Security Plan shall:

a. Describe how the Contractor plans to protect Government Furnished Facilities occupied by the Contractor.

b. Describe how the Contractor shall prevent unauthorized access, vandalism, pilferage, larceny, sabotage, and arson.

c. Describe the internal safeguards for the security of Government Furnished Property (GFP).

d. Be developed in accordance with the guidance and requirements of the following:

(1) AR 190-11, Physical Security of Arms, Ammunition, and Explosives
(2) AR 190-13, The Army Physical Security Program
(3) AR 190-51, Security of Unclassified Army Property (Sensitive and Non-Sensitive)
(4) AR 25-2, Information Assurance
(5) DoD 5100.76-M, Physical Security of Sensitive Conventional Arms, Ammunition, and Explosives

(6) DoD 5220.22-M., National Industrial Security Program

C.1.11.8 Risk Management Plan. The Contractor shall submit the Contractor's Risk Management Plan for Government review and acceptance (CDRL C.1-11).

The Risk Management Plan shall:

a. Describe how the Contractor shall establish, implement, and maintain a Safety Program and procedures to reduce or eliminate on-the-job injuries, illnesses, and property loss due to mishaps and accidents.

b. Be developed in accordance with:

(1) Senate Bill (SB) 198 (Injury & Illness Prevention Program) as outlined in Title 8, Chapter 4, Subchapter 7, Section 3203 of the California Code and incorporate the seven basic elements of the program outlined in the Code.
(2) AR 385-10 – Army Safety Program
(3) DA PAM 385-10 – Army Safety Program

C.1.11.9 Small Business Subcontracting Plan. The contractor shall provide a Small Business Subcontracting Plan that contains all the elements required by FAR Clause 52.219-9. The plan shall be submitted with proposal submission in accordance with 52.219-9 Alt II, which is required to be approved prior to award. The contractor shall update the plan annually.

a. The Plan shall address subcontracting with small business concerns, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business concerns, small disadvantaged business, and with women-owned small business concerns.

b. The plan shall be included in and made a part of the resultant contract.

c. The subcontracting plan shall be negotiated within the time specified by the Contracting Officer.

d. The contractor shall be evaluated on how well they achieve their goals of awarding contracts that involve participation of companies qualifying under the socioeconomic programs covered in the subcontracting plan.

e. The Plan shall include all subcontracts that contribute to contract performance, and may include a proportionate share of services that are normally allocated as indirect costs. The contractor shall submit a report annually defining their achievements to utilize small business as compared to the established small business goals by category as defined in the contractor's approved Small Business Subcontracting Plan (CDRL C.1-12).

C.1.11.10 Contractor Internal Control Plan against Fraud, Waste, and Abuse. The Contractor shall submit the Contractor's Internal Control Plan against Fraud, Waste, and

Abuse for Government review and acceptance (CDRL C.1-13). describe how Government property, funds and assets shall be safeguarded against fraud, waste, abuse or misappropriation. Contractor will also describe how financial and statistical records shall be verified and maintained to provide reliable information for the Government's operational accounts and reports.

C.1.11.11 Annual Report. The Contractor shall submit an Annual Report (CDRL C.1-12).

The Annual Report shall include, but not be limited to:

a. Major accomplishments for the previous year

b. Issues and recommendations for the coming year

c. Workload data totals for all functional service areas (e.g., hours/year, task occurrences/year, customers served/year, service orders/year, etc.) to the maximum extent possible.

C.1.12 <u>Internal Standard Operating Procedures (SOPs)</u>. The Contractor shall provide the Internal Standard Operating Procedures (SOPs) and work instructions to the Contracting Officer for Government review and acceptance within 30 days of effective contract performance date.

The Contractor shall:

a. Develop internal Standing Operating Procedures (SOP) and work instructions in accordance with CDRL C.1-14 for each management and functional area covered under this contract. Repeatable processes shall be designed to yield reproducible results.

b. Clearly identify each functional area SOP and plan to the applicable PWS paragraph.

c. Describe in detail the procedures and tasks performed for each work area and cover such items as control of quality, work assignments, approval authorities, work flow, functional relationships, and any other information needed to assure efficient and uniform performance.

d. Develop and implement written procedures covering each area of service provided under this contract documenting repeatable processes designed to yield reproducible results.

e. In subsequent submissions of internal SOPs, identify changed procedures in a manner clearly distinguishable from procedures unchanged from earlier submissions.

f. Clearly identify how customers and Contractor will interact to execute the various work processes and how the Contractor shall provide feedback and updates to the customer (external SOP).

C.1.13 <u>Quality Control (QC)</u>. The Contractor shall establish, implement, and manage a Quality Control Program in accordance with FAR 46.105, Contractor Responsibilities, to ensure that all performance work statement (PWS) services are performed to the required performance standards. This program shall be modeled on Government or commercial standards and best practices and shall become institutionalized in the business culture. As a key and basic tenet, the Quality Control Program shall provide continuous quality improvement and shall be compliant with the criteria of International Organization for Standardization (ISO) 9001:2008, Quality Management Systems – Requirements. However, certification is not required.

C.1.13.1 Quality Control Program. The Contractor shall establish and maintain a Quality Control Program with the objective of identifying, preventing, and correcting deficiencies in the quality of services before performance becomes unacceptable. The Quality Control Program is in addition to other contract requirements and should include a direct line of communication to the Contractor's Project Manager and Corporate Quality Office; employ competent quality professionals; provide output indicator checks and mitigate customer risk through assessment of products and services against required performance.

C.1.13.2 Quality Control Plan (QCP). As the basis of the Quality Control Program, the Contractor shall develop, implement, update, and maintain a QCP (CDRL C.1-5) that documents the Contractor's procedures for all Quality Control activities.

The QCP shall provide a description of the Quality Control System covering all services provided under this contract, including that work done by any subcontractors, and at a minimum shall:

a. Define the organizational structure and describe relationships between the QC element and other elements within the Contractor's organization, as well as between the QC element and the Government counterpart. The QCP should describe the QC position(s) and qualifications for personnel performing the Quality Control functions.

b. Describe the means by which the Contractor will ensure quality performance standards described in the PWS are met. Incorporate the Installation Status Report (ISR) formulas for measuring performance.

c. Identify all key processes and the critical process indicators. The Contractor shall identify the method to be used to monitor each key processes and the inspection frequency.

d. Contain process control and process performance measurement procedures to include how the Contractor will conduct thorough root cause analysis and effect preventative actions and corrective actions, as opposed to reliance on Government or customer identification of deficiencies prior to solving the problem.

e. Establish a Customer Comment program for input and comment processing. This program should contain a process for validating complaints and providing feedback to the customer and to the Government regarding corrective action(s) taken. The Contractor and

designated Contracting Officer's Representative (COR) will be jointly responsible for validating customer complaints; however, the COR will make the final determination of complaint validity. The Contractor's Customer Comment Program should contain a comment tracking mechanism for trend identification and analysis. The Contractor shall submit a monthly summary of all comments received and resulting actions if any (CDRL C.1-15).

f. Contain a plan for developing monthly Quality Control inspection reports and performance indicator trends, data collection and other documentation, including document flow and control of associated files.

g. Describe provisions for recording the results of all activities affecting product/service quality and a description of the records to be kept. The Contractor is encouraged to automate the Quality Control System to the maximum extent possible, to allow the COR access with read and print capability to review Quality Control actions and records.

h. Contain methods for direct and indirect communication with the Government regarding performance of the contract.

C.1.13.3 Quality Control Plan Submission and Update. The Contractor shall finalize its Quality Control Plan no later than thirty (30) working days prior to contract start date. The QCP shall be updated annually as a minimum, or more frequently as required due to changes in the Performance Work Statement (PWS), or the Contractor's internal processes and procedures (CDRL C.1-5). Any new work or services to be provided by the Contractor that are not covered by the scope of the QCP shall require that the QCP be revised. Subsequent to each update or revision, the QCP shall be resubmitted for review by the COR prior to performance of such new work or services and accepted by the Contracting Officer.

C.1.13.4 Quality Control Records and Reports. The Contractor shall maintain a file of all documents related to the execution of the Quality Control Program. These documents shall be maintained following ISO guidelines for document control. All documents shall be made available to the Contracting Officer and designated representative upon request. These records shall be kept through completion of the performance period and until final settlement of any claims under this contract. The Contractor shall submit an electronic copy of the monthly Quality Control Program audit and inspection schedules and reports to the COR for review (CDRL C.1-16).

C.1.13.5 Personnel Qualifications – Quality Control Manager. The Quality Control Manager shall be knowledgeable of the ISO criteria governing Quality Control Programs. QC Manager qualifications shall demonstrate at least five (5) years experience managing a Quality Control Program for an operation of size, magnitude, and complexity comparable to the requirements described in this PWS.

C.1.13.6 Performance Evaluation Meetings. No less than monthly, the Contractor shall participate in performance/quality meetings during the performance period. The expected outcome of these meetings is to foster open communications about the Contractor's current

performance and to look for opportunities to improve performance levels in the future. The Contractor may also request a meeting with the Government Contracting Officer or COR if the Contractor determines that additional meetings are necessary. Written documentation of all performance evaluation meetings shall be signed by the Contractor and the Government and will be included in the contract file.

C.1.14 General Safety Requirements. The Contractor shall:

a. Attend the NTC and Fort Irwin Installation Safety Council meetings.

b. Notify the NTC and Fort Irwin Post Safety Office of any visits, inspections, or surveys to be conducted by Federal or State Occupational Safety and Health Administration (OSHA) officials of Contractor operations. Federal or State OSHA officials shall be asked to present identifying credentials and state the purpose of their visit to the Installation Commander or authorized representative before conducting an inspection of a Contractor workplace at the NTC and Fort Irwin. Federal and state OSHA officials will be accompanied on their inspection and investigations of Contractor operations by representatives from the NTC & Fort Irwin Post Safety Office as well as the Contractor and the Contractor's employee representative.

c. Be responsible and liable for any citations issued by State OSHA for violation of applicable standards. Full information regarding citations issued to the contractor for violations of State OSHA standards shall be provided to the Contracting Officer with a copy furnished the NTC and Fort Irwin Post Safety Office Director.

d. Conduct inspections, test, and maintain Government Furnished Equipment (GFE) or Contractor-Owned and Contractor-Operated equipment, or facilities as related to safety/health hazards per applicable State codes and regulations.

e. Establish, implement, and maintain an Injury and Illness Prevention Program. The program shall be in writing and identify the person or persons with authority or responsibility for implementing the program. (CDRL C.1-17)

f. Establish, implement, and maintain procedures for identifying and evaluating workplace hazards.

g. Establish, implement, and maintain safe work practices to eliminate or control workplace hazards.

h. Conduct periodic inspections to identify unsafe conditions and work practices, establish methods for correcting unsafe and unhealthy work conditions, and establish procedures for investigating occupational injuries and illnesses.

i. Establish, implement, and maintain an occupational safety and health training program designed to instruct employees in general safe and healthy work practices and provide specific instruction with respect to hazards specific to each employee's job assignment.

j. Establish, implement, and maintain a system for communicating with employees on occupational safety and health matters, including provisions designed to encourage employees to inform the employer of hazards at the worksite without fear of reprisal.

k. Establish, implement, and maintain a program to keep appropriate records of steps taken to implement and maintain the risk management program.

l. Prepare an activity hazard analysis identifying corrective measures aimed at eliminating or reducing risks before beginning each activity involving a type of work presenting hazards not experienced in previously contracted operations or where a new work crew or subcontractor is to perform the work.

m. Assess contract employee's physical, medical, and emotional qualifications for performing the duties to which they are assigned. Some factors to be considered in making work assignments are strength, endurance, agility, coordination, and visual and hearing acuity.

n. Ensure that at no time while on duty Contractor employees use or be under the influence of alcohol, narcotics, intoxicants, or similar mind-altering substances. Employees found under the influence of or consuming such substances shall be immediately removed from the job site.

o. Coordinate emergency plans to ensure employee safety in case of fire or other emergency.

p. Establish and maintain a dedicated Contractor Safety and Health Office (Risk Management Office) staffed with competent personnel who can identify existing and predictable hazards in the working environment or working conditions that are dangerous to personnel and property, and who have authorization to request prompt corrective measures to eliminate them. The office will be staffed with sufficient personnel to ensure full compliance with State safety standards and the contractor's safety program.

q. Make available in their work areas and inform employees how to utilize DA Forms 4755, Hazard Reports, to identify to the Government safety or health hazards which are the direct responsibility of the Government and whose corrective action is within the scope of Government responsibility. The Contractor shall submit the executed DA Forms 4755 to the Contracting Officer with a copy furnished to the NTC Post Safety Office within twenty-four (24) hours after receipt from the Contractor employee.

r. Maintain a system for communicating with employees in a form readily understandable by all affected employees on matters relating to occupational safety and health, including provisions designed to encourage employees to inform the employer of hazards at the work site without fear of reprisal. Substantial compliance with this provision includes safety meetings, training programs, posting, written communications, a system of anonymous

notification by employees about hazards, labor/management safety and health committees, or any other means that ensures communications with employees.

s. Develop formal procedures for identifying and evaluating work place hazards whenever new substances, processes, procedures, or equipment are introduced to the workplace that represent a new occupational safety and health hazard or whenever the employer is made aware of a new or previously unrecognized hazard.

t. Document Safety and Health Training for all safety and health training mandated by Federal, State, Local, DoD, Army, or local installation safety and health requirements.

u. Report an accident with any of the consequences listed below to the Government designated authorities (Installation Emergency Operations Center - EOC, the NTC and Fort Irwin Post Safety Office, and Contracting Officer). Notifications shall be made to the EOC and the Installation Commander or designated representative. The Public Affairs Office shall make all information releases to the public concerning activities at the NTC. Accidents shall be investigated in depth to identify all causes and recommend hazard control measures. The Contractor is responsible for notifying California State OSHA when one or more of their employees are seriously injured. Any incident involving a Contractor operation or employee that results in a Class “A” or “B” Army accident (as defined in AR 385-40, paragraph 2-2) shall be subject to a Command review in accordance with the installation requirements.

(1) One or more lives lost.
(2) One or more persons critically injured.
(3) Five or more persons hospitalized due to one incident.
(4) Property damage estimated to exceed ten thousand dollars ($10,000.00).
(5) Fire causing major damage to structures, equipment, or vehicles.
(6) Explosion.
(7) Interruption to operations when estimated to exceed (twenty-four) 24 hours.

v. Identify and locate all areas requiring Confined Space Entry at NTC and Fort Irwin. The Contractor shall:

(1) Determine whether the identified confined spaces are permit or non-permit required confined spaces per regulatory guidance.
(2) Mark, label, and post all confined spaces per applicable safety standards.
(3) Identify the number, type, and location of all confined spaces. This information will be provided to the Installation Fire Department, the Director of Public Works, Preventive Medicine Specialists at MEDDAC, and the NTC and Fort Irwin Post Safety Office.
(4) Conduct the same process for any new confined spaces which may be created, constructed, or otherwise put in place at NTC and Fort Irwin.
(5) Develop a Confined Space Entry Program per regulatory standards, require the Installation Fire Department to be the emergency responders for confined space entry mishaps.

C.1.15 General Security Requirements. The Contractor shall ensure that all security requirements are fully and closely followed. Security requirements are set forth in a DD Form 254, Department of Defense Contract Security Classification Specification. A security clearance in not required for Contractor employees. However, in accordance with AR 25-2, in order to receive an email account or access the Government network, initiation of a national agency check (NAC) is required. The Questionnaire for Public Trust Positions (SF 85P) must be completed utilizing the Army Investigative Enterprise Solution (AIES) Personnel Security Investigation Center of Excellence (PSI-CoE) Personnel Security Investigation Portal (PSIP).

C.1.15.1 Tasks. The Contractor shall:

a. Submit Personnel Security Questionnaire (PSQ) via Joint Army Investigative Enterprise Solution (AIES) software through the INTERNET for investigations and/or security clearances of SECRET or higher. If unable to submit electronically, mail via OVERNIGHT DELIVERY SERVICE to Defense Industrial Security Clearance Office (DISCO) Personnel Clearance Division 2780 Airport Drive Suite 400 Columbus, OH 43219-2268.

(1) Submit Personnel Security Questionnaires in accordance with DoD 5200.2-R, Department of Defense Personnel Security Program, and DoD 5220.22-M, National Industrial Security Program Operating Manual.

(2) Allow a minimum of six (6) months for DISCO to receive, process and respond to any requests for a security clearance.

(3) Obtain personnel security clearances and maintain security clearances for personnel involved in the following:

(a) Public Works. Ensure that all personnel who install, maintain or service Integrated Commercial Intrusion Detection Systems (ICIDS) and all personnel who repair, service or change combinations on security containers, locks or doors have been cleared to the SECRET level prior to performing work.

(b) Management Services. Ensure that the Project Manager and key division managers whose areas handle classified information or material are cleared. These individuals will not have access to classified information nor areas unless cleared by the Defense Security Service (DSS) prior to contract start date. The primary contractor must be cleared at the SECRET level before hiring subcontractors.

(c) Directorate of Plans, Training, Mobilization and Security. All personnel shall have, at a minimum, a DoD SECRET Security Clearance.

(d) Other. Ensure all positions are designated and security investigations are completed in accordance with AR 25-2 for automated data processing (ADP) positions (ADP-I, ADP II, or ADP-III) and in accordance with AR 380-67 for position security sensitivity (non-critical sensitive or non-sensitive).

(4) Provide to the Government, prior to contract full performance start date, a list of contractor employees needing access to areas requiring security clearances or ADPE. The list shall include name, social security number and date/type of security investigation and clearance for all contractor personnel and a Letter of Consent, approved by DSS, shall be

maintained by the Facility Security Officer (FSO). Update and submit changes to the Government as they occur.

(5) Ensure that a basic background investigation is conducted on all personnel prior to placement in a designated position.

C.1.16 <u>Information Security</u>. The Contractor shall:

a. Develop, implement, and maintain an Information Security Program for control of all classified materials, documents or records in accordance with AR 380-5, DoD 5200.1-R, DoD 5200.2-R, and DoD 5220.22-M and current local publications (e.g., policy letters, regulations, pamphlets, etc.).

b. Develop, implement, and maintain an Information Systems Security Program for operating Government-owned or Contractor-Owned, Automated Information System (AIS) that process or store information and connect to the Government/network system. Submit Contractor AIS Standard Operating Procedures (SOP) to the Government twenty (20) working days prior to contract start date for review and acceptance.

c. Comply with the provisions of AR 25-2 and current local publications (e.g., policy letters, regulations, pamphlets, etc.).

d. Address Automated Information System (AIS) accreditation per AR 25-2 and include laptop, notebook, and portable information systems.

C.1.16.1 Standards.

a. Contractor submits documented plans and procedures to the Government within established time frames.

b. Contractor plans and procedures are acceptable to the Government.

c. Contract plans and procedural documents are updated as changes occur.

d. SOP updates shall be provided to the Contracting Officer and the appropriate COR three (3) working days prior to the effective date of change (CDRL C.1-14).

C.1.17 <u>Employee Conduct</u>.

a. Contractor employees shall be well-groomed, neat in appearance and dressed in appropriate attire for the work to be performed.

b. Contractor employees, where applicable (i.e., employees covered by the Collective Bargaining Agreement), shall wear clothing that is uniform in appearance in order to identify individuals employed by the contractor.

C.1.17.1 Tasks. The Contractor shall:

a. Not allow any employee who is in possession of or who is under the influence of alcohol or illegal substances to perform work.
b. Enforce Government rules, regulations, laws, directives, and requirements that are issued during the contract term relating to law and order, administration, and security on the installation for all contractor employees or representatives who enter the installation or who travel using Government transportation.

c. Ensure each contractor employee is issued and wears a Contractor furnished building pass/badge at all times except when safety or health reasons prohibit. unless otherwise specified in the contract, that each Contractor employee identify themselves as contractors when attending meetings, answering Government telephones, or working in situations where their actions could be construed as official Government acts. Additionally, ensure each contractor employee wears a contractor-furnished building pass/badge displayed at all times above the waist in a conspicuous place on the front of exterior clothing, except when safety or health reasons prohibit, (i.e. protective clothing worn by Fire Department personnel).

(1) Establish procedures for the purpose of pass/badge control and safeguarding with instructions on the reverse side of the pass/badge for returning it to the Contractor, i.e., mail, building number, in the event it is lost.
(2) Vehicle mechanics may wear identifying badges inside the upper shirt pocket when performing maintenance or repair of equipment.
(3) Pass/badge shall display the Contractor's company name and logo, employee name, photograph, badge number, date issued and expiration date.

C.1.17.2 Standards. Contractor ensures compliance with tasks listed in C.1.17.1, Tasks.

C.1.18 <u>Installation Access and Control</u>. Fort Irwin is a closed Post. Unscheduled gate closures may occur at any time. Personnel and vehicles entering or exiting the installation may experience a delay. If an unforeseen installation closure occurs during normal duty hours, the contractor shall accomplish the work scheduled to be performed on the day of closure the following work day. All vehicles and personnel are subject to search.

C.1.18.1 Tasks. The Contractor shall ensure compliance with State of California vehicle registration, licensing and operating requirements. Vehicle registration on the installation is required.

a. Current and valid U.S. Government Motor Vehicle Operator's Identification Card, Optional Form 346, while operating Government equipment.

(1) Personnel operating equipment to pass a written test and eye test, administered by the driver's testing section, prior to issuance of an Optional Form (OF) 346.
(2) Require Contractor personnel who operate Government furnished vehicles or equipment to possess a valid California driver's license.

b. Active duty military personnel who work for the contractor during off-duty hours are exempt from the requirement to possess a valid California driver's license if they possess a valid driver's license issued by the state, District of Columbia or territory of their home of record. NOTE: Family Members must comply with State of California licensing requirements and are not exempt.

C.1.18.2 Standards.

a. Employee vehicles are properly registered with the Directorate of Emergency Services (DES) Vehicle and Weapons Registration Office

b. Employees operating Government equipment/vehicles are properly licensed.

C.1.19 Key Control (System). The Contractor shall establish and implement a key control system that prevents the loss, duplication or use of keys by unauthorized persons.

C.1.19.1 Tasks. The Contractor shall:

a. Report all occurrences of lost or compromised keys verbally to the Contracting Officer no later than one (1) hour following the discovery of loss or compromise.

b. Submit a written report to the Contracting Officer within twenty-four (24) hours describing investigation results and corrective action taken to prevent recurrence.

C.1.19.2 Standards. All keys are controlled and accounted for at all times.

C.1.20 Hours of Operation. Unless otherwise specified in the contract, the Contractor's regular duty hours shall be 0730 to 1600, five (5) days per week, excluding holidays (see Section F for list of legal holidays). Directorates may have specific hours of operations for certain tasks.

C.1.20.1 Tasks. The Contractor shall:

a. Maintain the capability to respond on a twenty-four (24) hour-a-day basis to meet emergency requirements as indicated by the Government.

b. Provide emergency telephone numbers to include cell phones where key personnel may be contacted when they are not on site.

C.1.20.2 Standards.

a. Contractor responds to meet emergency requirements.

b. List of emergency telephone number for key personnel is current.

C.1.21 Service Contract Act. Applicable wage determinations for work under this PWS shall be subject to the provisions of the Service Contract Act unless work is subject to the provisions of the Davis Bacon Act (C.7.1.1.4).

C.1.22 Management Plan. The Contractor shall develop a Management Plan to outline and explain the Contractor's standard management practices and procedures; personnel administration; financial control and administration; contract administration (to include Subcontracting Plan in accordance with the FAR Part 19.704); Subcontracting Plan requirements; work control and scheduling and management within the work performance areas (CDRL C.1-19).

C.1.23. Government Impact Workload. There are occasions when work will be required outside the normal operating hours required by the various functional areas.

C.1.23.1 Tasks. The Contractor shall:

a. Obtain approval of overtime required to support this work by contacting the Contracting Officer's Representative (COR) prior to performance of the overtime. Failure to obtain approval prior to performance of overtime work will result in the costs being categorized as Contractor Overtime in lieu of Government Impact Overtime (GIOT). The exception is DPW emergencies. For DPW emergencies, pre-approval of overtime less than eight (8) hours total per occurrence can be assumed by the Contractor.

b. Report actual overtime worked in accordance with CDRL C.1-18.

C.1.24 Subcontracting Reports. The Contractor shall submit Individual Subcontract Reports (ISRs) and/or Summary Subcontract Reports (SSRs) semi-annually in accordance with Section I, FAR Clause 52.219-9, through the Electronic Subcontracting Reporting System (eSRS) found at http://www.esrs.gov.

C.1.25 Contractor Training Program. The Contractor is responsible for all Contractor personnel training (i.e., Job Enhancement/Employee Development, update/renewal of certificates/licenses.

C.1.25.1 Tasks. The Contractor shall:

a. Maintain records of all scheduled and completed training.

b. Support each training request by providing justification indicated a direct benefit to the Government under this contract.

C.1.26 Essential Government and/or Army Unique Training. Contractor employees may require technical training during the contract period in order to support new systems/equipment fielded after the initial contract performance start date, when such training is deemed essential to the successful performance of the contractor's duties. Such training may be provided on the work site or at other Government designated locations.

Contractor attendance at agency unique training will be incidental to the necessary training of Government employees. The contractor shall be required to reimburse the government for any government provided training. Reimbursement shall be in IAW the Defense Finance and Accounting (DFAS) Regulation 37-1, Chapter 13, paragraph 132301. Reimbursement shall be in the form of a check payable to the U.S. Treasury.

C.1.27 Reserved.

C.1.28 Government Meetings Attendance. The Contractor shall attend and participate in scheduled and unscheduled meetings as required by the Government to provide effective communication and impart necessary information. The Contractor shall participate in meetings with local, State, and Federal agencies and their representatives and other contractors as required by the Government.

C.1.29 Interface with Installation Staff Duty Officer (SDO). The Contractor shall interface and support the SDO in emergencies.

C.1.29.1 Tasks. The Contractor shall:

a. Furnish the Government with the name, telephone number and address of the employee(s) to be contacted during other than regular duty hours in an emergency.

b. Allow the SDO access to Contractor-operated facilities.

C.1.30 Media Information. The Contractor shall obtain approval from the Contracting Officer and the Fort Irwin Public Affairs Office prior to any media release.

C.1.31 Reserved.

C.1.32 Authority to Fly in Government Aircraft. Contractor personnel may be authorized to fly as passengers in Government aircraft when flying is necessary to perform contractual obligations.

C.1.32.a Tasks. The Contractor shall obtain individual passenger orders in advance from the Government.

C.1.33 Interaction with other Contractors. The Government will award other contracts for engineering work and other services each year. These contracts will be awarded independently from this contract. Coordination required between contractors performing other contracts and this contract will be made by the Government. Any additional direction will be provided by the Contracting Officer.

C.1.33.1 Tasks. The Contractor shall fully coordinate and cooperate with other NTC and Fort Irwin Contractors.

C.1.34 <u>Radio Frequency Coordination</u>. Radio frequency assignments and authorizations will be controlled and furnished to the Contractor by the Government.

C.1.34.1 Tasks. The Contractor shall:

a. Operate communications equipment in accordance with:

(1) AR 5-12, Army Management of the Electromagnetic Spectrum
(2) AR 25-1, Army Knowledge Management and Information Technology
(3) ACP 121, Communications Instructions-General
(4) ACP 121, US SUP-1 (CONFIDENTIAL) Communications Instructions-General (U)
(5) ACP 131, Communications Instructions-Operating Signals.

C.1.35 <u>Energy Conservation Program</u>. The Contractor shall develop, conduct, and maintain a comprehensive energy conservation program for all Contractor operations and Contractor-controlled facilities to include planning energy conservation procedures and developing procedures for awareness training. The Contractor shall provide to the COR their comprehensive plan for energy saving and re-education to ensure compliance.

C.1.35.2 Standards. Contractor shall comply with AR 420-1, Army Facilities Management, and AR 11-27, U.S. Department of Energy - Energy Efficiency and Renewable Energy, Federal Energy Management Program (FEMP) – Operations and Maintenance.

C.1.36 <u>Environmental Protection</u>. The Contractor shall comply with all Federal, State and Local laws, permits, and DoD and Army Regulations, and installation requirements and instructions covering environmental protection. If environmental laws/regulations/permits change during the term of this contract, the Contractor shall comply as such laws come into effect.

C.1.36.1 Tasks. The Contractor shall develop, establish, and maintain a plan/program to minimize the discharge of pollutants (ground, water, and air) and all other adverse influences on environmental quality.

C.1.36.2 Standards. Comply with Contractor's documented plan/program.

C.1.37 <u>Hazardous Waste</u>. The Contractor shall comply with and accomplish the operational requirements concerning hazardous waste as defined in 40 CFR Section 260 through 265, and local policies and guidelines.

C.1.38 <u>Property and Facilities</u>. The Contractor shall be responsible for establishing, implementing, and managing the Government-Furnished Property (GFP) and Contractor-Furnished Property (CFP) and Material Program in accordance with FAR Part 45, Government Property, as well as Section C.3, Government Property and Services, and Section C.4, Contractor Furnished Property and Services of this PWS.

C.1.39 <u>Contract Data Requirements List (CDRLs) and Other Contractor-Provided Data and Information</u>.

a. Programmed Requirements. The Contractor shall furnish all recurring contract data and information as specified in the Contract Data Requirements Lists (CDRL). Reference Section J.

b. Un-Programmed Requirements. The Contractor shall provide management and technical information requested by the Government in the format requested and by the suspense date/time required.

C.1.39.1 Tasks. The Contractor shall submit complete and accurate CDRL items not later than due date. The Contractor shall promptly notify the Contracting Officer of discrepancies or conflicts in CDRL due dates for final determination.

C.1.40 <u>Government-Furnished Files</u>. Government furnished unclassified files in existence on the contract full performance start date and those generated under this contract shall be maintained in accordance with contractor developed Standard Operating Procedures acceptable to the Government. Files shall be transferred to the Government upon completion of the retention period or last day of contract performance, whichever comes first. Such files are the property of the Government. All files shall at a minimum be in both electronic and paper formats throughout the contract duration.

C.1.40.1 Tasks. The Contractor shall:

a. Maintain files in accordance with AR 25-400-2, The Army Records Information Management System (ARIMS) and provide security of documents and Personally Identifiable Information (PII) in accordance with AR 380-5, Department of the Army Information Security Program, and DOD 5200.1-R, Department of Defense Information Security Program Regulation and current local publications (e.g., policy letters, regulations, pamphlets, etc.).

b. Provide information in accordance with applicable CDRL and when requested by the Government representative.

C.1.40.2 Standards. All documents and materials are protected and accounted for at all times.

C.1.41 <u>Marking Proprietary Information</u>. All records, files, reports, and data deemed proprietary by the Contractor shall be clearly marked. Proprietary determinations made by the Contractor are not binding on the Government.

C.1.42 <u>Regulations, Manuals and Technical Documents</u>. Regulations, manuals and technical documents applicable to this contract are listed in Section C.11. Supplements and amendments to mandatory publications shall be considered to be effective immediately upon date of issue and shall be implemented within a reasonable period by the contractor. The

Contractor shall adhere to the requirements and performance standards listed in Section C.11, in the mandatory regulations, publications, manuals, technical bulletins, pamphlets, circulars, permits, codes, directives, files, handbooks, guides, common tables of allowances including supplements, amendments, or revisions during the life of the contract; ensure that a distribution account is established for follow-on needs for publications and changes to publications; be required to follow only those documents coded as mandatory and only to the extent stated in the PWS when a specific part of the document is referenced; and keep all mandatory publications up-to-date and readily available for users.

C.1.42.2 Standards. Guidance and requirements of mandatory publications are complied with.

SECTION C.2
DEFINITIONS AND ACRONYMS

C.2.1 Definitions.

This section lists many of the terms and acronyms that may be used during the execution of this Contract. The lists are provided for the convenience of the Contractor. In the event that the definitions listed in this section differ from those (either explicit or in context) in other provisions of the PWS, other clause and provisions of this Contract, or any references included in this Contract, the latter shall govern.

Word	Definition
Acceptable Level of Control (Pest Control)	The lack of visible activity after treatment for pests.
Acceptable Quality Level	The maximum percent defective, maximum number of defects per hundred units, or the number of defects that can be considered satisfactory on the average. AQLs may be used by the Government (e.g., Quality Assurance Surveillance Plan) or by the Contractor (e.g., Quality Control Plan) as one means of measuring performance, much like other statistical decision-making tools. An AQL does not imply that the Contractor may knowingly perform in an unsatisfactory way, but does imply the Government recognizes unsatisfactory performance sometimes happens unintentionally.
Acceptable Waste (DPW)	All types of combustible and non-combustible material.
Accident	An unplanned event, or series of events, which results in one or more of the following: (1) occupational injury or illness to Contractor or Government personnel; (2) injury to Government personnel off-duty; (3) damage to Government property; (4) damage to public or private property, and/or injury or illness to non-Government personnel caused by Contractor or Government operations (the Contractor or Government had a causal or contributing role in the accident).
Activity	A unit, organization, or installation that performs a function or mission; or a group on an installation or facility assigned space for a common usage or function and held operationally accountable by an authority other than the installation commander (e.g., airfields, hospitals, arsenals, commissaries).
Advisory Publications	A Government or third party publication referenced in the contract that the Contractor may use for information and guidance.
Air Pollution	The presence in the outdoor atmosphere of one or more air contaminants in such quantities and duration as is, or tends to be significantly injurious to human health or welfare, animal or plant life, or property, or would unreasonably interfere with the enjoyment of life or property.

Word	Definition
Air Pollution Sources	1) Facility, activity, or equipment which produces or controls air pollution and has an associated air permit. 2) Facility, activity, or equipment which produces or controls air pollution which contributes significantly to Fort Irwin's total air pollution generation. 3) Facility, activity, or equipment which produces or controls air pollution and has regional significance. All facilities, activities, and equipment would have applicable air pollution requirements including generally applicable requirements.
Alarm Condition	A condition where an initiating device activates and puts the fire alarm control panel in alarm, sets off the building horn strobes, activates the fires suppression system, and transmits a signal to the fire department.
Account Process Code (APC)	A designated 4-character alpha-numeric code that uniquely identifies each cost account, which must be used by DPW in accounting for expenditures under this contract.
Advisory Documents	Those directives, which the Contractor may use for information and guidance but not binding for compliance.
Approving Authority (Property Accountability)	An officer authorized to appoint a surveying officer and to approve reports of survey. (AR 735-5)
Appurtenances (Transportation Systems)	Pavement and bridge appurtenances consist of such items as ditches, culverts, and storm sewers; traffic signs, signals, markings; right of way; unstabilized shoulders; curbs; guard rails; cattle guards; tank crossings; and supporting embankments. Appurtenances for airfields include overrun areas, aircraft arresting gear, and tie downs in addition to the items listed above. Railroad appurtenances include roadbeds, road crossings, tracks, ballast, culverts, other drainage structures, signs, switches, lamps, safety devices, track scales and all other features and items necessary to meet operational and safety requirements. Railroad communications systems and rolling stock are excluded.
Army Management Structure (AMS)	An 11-position alpha-numeric code used in budget management to define each engineer function for programming, performance standards, evaluation and financial accounting.
Asbestos	Asbestos includes actinolite, amosite, anthophyllite, chrysotile, crociodolite, and tremolite. Friable asbestos is any material that contains more than one percent asbestos by weight and that can be crumbled, pulverized, or reduced to powder, when dry, by hand pressure. Non-friable asbestos is any material that contains asbestos which has the asbestos component bonded or otherwise rendered unavailable for release into the atmosphere through normal usage.
As-Built Drawings	As-built drawings are the final version of construction drawings that reflect the actual construction of the system or facility.
As-Is	The existing condition of a real property facility, Maintenance and Service equipment or shop tools and equipment at the time of inspection inventory by the Contractor and the Government.
Bachelor Officer Quarters (BOQ)	Individually assigned housing for unaccompanied Officers and Warrant Officers.

Word	Definition
Bar Screen	In wastewater treatment. A device used to remove large solids.
Backlogged Service Calls	A routine service call issued during the previous contract which was not completed for any reason, or maintenance and repair requirements which may be identified during lapses, if any, in services between this contract and the previous contract.
Best Management Practices (BMP)	Methods, measures, or practices to prevent or reduce the contributions of pollutants to U.S. waters. Best management practices may be imposed in addition to, or in the absence of, effluent limitations, standards, or prohibitions.
Biological Assessment	Information prepared by or under the direction of a federal agency using the procedures in 50 CFR 402.12 concerning listed and proposed species and designated and proposed critical habitat that may be present in the action area. Includes evaluation of potential effects of the action on such species and habitat.
Bypass (waste water treatment)	The intentional diversion of waste streams from any portion of a treatment facility.
Breakdown	The stoppage or collapse of equipment of a facility, or a component thereof, that requires corrective action to restore it to an operating condition.
Bulk Trash	All lumber, pipe, or debris exceeding three feet in length or two feet square, or two feet in diameter. Examples are furniture mattresses, box springs, tree stumps, Christmas trees, concrete blocks, old appliances, furniture, and packing boxes.
Bulk Waste	Large items of solid waste such as household appliances, furniture, large auto parts, trees, branches, stumps, and other oversize waste whose large size precludes or complicates handling by normal solid waste collection, processing, or disposal methods.
Calendar Day	The 24-hour period from 12:00 PM (midnight local time) on a given day to 12:00 P.M. (midnight local time) the next day. All references to days in this contract are calendar days, unless otherwise specified
Cannibalization	The authorized removal, under specific conditions, of serviceable and unserviceable parts, components and assemblies from material authorized for disposal. Cannibalization supplements supply operations by providing assets not immediately available through the Army supply system.
Cantonment Area	Developed portion (city like area) of Fort Irwin. Area of Installation where administrative buildings, barracks and motor parks are located.
Capital Shop Equipment	This is fixed equipment with an acquisition cost greater than $1,000 that is used directly in accomplishing work required by the PWS.
Casement Windows	Also known as a hinged window. It may swing in or out and may be hinged at either side, top, or bottom, but the term is usually applied to only side hinged windows.
Catch Basins	A chamber or well used with storm or combined sewers as a means of removing grit which might otherwise enter and be deposited in sewers.

Word	Definition
Central Vehicle Wash Facilities	More commonly referred to as “wash racks,” a structure designed to clean large numbers of tactical or transportation motor pool vehicles. Also refers to a large facility designated for the washing of military vehicles.
Chase	A groove cut in a masonry wall to receive a pipe, conduit, etc.
Clean (Custodial)	"Clean" as used herein means to remove all dust, dirt, stains, marks, smears, scuffs marks, or foreign matter that can be removed without resultant damage to the surface.
Clean Fill	Fill dirt resulting from excavation work and Vactor truck operations from areas containing clean ground water and soil typically associated with potable water line breaks and repairs, potholing work and similar operations conducted in Solid Waste Management Units SWMUs.
Collection	The removal of accumulated refuse from any one location at any one time, regardless of the number of cartons or bundles or containers.
Collection Frequency	The number of times collection is provided in a given period of time.
Collection Station	A designated point where solid waste is picked up for transportation by the Contractor. It may also be called a collection point, pick-up station, or collection site.
Commercial Services (Fort Irwin)	Those activities or elements housed on Fort Irwin that are not part of the Government (i.e. Red Cross, DeCA, AAFES, NAF).
Commercial Solid Waste	All types of solid wastes (excluding hazardous wastes) generated by stores, offices, clubs, cafeterias, dining halls, warehouses, and other non-manufacturing activities. This category includes non-processing waste generated at industrial facilities such as packing waste and paper products. This category does not include construction and demolition waste.
Common Areas	Designated areas that are not assigned to any unit/organization or to any one family housing occupant for maintenance responsibility. These areas include structures such as parks, park benches, play grounds/fields and associated equipment, tot lots and associated equipment, bus stops, and fences. These areas are the responsibility of the Contractor.
Compliance/Compliant	A state where conditions and limits are within acceptable parameters set forth.
Compost	The controlled biological decomposition of organic solid waste.
Compostable	Any items including yard waste (such as grass clippings, leaves, and limbs) that can be composted at a composting facility.
Connected Facilities	Those facilities connected to centralized systems including central heating, water distribution, sewage collection, etc.
Construction and Demolition Landfill	A permitted solid waste disposal area used exclusively for the disposal on land of construction and demolition wastes.
Construction and Demolition Waste	Waste building materials, packaging, and rubble resulting from construction, alteration, remodeling, repair, or demolition operations on houses, commercial buildings, other structures, and pavements.

Word	Definition
Container	Any type of solid waste receptacle approved for use by the Contracting Officer. This category includes cans, wheeled refuse carts, drums, bins, or similar receptacles that can be handled easily and multiple containers handled by mechanical truck-mounted hoists.
Contract Data Requirements List (CDRL)	Data required to be submitted by the Contractor to the Government. A proper and correct submission of a CDRL is evidenced by the following criteria: completeness, accuracy of data, preparation in accordance with applicable mandatory publication or other prescribing document, signature or initials by the certifying official/area supervisor, and correct and timely turn-in or distribution.
Contract Discrepancy	A failure of the contractor to perform in accordance with contract requirements and specifications. A contract discrepancy may result from a failure of the contractor to provide, or provide on time, the required contract products or services; or it may result because delivered products or services do not meet specific contract standards.
Contract Discrepancy Report (CDR)	A report used to document unsatisfactory Contractor performance. The CDR requires the Contractor to explain, in writing, why performance is unsatisfactory; how performance shall be returned to satisfactory levels; and how recurrence of the problem shall be prevented in the future.
Contract Start/Contract Start Date	The first date of the base year or base period of the Contract, as identified in Section B.
Contracting Officer (KO)	An individual appointed in accordance with procedures prescribed by the Federal Acquisition Regulation with the authority to enter into and administer contracts and make determinations and findings with respect thereto, or with any part of such authority.
Contracting Officer's Representative (COR)	An individual designated in writing by the Contracting Officer to act as an authorized representative of the Contracting Officer to perform specific contract administrative functions within the scope and limitations as defined by the Contracting Officer.
Contractor	The Contractor, its subsidiaries and affiliates, joint ventures involving the Contractor, or any entity with which the Contractor may have merged or any individual or entity that assisted or advised the Contractor in the preparation of proposal under this solicitation. The term contractor as used herein refers to both the prime contractor and any subcontractors. Contractor's subcontractors shall comply with the provisions of the contract.
Contractor Furnished Equipment	Equipment owned, rented or leased with option to buy by the contractor for use on this contract.
Controlled Equipment	Government designated M&S equipment, tools or equipment needed for use in the event of a catastrophic event or a contingency to ensure continued mission accomplishment at Fort Irwin.

Word	Definition
Controlled Waste	Any waste that is not a hazardous waste but for which there are specific handling and disposal requirements. The following are typical examples of controlled waste: antifreeze solution, waste oil, grease, fuel, and absorbent material and soil contaminated with controlled waste.
Critical Systems, Equipment and Facilities	Systems, equipment or facilities that must operate continuously or throughout the respective season in order to support critical missions. Failure of equipment or facilities in meeting design output requirements may affect the health and welfare of personnel or damage Government equipment or properties. Emergency or urgent service calls are often required to restore critical equipment to optimum operating condition and provide the output required, e.g., computer facilities, facilities with 24-hour operations, fire prevention and protection facilities, hospitals, electrical plants/systems, water plants/systems, etc.
Critical Path Method	A path of sequential tasks that leads to project completion.
Curbside Pick-Up	Collection of material placed next to the curb or alley.
Cycle Time	Time frequency of maintenance to be performed i.e.: weekly, monthly, quarterly, etc.
Davis Bacon Act	The Davis-Bacon Act of 1931 is a United States federal law which established the requirement for paying prevailing wages on public works projects. All Federal Government construction contracts, and most contracts for federally assisted construction over $2,000, must include provisions for paying workers on-site no less than the Locally prevailing wages and benefits paid on similar projects.
Davis Bacon Act Type of Construction – Building	Building construction is generally the construction of sheltered enclosures with walk-in access for housing persons, machinery, equipment or supplies. It typically includes all construction of such structures, installation of utilities and equipment (both above and below grade level), as well as incidental grading, utilities, and paving.
Davis Bacon Act Type of Construction - Roadways	Roadway construction is generally the construction, alteration, or repair of roads, streets, highways, runways, taxiways, alleys, parking areas, and other similar projects that are not incidental to building, residential, or heavy construction.
Days	Calendar days unless otherwise specified.
Debris (Custodial)	Debris as defined in this contract means dirt, sand, paper and any foreign matter that does not belong on the surface described.
Debris (Solid Waste Management)	Grass clippings, sod, gravel, tree and shrubbery trimmings, stumps, leaves, scrap lumber, limbs, street and parking lot sweepings, roofing and construction waste, and similar solid waste materials.
Defect	Any nonconformance of a unit of service with specified requirements.
Defense Logistics Agency Disposition Services (DLADS)	The organization responsible for overseeing the reutilization or sale of excess or unwanted Government property.

Word	Definition
Delineators	Light-reflecting devices mounted on the roadway, in series, to indicate roadway alignment. Light-reflecting units should be capable of clearly reflecting light under normal atmospheric conditions from a distance of 1,000 feet when illuminated by the upper beam of standard automobile lights. Also includes reflective glass beads that are placed on freshly painted street lines, and are able to reflect a vehicle's light within a short distance.
Deluge (Fire Suppression System)	A system employing open sprinklers attached to a piping system and connected to a water supply through a valve that is opened by the operation of a detection system installed in the same areas as the sprinklers. When this valve opens, water flows into the piping system and discharges from all sprinklers attached thereto.
Detention (Doors)	Also called security doors. They are a heavy steel door protected by bars and tool-resistant steel; used in prisons and security buildings such as Sensitive Compartmented Information Facility (SCIFs).
Disinfect (Custodial)	"Disinfect" shall be defined as cleaning in order to destroy any harmful microorganisms by application of an approved biodegradable chemical agent.
Discharge (waste water treatment plant)	Any commercial or industrial operation, which results in the disposal of solid or liquid waste material into a sewerage system, operated by a municipality which discharges into the public waters of the state.
Disposal	The discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid or hazardous waste or any constituent thereof such that it may enter the environment or be emitted into the air or discharged into any waters, including ground waters. Also all sites to which solid waste may go including landfills, recycling facilities, and composting facilities.
Downrange	Areas of Fort Irwin not in the cantonment area.
Drinking Fountain Water (Custodial)	Drinking fountain cleaning consists of wiping out the basin, spout, drain, front and sides with a disinfectant cleaner.
Dry Fire Systems	A system employing automatic sprinklers attached to a piping system containing air or nitrogen under pressure, the release of which (as from the opening of a sprinkler) allows the water pressure to open a valve. The water then flows into the piping system and out the opened sprinklers.
Economic Analysis	The process by which the costs of production are established for a given process and compared to other processes that have the same starting materials or conditions or the same ending materials or conditions.
Economic Analysis Guidance	The process by which production costs and current market prices are analyzed and used to make sound business decisions.
Effluent	Wastewater (treated or untreated) that flows out of a treatment plant, sewer, or industrial outfall. Generally refers to wastes discharged into surface waters.

Word	Definition
Emergency Asbestos Removal	An unplanned asbestos removal operation necessitated by an unexpected event that results in a public health or safety hazard, requires the need to protect equipment and vital utilities, or minimizes property damage. The encounter of unidentified asbestos containing material may precipitate an emergency asbestos removal to avoid imposing an unreasonable burden or delay on a repair, project or military-sensitive function.
Energy Source	Includes all types of solid, liquids, and gaseous fuels, electricity, refuse derived fuels, solar and geothermal energy, and other technically feasible alternatives. Also, includes heat or fuel source that is available as a by- product of electrical power generation or process operation.
Established (Grounds)	The length of time necessary for turf or new plantings to become established varies according to species, method of planting, and site conditions. In most cases a reasonable establishment period for turf is 3 months or until it has been mowed three times. Establishment includes watering, weeding, and cultivating, fertilizing, control of diseases and insect pests, protection from damage by small animals, and pruning.
Estimated Time Standards	Amount of time it would take a technician to perform the task based on an 8 hour day in daylight hours in moderate temperatures under normal circumstances.
Exclusion (Pest Management)	1) A key to long-term pest management that uses materials that helps keep pests like rodents, birds, and termites from gaining entrance to a building. 2) The act of sealing entry points to prevent reoccurrence of an infestation that has been controlled or treated.
Expendable	Government property that is consumed in use or loses its identity in use and is dropped from stock record accounts when issued or used.
External Hot Inspection (Boilers)	Boiler is online and hot. Inspector will check for safety overrides and proper readings
Fair Wear and Tear	The loss or impairment of the appearance, effectiveness, worth or utility of an item that has occurred solely because of the normal and customary use of the item for its intended purpose.
Family Housing	Housing for eligible married members of the Armed forces and other members accompanied by authorized dependents.
Fire (Doors)	Doors that consist of a fire door assembly, including frame and hardware, and are capable of providing a specified degree of fire protection when closed. The Fire Closing Device (e.g., Fusible Link) is usually an automatic closing device.
Fiscal Year (FY)	The Government FY begins every October 1 and ends the following September 30. The FY is designated by the calendar year in which it ends. For example, FY 2012, abbreviated FY12, begins October 1, 2011 and ends September 30, 2012.
Fly Ash	Suspended particles, charred paper, dust, soot, and other partially oxidized matter carried in the products of combustion.

Word	Definition
Frequency of Service	Contractor's time of performance shall fall within the guidelines below. Except for emergency services, services that would fall on a Government recognized holiday may be postponed to the following work day. (a) Annual. Services performed on an annual interval plus or minus 15 workdays. (b) Daily. Services performed once during each 24 hours of operation for fixed plant equipment or once each day of use for other equipment. (c) Monthly. Services performed every calendar month on the same day plus or minus five (5) days. (d) Bimonthly. Services performed twice a month at intervals of 14 days plus or minus two (2) days. (e) Semi-Annual. Services performed twice during each 12 month period of the contract at intervals of 160 to 200 calendar days. (f) Quarterly. Services performed four (4) times during each 12 month period of the contract at intervals of 80 to 100 calendar days. (g) Weekly. Services performed 52 times during each 12 month period of the contract at intervals of seven (7) days.
Furnishings	Furnishings include movable items of furniture and appliances.
Garbage	Animal and vegetable waste resulting from handling, preparation, cooking, sale, and consumption of meat, produce, and other food to include unclean containers.
General Fund Enterprise Business System	Financial system that will incorporate service orders, acquiline, property management, etc.
Grounds, Improved	Acreage on which intensive grounds maintenance activities must be planned and performed annually as fixed requirements. Activities include mowing, irrigation, fertilization, cultivation, aeration, seeding, sodding, spraying, pruning, trimming, weed, dust and erosion control; drainage, planting for landscape effect, wind and sound abatement, and other intensive practices.
Grounds, Parade	Manicured areas used for ceremonies. Activities include mowing, trimming, policing, edging, irrigating, thatching, aerating, over seeding, and fertilizing. Shrub beds are maintained and pruned as needed.
Grounds, Semi-improved	Areas on which periodic recurring grounds maintenance is performed but to a lesser degree than on improved grounds. Practices normally include such cyclic variables as soil sterilization, weed and brush control, drainage maintenance, mowing for fire protection and major land repair/restoration as may result from mission activities.

Word	Definition
Grounds, Unimproved	Acreage (including water areas, areas under buildings and surfaced areas) not classified as improved or semi-improved. Practices and intervals of attention are generally unpredictable such as might evolve from flood, fire, insects, or disease epidemics.
Hamby Barracks	Unaccompanied housing at Fort Irwin for Grade E-5.
Hazardous Material	Any material defined as such by the Environmental Protection Agency (EPA).
Hazardous Waste	Any hazardous material no longer suited for its original intended use
High Pressure Steam (Boiler)	High pressure steam systems are those operating at pressures greater than 15 psi.
High Voltage	Electrical systems, both interior and exterior to facilities, which are greater than 600 volts.
Historic Buildings, Structures, And Landscapes	A category of Historic Property or Resource defined by the National Historic Preservation Act (NHPA).
Household Waste	Any solid waste (including garbage and trash) derived from households (including single and multiple residences, campgrounds, picnic grounds, and day-use recreation areas).
Hours of Operation/Normal Duty Hours	Unless otherwise specified in the contract, the contractor's regular duty hours shall be IAW the PWS for the respective activity.
Hydronic	Steam and water piping systems that are part of a heating or cooling system.
Incineration	The controlled process by which solid, liquid, or gaseous combustible waste are burned and changed into gases. The residue produced contains little or no combustible material.
Incompatible Waste	Unsuitable for commingling with another waste or material, where the commingling might result in: (1) extreme heat or pressure generation, (2) fire, (3) explosion or violent reaction, (4) formation of substances which are shock-sensitive, friction-sensitive, or otherwise have the potential of reacting violently, (5) formation of toxic dusts, mists, fumes, gases, or other chemicals, (6) volatilization of ignitable or toxic chemicals due to heat generation in such a manner that the likelihood of contamination of ground water or escape of the substance into the environment is increased.
Industrial Solid Waste	Those wastes directly attributable to industrial operations. Fort Irwin has industrial operations that produce waste that requires special handling.
Initiating Device	A system component that originates transmission of a change-of-state condition, such as in a smoke detector, manual fire alarm box or supervisory switch.
Installation Status Report (ISR)	A report designed to give the installation, Major Army Commands (MACOM), and Headquarters Department of the Army (HQDA) commanders and senior leaders a macro-level overview of the facility status and environmental status of Army installations.

Word	Definition
Installed Equipment	Items of equipment or furnishings including materials for installing, which are required to make a facility usable and are affixed as a permanent part of structure; these items include, but are not limited to, plumbing fixtures and equipment, fixed fire protection systems, elevators and escalators, overhead-crane runways, lavatory counters, cabinets, fans, air conditioners, furnaces, and similar fixed equipment. Machine tools, production and research equipment, and their foundations are excluded.
Integrated Pest Management	The management of insect, rodent, or bird populations using all environmentally acceptable management systems to prevent or destroy pests.
Integrated Solid Waste Management	Army solid waste policy is based on the concept of Integrated Solid Waste Management (ISWM). ISWM is designed to minimize the initial input to the waste stream through source reduction, reduce the volume of the waste stream requiring disposal through re-use and recycling, and finally dispose of solid waste through the effective combination of incineration, composting, and landfill disposal.
Key List	A list of military members who are required to occupy Government quarters. Key list members have priority in assignment to Government housing.
Landfill	A site where refuse is properly disposed of in accordance with State and Federal regulations. There are two types of landfills, a sanitary landfill and a construction/demolition landfill.
Legal Public Holidays	Legal Public Holidays in each calendar year identified as follows: a. New Year's Day, January 1 b. Martin Luther King's Birthday, the third Monday in January c. President's Day, the third Monday in February d. Memorial Day, the last Monday in May e. Independence Day, July 4 f. Labor Day, the first Monday in September g. Columbus Day, the second Monday in October h. Veteran's Day, November 11 i. Thanksgiving Day, the fourth Thursday in November j. Christmas Day, December 25.
Light Line	The Light Line is the traditional division between the Cantonment Area and the Training Area. There are three roads leading from the Cantonment Area to the Training Area. Along each of these roads, there is "Light Line" signage indicating where personnel shall switch from white lights to blackout lights during training exercises.
Low Temperature And Pressure (Boiler)	Low temperature and pressure hot water boilers are those operating at a maximum pressure of 30 psi and a maximum temperature of 180 degrees F.
Low Voltage	Electrical systems that are 600 volts or less.
Low-Pressure Steam (Boiler)	Low-pressure steam boilers are those operating at pressures not exceeding 15 psi for steam.

Word	Definition
Maintenance	The recurring day-to-day, periodic, or scheduled work on an operable system, component, or facility, to extend the useful life, or to reduce unscheduled downtime. This includes work undertaken to prevent damage to a facility.
Maintenance and Service (M&S) Equipment	This is portable, self-propelled, or towed equipment with an acquisition cost greater than $1,000, used directly in accomplishing work tasks required by this contract or specifically designed to transport, mount, or store tools or equipment used to perform a work task.
Mandatory Publications	The Contractor is obligated to perform the Contract strictly in accordance with the methods and procedures specified in these mandatory publications.
Minor Construction	The erection, installation, or assembly of a new real property facility; the addition, expansion, extension, alteration, conversion, or replacement of an existing facility; the relocation of a facility from one installation to another; preparation, excavation, filling, landscaping, or other land improvement. Must have an approved cost not more than the amount specified by law as the maximum amount for a minor military construction project.
Mobilization	The process of assembling and placing in a state of readiness for war the manpower and material resources of a nation.
Multiple Container Solid Waste Collection System	Vehicle and containers used for collecting solid waste and hauling it to the disposal, recycling, or composting facility. Collection equipment is of two principal types. One type uses a special hoisting truck to carry the container directly to the disposal site. The other type empties the container into the hopper or a compaction-type refuse collection truck.
Non-Expendables	Government property or supplies which are not consumed in use and which retain their original identity during the period of use, such as machines, tools and equipment.
Normal Duty Days	Monday through Friday except for Federal holidays unless otherwise specified in the PWS.
Normal Duty Hours	Duty hours as defined in the respective portion of the PWS.
Occupant Responsibilities	Routine “self-help” and housekeeping tasks normally performed in private housing of similar type and value.
Office Waste	Solid waste generated in the buildings, rooms, or services of rooms in which business, professional, or clerical personnel perform their duties. Office waste consists primarily of paper and paper products. Excluded is waste generated in cafeterias, snack bars, or other food preparation and sales areas, and waste separated by medical personnel.
Open Burning	The combustion of solid waste without control of combustion air to maintain adequate temperature for efficient combustion, containment of the combustion reaction in an enclosed device to provide sufficient residence time and mixing for complete combustion, or control of the emission of the combustion products.

Word	Definition
Open Storage Area	An area planned and designed for storing, servicing, and parking of organizational vehicles; or for parking of vehicles belonging to visitors, civilian employees, and attached personnel; or for receiving, classifying, and storing of supplies, new and salvaged materials, and equipment pending assignment for its use or distribution; or for salvaging, processing, or repairing equipment.
Operational Tour	Site inspection for purpose of assuring proper operation.
Operator Equipment Maintenance	The basic daily services performed by the equipment operator IAW DA PAM 738-750. Includes visual inspection for damage and pilferage, leaks, instrument operation, brakes, transmission (clutch), steering, engine operation, lights, reflectors and other safety devices, and reporting of mechanical deficiencies for correction or repair. Fueling, oil and battery checks, tire inflation, and changing flat tires are operator tasks.
Ornamental Plant	Any plant that has been planted in an area for the purpose of being decorative.
Overlay	The resurfacing of all or part of an existing pavement as required to maintain serviceability of the pavement, including: a) spot repair of existing pavement to support the overlay; b) necessary preparation of the existing pavement surfaces; c) placement of a leveling course as required for correction of an uneven pavement surface prior to overlayment; and d) placement and finishing the new wearing surface.
Pest	A property damaging insect or animal as defined in Section 25c(1) Public Law 92-516, 1972.
Pesticide	Any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any pest organism.
Pest Management	The prevention and control of disease vectors and pests that adversely affect the DoD mission or military operations; the health and well being of people; or structure, material, or property.
Pests of Medical Importance	Animals and plants capable of causing human disease or injury including, but not limited to, disease vectors and poisonous and injurious plants.
Pesticide	Any substance or mixture of substances, including biological control agents, that may prevent, destroy, repel, or mitigate pests and are specifically labeled for use by the EPA. Also, any substance or mixture of substances used as plant regulator, defoliant, desiccant, disinfectant, or biocide. **Note:** The Armed Forces Pest Management Board (AFPMB) does not review or approve disinfectants or biocides per the DoD instruction.
Pick-Up Stations	Designated locations where recyclables may be conveniently and efficiently assembled and stored in containers for collection.

Word	Definition
Plant Equipment	Government-furnished property of a capital nature, consisting of equipment, furniture, vehicles, machine tools, test equipment, and accessory or auxiliary items, but excluding special tooling and special test equipment, used or capable of use for administrative or general plant purposes.
Plant Operation (utility)	Operating utility systems and equipment to provide a continuous permit-compliant utility service. Plant operators or attendants monitor and maintain plant operations through maintenance and repair to prevent equipment and system failure. Include operational tours, etc.
Police (Custodial)	Police as defined in this contract means to pick up and remove all dirt, trash, paper, sand, and foreign matter that does not belong in the area described.
Potholes	Bowl-shaped holes of various sizes in the pavement surfaces resulting from localized failure of base or sub-base.
Property Administrator	An individual designated in writing by the Contracting Officer to perform evaluations concerning GFP assigned to a Contractor. Acts as a technical advisor to the Contractor in these areas.
Putrescible Waste	Solid waste that contains organic matter capable of being decomposed by microorganisms and of such character and proportions as to be capable of attracting or providing food for birds and potential disease vectors such as rodents and flies.
Quality Assurance (QA)	Actions taken by the Government to inspect or check goods and services to determine that they meet or do not meet requirements of the contract.
Quality Assurance Evaluator (QAE)	That person appointed by the Contracting Officer for Contractor surveillance.
Quality Assurance Surveillance Plan (QASP)	An organized written document used by Government for quality assurance surveillance. The document contains sampling/evaluation guides and checklists.
Quality Control Program	Contractor's system to control the equipment, systems, or services so that they meet the requirements of the contract.
Quarter (FY)	Government quarters of a fiscal year run as follows: 1 Oct -31 December, 1 January - 31 March, 1 April - 30 June, and 1 July - 30 September.
Raveling	A progressive separation of the aggregate from the binder which progresses from the surface downward or from the edges inward.
Real Property	Lands and improvements to land, buildings, and facilities, including improvements and additions, and utilities systems. It includes equipment affixed and built into the facility as an integral part of the facility (such as heating systems), but not moveable equipment (such as plant equipment).
Real Property Facility	A separate building, utility system, or other improvement to real estate.

Word	Definition
Recyclable	Materials that still have useful physical or chemical properties after serving their original purpose and that can therefore be reused or remanufactured into additional products. This includes aluminum, other metals, cardboard, plastics, paper, and glass. This is also called recoverable.
Recyclable Dumpster	Metal box of various volumes (such as 6 cubic yards, 8 cubic yards, etc.) with two top doors used to contain recyclable solid waste.
Recyclable Materials	Materials that have useful physical properties after serving their original purpose and can be reused or recycled for the same or other purposes to include office paper mix, aluminum beverage cans, tin and bimetal food and beverage containers, corrugated cardboard, plastic containers, glass bottles, jars and newspapers. Recyclable materials do not include any hazardous materials or waste, radioactive material, medical waste, explosives, or asbestos.
Recycling Center	Any collection facility or system that accepts commingled recyclable material, sorts it, processes it, and put it up for resale to markets from resource recovery.
Refuse	The unwanted or discarded material resulting from commercial, industrial, and agricultural operations and from normal community activities. Refuse includes in part the following: garbage, rubbish, ashes, debris, trash, and other residue after burning; street refuse, dead animals; animal waste; motor vehicles; agricultural, commercial, and industrial waste; construction and demolition waste; and sewage treatment residue provided, however, that the term “refuse” does not include any uncontaminated earth, stone or minerals, hazardous waste, and medical waste materials.
Repair	Work to correct an inoperable, broken, damaged, or worn system or component to a condition such that it operates in the manner in which it was intended or is restored to the “as built” condition. Repair shall consist of refurbishing and replacing systems or components as necessary.
Repair Work	As an integral part of the overall operations and maintenance responsibilities under this contract, minor work which is the minimum level of effort required to bring a failed facility or system or imminently failing facility or system back into proper operation.
Residential Solid Wastes	Kitchen waste, paper, rags, cloth, cans, bottles, cartons, crates, small household articles, and other material discarded by the occupants of quarters and not within the definition of bulk trash. Much of this material is recyclable.
Respond (Response)	Contractor workforce is at work site with adequate personnel, tools, parts, and equipment, prepared to begin work within established time frames.

Word	Definition
Rubbish	Any non-salvageable, non-recyclable solid waste material, other than rocks or dirt, either combustible or noncombustible that is not used in preparing or dispensing food. This includes crockery, floor sweepings, carbons, discarded furniture and appliances, toys, and similar articles.
Sanitary Landfill	A site where solid waste, excluding compostables and recyclables, is disposed of using an engineered method in a manner that protects the environment by spreading the waste in layers, compacting it to the smallest practicable volume, and covering it with soil by the end of each working day. The landfill or other disposal facility used by the Contractor shall meet all criteria of state, local, and federal laws.
Sanding (roads)	The application of sand to obtain and effective breaking traction.
Scour (Custodial)	Scour means to cleanse or polish by hand rubbing using a cleaning product that will remove the dirt, stain, or foreign matter on the surface.
Senior Bachelor Enlisted Quarters (Senior BEQ)	Individually assigned housing for unaccompanied enlisted members in the grades E-7 through E-9.
Service Contract Act of 1965	The Service Contract Act of 1965 (41 U.S.C. 351-357) provides for minimum wages and fringe benefits as well as other conditions of work under certain types of service contracts. (FAR 37.107)
Service Order (SO)	DA Form 4287 or equivalent. Directive for those minor maintenance, repair and construction jobs for which work hours and other resources are such that detailed estimating and scheduling are not economically justified.
Shall	The word “Shall” is used in connection with the Contractor and specifies that the provisions are mandatory.
Sidewalk	A sidewalk is a raised path or walk along the side or a road that is constructed to specifications and designed for the use of pedestrians.
Slab jacking	Slab jacking describes an operation in which grout is pumped under pressure through a hole cored in the pavement into a void under the pavement; this action creates an upward pressure on the bottom of the slab, raising one corner of the slab rather than raising the entire slab.
Slurry Seal	Slurry seal is a mixture containing a specified proportion of aggregate, emulsion, water, and mineral filler that is mixed and applied to surfaced areas. Application is by a self-propelled continuous flow unit calibrated to accurately deliver and thoroughly mix the slurry materials.
Solid Waste	Trash, ashes, garbage, loose debris, food and beverage containers, scrap wood or metal, and solid industrial waste or debris, to include asbestos. Solid waste does not include acids, flammable liquids, or any liquids in containers larger than one (1) gallon.
Solid Waste Collection	A system of transporting solid waste from pick-up stations and buildings to points of disposal.
Space (Custodial)	A space is an area to receive custodial services that may not be considered a room by common definition. Examples of spaces are definable sections of hallways, stairwells, lobbies, offices, entrances, etc.

Word	Definition
Spalling	Deterioration of a Portland Cement pavement or walk so that there is more than one-half inch (½") difference in the finish grade within five inches (5") in any direction or aggregate is exposed.
Specifications (DPW)	Codes, permits, standards, regulations, manufacturer's specifications, and laws.
Spot Repair	The repair or replacement of failed or deteriorated separate areas of asphalt or concrete slabs by removing and replacing portions of the pavement surface, base, sub base, and appurtenances.
Stabilized Area	Areas which have been improved from their natural condition by mechanical compaction, with or without the addition of stabilizing agents.
Standard	A measure of comparison; an acceptability of criterion; a benchmark or yardstick against which a service will be measured.
Surfaced Areas	Covers all graded, paved, or stabilized (other than grass) areas used for vehicular, aircraft, track vehicle, or pedestrian traffic such as roads, streets, service drives, walks, parking areas, open storage areas, and airfield paved areas, including base and sub base courses.
Survey	The process of inspecting in and around facilities and grounds before and after treatment to locate and determine the exact type and extent of any pest infestation and adequacy of control measures.
System (Public Works)	A system, as used in the contract, includes all mechanical and electrical equipment; supporting structures; pneumatic, electrical, and mechanical types of controls; and all auxiliary equipment required to provide a specific function and output requirements.
Task	A task is a functional element of work required to be accomplished by the contractor within any given functional area contained in the PWS.
Technical Monitor	An individual designated in writing by the Contracting Officer's Representative (COR) to act as an authorized representative of the COR to oversee the technical performance of the Contract within the scope and limitations defined by the COR.
Temporary Duty (TDY)	A term used to identify the military members and civilian employees of the Department of Defense who are away from their home station on official business.

Word	Definition
Tenant/Other Organizations (Fort Irwin)	Those activities or elements housed on Fort Irwin not assigned to IMCOM. These include, but are not limited to: FORSCOM, MICC, NEC/NETCOM, OPS GROUP, CPOC, The 12th Combat Training Squadron (12CTS, USAF), the 759th Explosive Ordinance Disposal Company (759 EOD), Army Materials Command/Logistics Support Element (LSE), the Defense Automated Printing Service, the Defense Commissary Agency, the Defense Military Pay Office, the Dental Activity (DENTAC), the Joint Fires Integration Team JFIIT), the Joint IED Defeat Center of Excellence, the Mission and Installation Contracting Command, the PEO/STRI Field Operations, The Reserve Component Operations, the US Army Corps of Engineers, and the US Army MEDDAC.
Transfer Station	A solid waste processing facility used as a central collection point at which solid waste from collection trucks is placed in long haul carriers.
Transient Quarters	A general term which incorporates Visiting Officer Quarters (VOQ), Visiting Enlisted Quarters (VEQ), Distinguished Visitor Quarters (DVQ), and Guest Houses.
Ultra-Low Volume/Ultra-Low Dosage (ULV/ULD)	Pesticide application equipment for dispersing a large quantity of pesticides in warehouses, outdoors, etc., at ultra low volumes or densities per unit area.
Upheaval	A localized upward displacement of a pavement due to swelling of the sub grade of some portion of the pavement structure.
Waste Containers (Custodial)	Waste containers are defined as trash receptacles, waste baskets, trash cans, wastepaper baskets, ash trays, or any container holding trash, paper, or refuse of any type, located within a facility or within the ten (10) foot perimeter of the facility.
Will	Can mean a required action.
Working Hours/Normal Working Hours (DPW Only)	The Government's regular (normal) working hours for this contract are from 0600 to 1700 with the core hours being from 0800 to 1500, Monday through Friday except (a) Federal Holidays and (b) other days specifically designated by the Fort Irwin Post Commander.
Working Hours/Contractor Working Hours (DPW Only)	The Contractor working hours shall be as specified in the contract, and will at times be outside of the Government working hours. Work will not be allowed on holidays unless authorized in another part of the contract (e.g. emergency or urgent service calls) or approved by the Contracting Officer.
Work Identifying Number	A separate numeric or alphanumeric identity code which identifies a specific maintenance or repair task. The contractor shall develop the work identifying number system for this PWS.
Work Request	DA Form 4283 Facilities Engineering Work Request is used by Public Works customers to request work, and record work requirements.
Work Day	An individual worker's daily period of performance whether this is during normal duty hours or in the performance of assigned shift work.
Working Day	Monday through Friday, excluding Federal holidays. Synonymous with "weekday."

Word	Definition
Workload	A qualitative or quantitative statement of the amount of work to be performed within any given functional task.
Yard Waste	Leaves, grass clippings, tree and shrubbery trimmings, and other natural organic matter discarded from yards and gardens. The term does not include stumps, roots, or shrubs with intact root balls. It is also known as green waste.

C.2.2 Acronyms.

For the purpose of resultant contract, the acronyms in AR 310-50, authorized abbreviations and brevity codes **and** those listed below shall apply:

Abbreviation	
@	Estimated (follows quantity)
1E	Scientific notation
AAF	Army Air Field
AAR	After Action Report
AASHTO	American Association of State Highway and Transportation Officials
ABMO	American Boiler Manufacturers Association
ACI	American Concrete Institute
ACO	Administrative Contracting Officer
ACOR	Assistant/Alternate Contracting Officer's Representative
ACP	Army Communications Procedures
ACR (DES)	Assessment Code Report
ACS	Army Community Service
ADAMS	Army Wide Devices Automated Management System
ADP	Automated Data Processing
ADPE	Automatic Data Processing Equipment
AEDA	Ammunition, Explosives and Dangerous Articles
AEHA	Army Environmental Hygiene Agency
AFARS	Army Federal Acquisition Regulation Supplement
AFFS	Army Flight Following Service
AFH	Army Family Housing
AFTB	Army Family Team Building
AGA	American Gas Association
AI	The Asphalt Institute
AIES	Army Investigative Enterprise Solution
AIR C	Air Cooled
ALMRS	Army Library Management Reporting System
AMS	Army Management Structure
ANSI	American National Standards Institute
APC	Account Process Code
APF	Appropriated Fund
APG	Aviation Procedures Guide

Abbreviation	
APP	Agency Peculiar Property
API	American Petroleum Institute
AQL	Acceptable Quality Level
AR	Army Regulation
ARD	Automatic Release Date
AREA	American Railway Engineering Association
ARN	Army Release Number
ARTEP	Army Training and Evaluation Program
ASA (IL&E)	Assistant Secretary of the Army (Installation, Logistics, and Engineering)
ASAE	American Society of Agriculture Engineers Environment
ASAP	After School Activity Program
ASCE	American Society of Civil Engineers
ASCII	Automated Standard Code for Information Interchange
ASDZ	Automated Surface Danger Zones
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning
ASL	Authorized Stock List
ASME	American Society of Mechanical Engineers
ASO	Aviation Safety Officer
ASSE	American Society of Sanitary Engineers
ASTM	American Society for Testing and Material
AT&A	Air Traffic and Airspace
ATC	Air Traffic Control
AUT	Automatic
AutoCAD	Commercially-available computer-aided design/drawing software application developed and sold by Autodesk, Inc.
AV	Audio Visual
AVD	Automatic Vent Damper
AVN	Aviation
AVPIN	Audiovisual Production Identification Number
AWS	American Welding Society
AWWA	American Water Works Association
BAMS	Billeting Automated Management System
BAQ	Basic Allowance for quarters
BAUD	A unit of speed in data transmission usually equal to one bit per second
BDE	Brigade
BEM	Building Energy Monitor
BEQ	Bachelor Enlisted Quarters
BLS (DES)	Basic Life Support
BLST	Baseline Standards Tool
BMP	Best Management Practices
BN	Battalion
BOD (DPW)	Base Operations Division

Abbreviation	
BOD	Beneficial Occupancy Date
BOD	Bacterial Oxygen Demand
BOIL	Boiler
BOM	Bill of Materials
BOM (DPW Housing)	Between Occupancy Maintenance
BOQ	Bachelor Officer Quarters
BOSS	Better Opportunities for Single Soldiers
BTU	British Thermal Unit
C&D	Concrete and Demolition
CAC	Common Access Card
CAD	Computer-Aided Design
CAP	Contractor Acquired Property
CBRNE	Chemical Biological Radiological Nuclear and high-yield Explosives
CCR	California Code of Regulations
CDR	Contract Discrepancy Report
CDRL	Contract Data Requirements List
CDS	Child Development Services
CFC	Chloro-fluorocarbons
CFE	Contractor-Furnished Equipment
CHEM	Chemical
CFM	Contractor Furnished Material
CFP	Contractor Furnished Property
CFR	Code of Federal Regulations
CH/CL	Soil Classification as defined by the Unified Soil Classification System
CID	Criminal Investigation Division
CIR	Circular
CL	Capability Level
CLG	Ceiling
CLIN	Contract Line Item Number
CMO	Contract Management Office
CMR	Commercial Market Representative
CMRA	Contractor Manpower Reporting Application
CNA	Certificate of Non-Availability
COB	Close of Business
COCO	Contractor-Owned, Contractor-Operated
COD	Chemical Oxygen Demand
COMP	Compressor
COND	Condensate/Condener
CONUS	Continental United States
COOP	Continuity of Operations
COPS	Centralized Office Police Suite
COR	Contracting Officer’s Representative
CPAC	Civilian Personnel Advisory Center

Abbreviation	
CPO	Civilian Personnel Office
CPR	Cardio-Pulmonary Resuscitation
CQC	Contractor Quality Control
CSD	Contract Support Division
CTA	Common Table of Allowances
CVWF	Central Vehicle Wash Facility
CW	Chill Water
CWIMB	California Waste Integrated Management Board
CWP	Contractor Work Plan
CY	Calendar Year
CYS	Child and Youth Services
D	Damage
DA	Department of the Army
DA Form	Department of the Army Form
DA Pam	Department of Army Pamphlet
DBA	Davis-Bacon Act
DCA	Directorate of Community Activities
DOC	Directorate of Contracting
DCSRM	Deputy Chief of Staff for Resource Management
DDD	Direct Distance Dialing
DD Form	Department of Defense Form
DECAM	Directorate of Environmental Compliance and Management
DED	Diesel Engine Driven
DENTAC	Dental Activities Command
DES	Directorate of Emergency Services
DESC	Defense Energy Support Center
DFAC	Dining Facility
DFARS	Defense Federal Acquisition Regulation System
DFAS	Defense Finance Accounting Service
DHR	Directorate of Human Resources
DISCO	Defense Industrial Security Clearance Office
DLADS	Defense Logistics Agency Disposition Services
DMLSS	Defense Medical Logistics Support System
DMR (DPW)	Discharge Monitoring Report
DNS	Defense Network System
DO	Dissolved Oxygen
DoD	Department of Defense
DODI	Department of Defense Instruction
DOL	Directorate of Logistics
DONSA	Days of Non Scheduled Activity
DOT	Department of Transportation
DP	Dry Pipe (System)
DPCA	Directorate of Personnel and Community Activity

Abbreviation	
DPTM	Directorate of Plans, Training and Mobilization
DPTMSEC	Directorate of Plans, Training, Mobilization and Security
DPI	Data Processing Installation
DPW	Directorate of Public Works
DRM	Directorate of Resource Management
DRY	Dryer
DSN	Defense Switching Network
DSS	Defense Security Service
DST	Decision Support Tool
DTM	Data Transmission Media
DWR	Dangerous Waste Record
DX	Direct Exchange
EA	Environmental Assessment
EBS	Environmental Baseline Survey
ECBM	Environmental Compliance Branch Manager
ECC	Expense Category Code
ECO	Environmental Compliance Officer
EFMP	Exceptional Family Member Program
EL	Electric/Electricity
EM	Engineer Manual
EMA	Emergency Management Agency
EMS	Environmental Management System
ENV	Environmental
EO	Executive Order
EOC	Emergency Operations Center
EOQ	Economic Order Quantity
EOR	Elements of Resource
EPA	Environmental Protection Agency
EPO	Environmental Protection Officer
EPP	Environmental Protection Plan
ERP	Enterprise Resource Planning
ESPQ	Electronic Personnel Security Questionnaires
ETC	Employee Transportation Coordinator
EVAP	Evaporate
EX	Exhaust
EXCH	Exchange
EXP	Expansion
F	Fahrenheit
F&ES	Fire and Emergency Services
F&WMP	Fish and Wildlife Management Plan
FA	Forced Air
FAR	Federal Acquisition Regulation
FEMP	Federal Energy Management Plan

Abbreviation	
FIA	Financial Inventory Accounting
FIFD	Fort Irwin Fire Department
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FIRS	Fire Reporting System
FLO	Florescent
FLTR	Filter
FM (DPW)	Floor Mount
FM	Field Manual
FMO	Furnishing Management Office
FMWR	Family, Morale, Welfare and Recreation
FNSI	Findings of No Significant Impact
FOB	Free on Board
FOD	Field Officer of the Day
FOIA	Freedom of Information Act
FORSCOM	Forces Command
FRG	Family Readiness Group
FRP	Facility Response Plan
FS	Fire/Smoke Alarm
FSBI	First Sergeant Barracks Initiative
FSC	Federal Supply Class
FSO	Facility Security Officer
FY	Fiscal Year
G1	Installation Personnel Branch
G2	Installation Security Branch
G3	Installation Operations Branch (includes Plans, Aviation, Strategic Programs, Training, and Training Support)
G4	Installation Logistics Branch
G6	Installation Information Technology Branch
G8	Installation Resource Management Branch
G&A	General and Administrative
GB	Gigabyte
GCD	Government Completion Date
GED	Gasoline Driven Engine
GEN	Generator
GFE	Government-Furnished Equipment
GFEBS	General Fund Enterprise Business System
GFF	Government-Furnished Facilities
GFP	Government-Furnished Property
GIOT	Government Impact Overtime
GOCO	Government-Owned, Contractor-Operated
GPD	Gallons per Day
GPH	Gallons per Hour
GPM	Gallons per Minute

Abbreviation	
GPS	Geopositioning System
GSA	General Services Administration
GVW	Gross Vehicular Weight
HAZMAT	Hazardous Material
HHC	Headquarters, Fort Irwin
HHW	Household Hazardous Waste
HID	High Intensity Discharge
HL	High Limit
HM	Hazardous Material
HMCC	Hazardous Material Control Center
HQ	Headquarters
HQDA	Headquarters, Department of the Army
HP	Horsepower
HSG	Housing
HTHW	High Temperature Hot Water
HTR	Heater
HVAC	Heating, Ventilation and Air Conditioning
HW	Hazardous Waste
HWMC	Hazardous Waste Management Coordinator
HYDRO	Hydraulic
IAW	In accordance with
IC	Interchangeable Coring
ICE	Interactive Customer Evaluation
ICIDS	Integrated Commercial Intrusion Detection Systems
ICP	Installation Contingency Plan
ICRMP	Integrated Cultural Resources Management plan
ID	Identification
IDG	Installation Design Guide
IFS	Integrated Facilities System
IH	Industrial Hygiene
IJO	Individual Job Order
IMA	Installation Management Agency
IMCOM	Installation Management Command
IMO	Information Management Officer
IN	Inch
INC	Incandescent
INRMP	Integrated Natural resources Management Plan
IOSC	Installation On-Scene Coordinator
IPBO	Installation Property Book Officer
IPD	Issue Priority Designator
IPMP	Integrated Pest Management Plan
IPR	In-Progress Reviews
ISO	International Organization of Standards

Abbreviation	
ISR	Installation Status Report
ISSA	Installation Support Supply Activity
ISSO	Information Systems Security Officer
ITO	Invitation Travel Orders
IVC	Installation Volunteer Coordinator
IWCS	Industrial Wastewater Collection System
IWTP	Industrial Wastewater Treatment Plant
J	Cost Account Code for Utilities
JOC	Job Order Contracting
JOR	Job Order Request
JSIIDS	Joint Service Interior Intrusion Detection System
K	Cost Account Code for Repair
KCP	Key Control Plan
KO	Contracting Officer
L	Cost Account Code for New Work
LAN	Local Area Network
LBP	Lead-Based Paint
LCC	Life Cycle Costing
LCM	Life Cycle Management
LEA	Law Enforcement Agency
LF	Linear Feet
LHS	Life, Health and Safety
LOI	Letter of Instruction
LOSS	Line of Site Supervision
LPG	Liquid Propane Gas
LPS	Lightning Protection System
LT	Light
LWC	Low Water Cutoff
M	Cost Account Code for Support Costs
M&R	Maintenance and Repair
M&S	Maintenance and Service
MACOM	Major Command
MAN	Manual
MARS	Military Affiliate Radio System
MAX	Maximum
MB	Megabytes
MBH	Thousand British Thermal Units per Hour
MBTU	Million British Thermal Units
MCA	Military Construction, Army
MCAR	Military Construction, Army Reserve
MCRC	Military Connection and Resource Center (Barstow)
MEDDAC	Medical Activities Command
MEPRS	Medical Expense and Performance Reporting System

Abbreviation	
MER	Management Employee Relations
MGD	Million Gallons per Day
Mg/l	Milligrams Per Liter (parts per million)
MH	Soil Classification as defined by the Unified Soil Classification System
MICC	Mission and Installation Contracting Command
MIL-HDBK	Military Handbook
MIL STD	Military Standard
MILSTRIP	Military Standard Requisitioning and Issue Procedures
MIN	Minimum
MISO	Management Information Systems Office
ML	Soil Classification as defined by the Unified Soil Classification System
ml	milliliter
MOI	Memorandum of Instruction
MOU	Memorandum of Understanding
MP	Military Police
MPMH	Military Pest Management Handbook
MPRC	Multi-Purpose Range Complex
M&S	Maintenance and Service
MS	Microsoft
MSDS	Material Safety Data Sheet(s)
MSGP	Multi-sector General Permit
MUTCD	Manual of Uniform Traffic Control Devices
MWR	Morale, Welfare, Recreation
N/A	Not Applicable, Not Available
NAC	National Agency Check
NACE	National Association of Corrosion Engineers
NACI	National Agency Check with Written Inquiries
NAF	Nonappropriated Fund
NAGPRA	Native American Graves Protection and Repatriation Act
NCIR	Non-Conformance Inspection Report
NCOIC	Noncommissioned Officer-In-Charge
NCOS	Network Class of Service
NEC	National Electronic Code; Network Enterprise Center
NEMA	National Electrical Manufacturers Association
NEPA	National Environmental Policy Act
NESC	National Electrical Safety Code
NFPA	National Fire Protection Association
NIIN	National Item Identification Number
NIULPE	National Institute for the Uniform Licensing of Power Engineers, Inc.
NLT	No later than
NM	Normal Maintenance
NOC	Notice of Construction
NPDES	National Pollutant Discharge Elimination System

Abbreviation	
NTC	National Training Center
NTP	Notice to Proceed
NSN	National Stock Number
NT	Network Technology
NTE	Not to Exceed
NX	Not Accessible
O&M	Operation and Maintenance
OCONUS	Outside the Continental United States
ODALS	Omni Directional Approach Lighting System
ODC	Ozone Depleting Compounds
OEM	Original Equipment Manufacturer's
OIC	Officer in Charge
OH (soil)	Soil Classification as defined by the Unified Soil Classification System
OL	Soil Classification as defined by the Unified Soil Classification System
OMA	Operations and Maintenance, Army
OMAR	Operations and Maintenance, Army Reserve
OPS	Division of Oil and Public Safety (part of CDLE)
OSBP	Office of Small Business Programs
OSHA	Occupational Safety and Health Administration
OST	Order and Shipping Time
P2	Pollution Prevention
PA	Property Administrator
PAIO	Planning, Analysis and Integration Office (Garrison)
PAM	Pamphlet
PAO	Public Affairs Office
PAPI	Precision Approach Path Indicator
PAT	Process Action Team
PCB	Polychlorinated Biphenyl
PCS (soil)	Petroleum Contaminated Soil
PEX	Crosslink Polyethylene
PIPO	Phase-in, Phase-out
PLS	Pure Live Seed
PM	Preventive Maintenance
PM (Data)	Performance Metric
PMCS (DPW)	Preventive Maintenance Checks and Services
PMCS	Property Management Control System
PMH	Productive Manhours
PMI	Preventative Maintenance Inspections
PMO	Provost Marshal Office
PMP	Property Management Plan
PNU	Pneumatic
POC	Point of Contact
POL	Petroleum, Oil and Lubricants

Abbreviation	
POM	Program Objective Memorandum
POV	Privately Owned Vehicle
PP&E	Property, Plant & Equipment
PPE	Personal Protective Equipment
ppm	parts per million
PRS	Performance Requirements Summary
PRV	Pressure Relief Valve
PRV	Power Roof Vent
PS	Postal Services
psi	pounds per square inch
psig	pounds per square inch gauge
PSI-CoE	Personnel Security Investigation Center of Excellence
PSIP	Personnel Security Investigation Portal
PSP	Physical Security Plan
PST	Post
PT (soil)	Soil Classification as defined by the Unified Soil Classification System
PVC	Polyvinyl Chloride
PWPAS	Post Wide Public Address System
PWS	Performance Work Statement
PX	Post Exchange (under AAFES)
QA	Quality Assurance
QAE	Quality Assurance Evaluator
QAP	Quality Assurance Personnel
QC	Quality Control
QCP	Quality Control Plan
QRP	Qualified Recycling Center
R&G	Roads & Grounds
R&U	Repair and Utilities
R/R	Repair or Replace
RAP	Relocation Assistance Program
RCI	Residential Communities Initiative
RCU	Remote Control Unit
RDD	Required Delivery Date
RDS	Recreation Delivery System
RDTE	Research, Development, Test and Evaluation
RF	Radio Frequency
REC	Record of Environmental Consideration
REM	Remarks
RFP	Request For Proposal
RM	Room
RO	Repair Order
ROP	Reorder Point
RP	Real Property

Abbreviation	
RPAF	Real Property Asset File (synonymous with RPI)
RPF	Real Property Facilities
RPI	Real Property Inventory
RPIE	Real Property Installed Equipment
RPMA	Real Property Maintenance Activity
RSU	Remote Switch Unit
RUBA	Rotational Unit Bivouac Area
RUFMA	Rotational Unit Field Maintenance Area
RWQCB	Regional Water Quality Control Board
S&A	Supply & Administration
SAPRP	Sexual Assault Prevention and Response Program
SCA	Service Contract Act
SCADA	Supervisory Control and Data Acquisition
SCE	Southern California Edison
SCHR	State History Repository
SF	Square Feet
SFTY	Safety
SM	Seasonal Maintenance
SO	Service Order
SOP	Standard Operating Procedure
SPCCP	Spill Prevention, Control, and Countermeasure Plan
SPD	Speed
SRCC	Spill Response Coordination Center
S-RUC	Support Rotational Unit Component
SS	Suspended Solids
SSP	Service Support Program
STAMIS	Standard Army Management Information System
STG	Storage
STM	Steam
STP	Sewage Treatment Plant
SUP	Supplemental
SWANA	Solid Waste Association of North America
SWCY	Solid Waste Commodities Yard
SWMU	Solid Waste Management area delineated by DECAM
SYTM	System
T/COUPLE	Thermocouple
TAAMS	The Army Maintenance Management System
TAQ	Total Army Quality
TB	Technical Bulletin
TC	Training Circulars
TCLP	Toxic Compound Leaching Procedure
TDA	Table of Distribution Allowance
TDAC	Technical Data Activity Code

Abbreviation	
TDH	Total Dynamic Head
TDS	Total Dissolved Solids
TE	Technical Exhibit
TES	Threatened Endangered Species
TJC	The Joint Commission
TM	Technical Manual
TM	Technical Monitor
TMDE	Tests, Measurement, and Diagnostic Equipment
TMU	Table Maintenance Utility
TOR	Task Order Response
TSC	Training Support Center
TSS	Total Suspended Solids
TSDF	Transfer, Storage and Disposal Facility
TUAV	Tactical Unmanned Aerial Vehicle
TYP	Typical
UBC	Uniform Building Code
UCS	Utility Control System
UCSTM	Utility Control System Technical Manager
UCU	Unitary Control Unit
UFC	Unified Facilities Criteria
UFR	Unfinanced Requirement
UH	Unaccompanied Housing
UL	Underwriters Laboratories
ULD	Ultra-Low Dosage
ULV	Ultra-Low Volume
UMC	Uniform Mechanical Code
UPB	Unit Price Book
UPC	Uniform Plumbing Code
UPO	Unit Postal Officer
UPS	Uninterruptible Power Supply/Supplies
URR	Unconstrained Requirements Report
US	United States
USACE	United States Army Corps of Engineers
USAF	United States Air Force
USAR	United States Army Reserve
USCS	Unified Soil Classification System
USDA	U.S. Department of Agriculture
USPFO	United States Property and Fiscal Officer
USPS	United States Postal Service
UTM	Universal Transverse Macerator
UST	Underground Storage Tank
UV	Ultraviolet
VIC	Visitor Information Center

Abbreviation	
VIN	Vehicle Identification Number
WACH	Weed Army Community Hospital
WACH-ER	Weed Army Community Hospital – Emergency Room
WAM	Workload Assignment Module
WM	Wall-Mounted
WMS	Waste Management System
WPCF	Water Pollution Control Federation
WR	Work Request
WTR	Water

SECTION C.3
GOVERNMENT FURNISHED PROPERTY AND SERVICES

C.3.1 Government Furnished Property. Government Furnished Property (GFP) consists of Government supplies and material, Government Furnished Equipment and Facilities (GFF) placed in the Contractor's custody.

The Contractor shall inspect and accept the GFP "AS-IS" and within 60 (sixty) calendar days of turnover inventory, provide a list of GFP to be turned in.

The Government is providing property suitable for use, and will repair & replace GFP according to Technical Exhibit C.3-2-GFP.

C.3.2 Property Management Control System (PMCS). The Contractor shall maintain, control, and account for all GFP issued during the performance of this contract in accordance with their Property Management Plan (PWS paragraph C.1.11.4).

The Contractor shall:

a. Maintain the official Government property records.

b. Provide records to the Government within five (5) calendar days of request by the Government Property Administrator.

c. Provided a monthly record or report of all Government Furnished Property on hand. (CDRLs C.3-1, CDRL C.3-2, CDRL C.3-6, CDRL C.3-8).

d. Provided a monthly report of all Agency Peculiar Property (CDRL C.3-7).

e. The Contractor shall be held liable for the related cost of GFP that is unaccounted for, stolen, lost, damaged, destroyed or misused as a result of the Contractor's failure to follow the provisions of the PMP, notwithstanding any other provision of this contract.

C.3.3 Services Provided by the Government.

C.3.3.1 Emergency and Rescue. The Government will furnish emergency medical and rescue service to prevent loss of life, limb or undue suffering. The Medical Treatment Facility at the NTC will be the primary treatment facility. Medical billings will be sent directly to the employee and/or the Contractor's medical insurance company as appropriate.

C.3.3.2 Telephone Service. The Government will provide telephone service for official use only through the Government system for on-post, Defense Switched Network (DSN), and local commercial calls. The Government will install, maintain and remove all Government-Furnished telephones. The Contractor shall comply with AR 25-1 and all FORSCOM or NTC supplements thereto.

C.3.3.2.2 Computers. For those Contractor personnel that require connectivity to the Government network, the Government shall provide Government-Furnished computer equipment. The Contractor shall coordinate installation with the NEC.

C.3.3.3 Utilities. The Government will furnish utilities as currently installed in GFF. All facilities do not receive the same utility services. The Contractor shall not change or modify any utility system/component without prior Government review and written approval. The Contractor shall not connect any Contractor-Furnished equipment/system that would consume abnormal or unreasonable amounts of utilities without prior Government review and written approval through the Contracting Officer.

C.3.3.4 Government Publications. Army, DoD forms, and publications are provided on Government web sites. Local forms and publications are linked through the Fort Irwin intranet. The Contractor shall maintain publications libraries, comply with paragraph C.1.16 "Regulations, Manuals and Technical Documents", and requirements of related forms and publications.

C.3.3.5 Housekeeping. The Contractor shall be responsible for all housekeeping in all Government provided as GFF to ISS Contractor as contractor occupied facilities to include yards, compounds, parking areas, and ancillary work areas to within fifty (50) feet of facility or half the distance to the next building or all the way to the natural boundary (sidewalk, roads, etc.). The Contractor shall; perform housekeeping tasks necessary to keep work place in a neat and orderly manner; store supplies and material in organized storage locations appropriate for the type(s) of items(s) being stored an; clean-up and dispose of spills.

C.3.4 <u>Supplies and Material Provided by the Government</u>.

C.3.4.1 On-Hand Balances. Existing Government supplies, material and repair parts will be turned over to the Contractor for use in the performance of the requirements of this contract.

C.3.4.2 Fuels and Lubricants. The Government will furnish those automotive and equipment fuels and lubricants required for performance under the contract for vehicles with assigned fuel keys (GSA or Government Owned Vehicles). The Government will not provide fuel used for transport of Contractor employees between their domicile and their work.

C.3.5 <u>Government Furnished Property (GFP)</u>.

C.3.5.1 Offered For Contractor Use.

a. The Contractor shall affix decals to all GFP (except facilities), identifying the property as Government-owned. Prior to affixing decals, submit the decal design and color, which shall be distinctly discernible from that of decals affixed to contractor fixed assets to the Government Property Administrator for approval. The Contractor shall not mark or affix any decals, emblems or signs portraying the Contractor’s name or logo to any GFP.

b. The Contractor shall affix decals to all contractor fixed assets which identify the property as contractor-owned. Prior to affixing decals, submit the decal design and color, which shall be distinctly discernible from that of decals affixed to GFP, to the Government Property Administrator for approval.

C.3.5.2 Withdrawal of GFP. The Government retains the right to withdraw any GFP at any time during the performance of the contract. The Government will provide a written notice of the withdrawal of GFP and provide direction to the Contractor as to the method(s) by which such GFP may be replaced.

C.3.5.3 Accountability of GFP. The Contractor shall maintain the Government official property records and operate provided Standard Army Management Information System (STAMIS) Property Book Unit Supply Enhanced (PBUSE) for Property Book accountability of GFP in accordance with the Property Control System (PCS). The Contractor shall upon request provide separate account listings of Table of Distribution and Allowance equipment (TDA), and Directorate-owned equipment and material. Separate account listing for TDA property, Military Peculiar and GFP is peculiar to PBUSE. The Contractor shall use PBUSE to order Expendable and Durable items in accordance with the appropriate End User Manual, the Property Management Plan (PMP), and other mandatory publications.

C.3.5.4 Meetings and Inventories. The Contractor shall:

a. Attend phase-in and phase-out meetings with Government Officials, which will be scheduled by the Government (PA) approximately sixty (60) calendar days prior to contract start and completion dates.

b. Conduct a phase-in/phase-out 100% joint inventory in accordance with the PMP.

c. Periodically perform, record and report physical inventories during contract performance of all GFP/GFE in accordance with their PMP and in accordance with FAR 52.245-1(f)(1)(iv).

d. Provide the results of physical inventories to the Government Property Administrator.

C.3.5.5 GFP Listings and Records. The Contractor shall:

a. Maintain an approved expendable/durable and non expendable document registers.

b. Maintain durable and expendable shortage annexes.

c. Generate non-expendable shortage annexes.

C.3.5.6. Government Owned, Contractor Operated, Contractor Maintenance Program. The Contractor shall develop and implement a system to manage, control, use, preserve, protect, repair and maintain for all Government property in their stewardship. The Contractor shall initiate and maintain the processes, systems, procedures, records and methodologies

necessary for effective control of GFP, consistent with industry-leading practices and standards. The Contractor shall:

a. Perform the maintenance of all equipment and non-GSA leased vehicles in accordance with the guidance and requirements of DA PAM 738-750 (Functional Users Manual for the Army Maintenance Management System (TAMMS). TM 38-600, titled Management of Administrative Use Motor Vehicle and any additional applicable publication, shown in Section C.11 of the Performance Work Statement, related to the management/control of maintenance.

b. In the absence of technical manuals, the Contractor shall maintain all equipment and portable emergency generators as specified in the manufacturers' maintenance manuals.

c. Submit Equipment Improvement Reports on Standard Form 368 for all defective equipment and equipment failures, and defective material received in accordance with DA PAM 738-750.

d. Provide for inspection, serving, adjustment and replacement of parts, minor assemblies, and subassemblies.

e. Provide both scheduled and unscheduled maintenance, towing service, and emergency repairs for equipment in this category.

f. Perform a technical inspection of all new equipment and vehicles upon receipt of equipment.

g. Obtain requirements of manufacturer's warranties and schedule of new equipment for warranty services.

h. Maintain necessary vehicle records and records of all repairs, services and adjustments in accordance with DA PAM 738-750, Functional Users Manual for the Army Maintenance Management System (TAMMS).

i. Provide the necessary road tests and post maintenance/service inspections.

j. Be responsible for identifying, procuring, utilizing and maintaining all operational supplies/common hardware and repair parts to support all equipment maintenance operation.

k. Provide Maintenance Reports in accordance with CDRL C.3-3, CDRL C.3-4 and CDRL C.3-5, within the time frame specified for delivery to the Government.

C.3.5.7 Receipt and Turn-In of GFP. The Contractor shall:

a. Coordinate the receipt and turn-in of all GFP with the Government Property Administrator in accordance with the PMP.

b. Coordinate and schedule the physical acceptance of GFP with sections, within three (3) workdays of notification from the Government Property Administrator.

c. Turn in of GFP/after 1) providing the Government Property Administrator with a list of GFP to be turned in to the Government, and 2) receipt of written notification from Government Property Administrator.

d. Coordinate with and physically deliver equipment to the Installation Supply Support Activity (ISSA), turn-in facility within three (3) working days of notification from the Government Property Administrator.

e. Government Furnished Property that is delivered to the contractor with attached invoice/receipt. Provide to the Government Property Administrator a photocopy of the receipt upon receipt of GFP.

f. Contractor shall turn in all GFP in accordance with the PMP. The Contractor shall account for all GFP in accordance with the PMP.

C.3.5.8 Proper Operation, Use and Care of GFP. The Contractor shall perform the maintenance and repair of GFP. The Contractor shall:

a. Maintain GFP in fully operational condition.

b. Not cannibalize or perform cosmetic repairs such as painting or dent removal without prior written Government approval from the Government Property Administrator or Contracting Officer.

c. Maintain all GFP in a fully mission capable (FMC) status with an operational readiness (OR) rate of 90% for each functional area.

d. Conduct and maintain records of daily inspections on all GFP on file in each major functional area and equipment maintenance shop area site.

e. Provide to the Government the monthly status reports of GFP (CDRL C.3-9).

f. Load test GFP and CFE material handling equipment (MHE) as required by TB 43-0142 and CAL/OSHA.

g. Provide trained and licensed personnel to operate GFP as required by Federal, State and local laws and/or regulations.

h. Be responsible for the proper use and care of all GFP. Use of GFP shall be restricted to work required as part of this contract.

C.3.5.9 Calibration Standards. The Government will provide Secondary Transfer Standard Calibration Services for GFP. The Contractor shall:

a. Provide a point of contact for each major functional area, for coordinating calibration services.

b. Transport Contractor-operated GFP to and from the Government's calibration site.

c. Ensure all test, measurement and diagnostic equipment (TMDE) in the Contractor's possession is labeled to indicate condition and latest calibration date.

d. Ensure all TMDE is turn in for calibration when required.

C.3.6 Prohibited Actions

The Contractor shall not:

a. Dispose of or turn-in any GFP prior to receiving proper condition codes from the appropriate Installation Classification sections.

b. Dispose of or turn-in any GFP without prior written approval from the Government Property Administrator or in his/her absence obtain written approval from the Government ACO.

c. Dispose of or turn-in any GFP to any location other than the Installation Support Activity (ISSA) Building 934, unless directed otherwise by the Government Property Administrator.

d. Use Government Furnish Property or services for any other purpose than those described in this contract.

e. Remove any GFP from Fort Irwin or supported areas without review and written approval of the ACO.

f. Use GOGO equipment, including vehicles and equipment to perform contract requirements

C.3.7 Government Furnished Facilities (GFF)/Real Property.

C.3.7.1 The Government will provide the facilities listed under TE C.3-1-GFF. Some facilities may at times be jointly occupied by Contractor and Government personnel. Contractor signs with name, logo, or emblem shall be in accordance with the Installation Design Guide. The Government will provide office accommodations at Fort Irwin for the Contractor’s Project Management Office. The facility will be provided on contract performance start date and during the contract period. The Contractor shall use existing Government furnishings in the provided facilities or otherwise provide their own as CFP.

C.3.7.2 Physical Security. The Contractor shall be responsible for the physical security of GFF and the installed equipment.

C.3.7.4 Real Property Maintenance. The Government will provide real property maintenance support for all GFF and the installed equipment. The Contractor shall obtain written Government approval prior to any modification or repair. The Contractor shall request maintenance support as required to maintain contractor occupied facilities in a safe, secure, and serviceable condition. Facility maintenance is provided by DPW. A Service Order Log is required for calls to the Government Facility Manager for maintenance on a facility. All alterations and improvements to GFF become the property of the Government.

C.3.7.4 Service Order Log. The Contractor shall establish and maintain an up-to-date GFF service order log on site for each major functional area and equipment maintenance shop. The Contractor shall ensure that each service order log contains the following minimum information:

a. Service Order Number.

b. Facility Number or Identifier.

c. Date/time of service order initiation.

d. Brief description of work item(s).

e. Person initiating service order.

f. Person accepting service order.

g. Follow-up date(s)/time(s) and POC.

h. Date/time of service order close-out.

i. Remarks (includes status update).

SECTION C.4
CONTRACTOR FURNISHED PROPERTY AND SERVICES

C.4.1 Contractor Furnished Property. The Contractor shall furnish materials, supplies, services, temporary work places and equipment required to perform this contract, except for the items specifically identified as Government-Furnished in Section C.3.

C.4.2 Contractor Furnished Vehicles. The Contractor shall:

a. Clearly identify a contractor furnished vehicle with the Contractor's name and vehicle identification number on both sides.

b. Be responsible for required local registration.

C.4.2.1 Contractor Furnished Equipment. All Contractor-owned equipment shall be clearly marked so as to be recognizable from GFP.

C.4.2.2 Contractor Furnished Equipment (CFE) Listing. The Contractor shall provide, at contract performance start date, a listing of all CFE equipment to be used in performance of the contract. The Contractor shall:

a. Not add, delete or modify this equipment inventory without prior written approval of the Contracting Officer.

b. Provide an updated list to the Contracting Officer each time the inventory is changed.

C.4.2.3 CFE Maintenance And Repair. The Contractor shall maintain and repair all CFE in a safe and serviceable condition suitable for its intended use.

C.4.2.4 Removal of CFP. Within twenty (20) calendar days after completion or termination of this contract, the Contractor shall remove all Contractor-owned vehicles, equipment, tools, supplies, materials, or other items from the installation. The Government shall not be responsible for any Contractor-owned property left after contract completion or termination. If the Contractor does not remove said property from the installation within the stated time, the Government will dispose of the property and bill the cost of said disposal to the Contractor. Title to the property shall revert to the Government.

C.4.3 Uniforms and Personal Equipment. The Contractor shall provide all badges, uniforms and personal safety equipment (safety glasses, shoes, etc.) required for use under the contract.

C.4.4 <u>Contractor Furnished Material</u>. The Contractor shall furnish all administrative and operational expendable supplies (other than items provided as Government-Furnished) necessary to perform the requirements of this contract. The Contractor shall:

a. Acquire all other supplies, materials and repair parts necessary to perform the requirements of this contract in accordance with the individual paragraphs of this PWS. The Contractor will be reimbursed for all supplies, materials, and repair parts furnished in support of this contract provided all required approvals have been received and purchases made IAW the Contractor's approved Purchase Plan. Reimbursement will be at vendor invoice cost including all discounts.

b. Catalog all materials and Repair Parts to which title has passed to the Government by reason of allocation or purchase by the contractor for direct charge.

c. Process and catalog Material and Repair parts for a Line Item Number, national stock number or material control number through the appropriate Government office.

C.4.5 <u>Supplies and Material Procurement</u>. The Contractor shall procure replacement supplies, material and non-weapons system repair parts in accordance with the following policy:

a. The Contractor shall initiate and submit, without prior Property Administrator approval when funding is available, routine purchase requests for the following types of supplies/material. Day-to-day supplies for items such as expendable office supplies (copy paper, printer cartridges, etc.), vehicle registration renewal fees, expendable shop supplies (welding rods, etc.), and other expendable (gloves, first aid supplies, etc.).

b. The Government reserves the authority to determine whether an item is considered a routine purchase.

C.4.5.1 Reporting of All Purchase Requests. The Contractor shall submit a monthly listing of all purchase requests for which dollars were obligated or spent against the Contractor's quarterly funding ceiling, to the Contracting Officer.

C.4.5.2 Contractor Acquired Property (CAP). The Government may direct, or the Contractor may propose, purchasing, renting, or leasing with option to buy additional Contractor-acquired equipment. The Contracting Officer reserves the right to select the option from among those alternatives provided by the Contractor. The Contractor shall:

a. Ensure that the Government has the right to continue a lease and exercise all options at contract completion or termination should the Contracting Officer select lease with option to buy.

b. Repair and replace Government furnished equipment, component repair/replacement parts more than one thousand dollars ($1,000) per unit cost that have been recommended for approval by the Government Property Administrator, and have been approved by the

Contracting Officer. The Contractor shall support the cost of repaired or replaced equipment with a unit cost of more than one thousand dollars ($1,000) with quotes from a minimum of three (3) sources.

c. If funding is identified and available in the contract, additional equipment may be procured by the Contractor with prior written approval by the Contracting Officer.

d. Process and catalog all Contractor Acquired Property.

e. Provide to the Government Property Administrator written receipts for all CAP.

f. Establish one central receiving location for all CAP.

SECTION C.5
DIRECTORATE OF PLANS, TRAINING, MOBILIZATION, AND SECURITY (DPTMS)

C.5.1 Garrison Operations Center (GOC).

DESCRIPTION. The Contractor shall provide a dedicated team required as a twenty-four (24) hour per day, seven (7) day a week (24/7) operations service. The GOC will be located in Building 237, containing a Command and Control (C^2) system with United States Army Garrison (USAG) capabilities (TE C.5-1-SPEC, Garrison Operations Center (GOC) Diagram). The Contractor shall man the GOC room. The Contractor shall receive, analyze, and disseminate various C^2 reports and orders. The Contractor shall monitor the warning, alert, and notification systems. The GOC is co-located next to the Installation Operations Center (IOC), which when activated, will be operated by Government personnel.

C.5.1.1 Tasks. The Contractor shall:

a. Operate the GOC, twenty-four (24) hours per day, seven (7) days per week, and three-hundred sixty-five (365) days per year including holidays and weekends. The Contractor shall make maximum effort to utilize alternate work schedules to accommodate the operational demands. Overtime is not authorized as a matter of routine business. However, overtime may be required at the discretion of the Government (i.e., Government Impact Overtime (GIOT)) when an incident or emergency situation requires additional staffing to be available.

b. Provide 24/7 round the clock situational awareness and, as required, delivery execution of the Commander's Critical Information Requirements (CCIR), Commander's Incident Reports (CIR) and Serious Incident Reports (SIR) IAW AR 190-40, and FORSCOM, IMCOM, IMCOM-W, the National Training Center and the Fort Irwin policy letters. The Contractor shall be able to provide assistance to Commander in a timely and accurate reporting manner of all applicable CCIR/CIR/SIR requirements. Inform Director DPTMS/staff of current events within 10 minutes of receipt of information to the GOC.

c. Maintain daily staff journal and significant activities log in order to maintain a record of actions, events, communications, and correspondence of GOC activities. The log as a minimum shall include: event; time of receipt of information: originator; time delivered to DPTMS staff; staff member the information was delivered to. Maintain file of journals and logs. Journal entries shall be made within thirty (30) minutes of each event.

d. Prepare GOC Daily Activity Summary (CDRL C.5-1) and GOC Daily Personnel Status Reports (CDRL C.5-2). These reports summarize significant activities concluded during the previous twenty-four (24) hours, actions started, actions completed and other current status information within the Garrison.

e. Initiate alert notification roster (call list) when directed by the COR, DPTMS, or Garrison Command group in accordance with the GOC Standard Operating Procedures

(SOP). The Contractor shall facilitate the alert, mobilization, and deployment of Agencies for contingency operations as directed in the GOC SOP.

f. Maintain the GOC library of higher headquarters IMCOM, IMCOM-W and the Garrison Operation Plans, Contingency Plans, Operation Orders, Fragmentary Orders, Warning Orders, and Point of Contact (POC) Listings.

g. Operate secure and non-secure telephone, video teleconference, emergency management system's data base, facsimile, monitoring equipment, military and commercial radio equipment to communicate with subordinate units, local Emergency Management Agency (EMA), higher and adjacent headquarters. The Contractor shall report all non-operational equipment and monitor equipment downtime in the activities log.

h. Assist the Information Management Officer (IMO) and other Government personnel as directed by the COR and DPTMS in local or remote conferences and video-teleconferences.

i. Provide tracking of severe weather and provide updated situation reports to the Director, DPTMS as required by the GOC SOP. Monitor and activate Emergency Warning System as a function Installation notification support in the event of a real world requirement, be it a natural or man-made event IAW GOC SOP.

j. Personnel Qualifications. All personnel shall have at a minimum a DoD SECRET Security Clearance. The Contractor has full responsibility to secure these clearances. Contractor personnel shall communicate in English in a moderately complex level both orally and in writing; be able to analyze and interpret verbal and written instructions. Contractor personnel shall have one (1) year of specialized experience directly related to the duties of the position to be filled to include the following:

- Military background preferred with military operations experience (at battalion or higher level).
- Computers skills required (Microsoft Office® suite of programs)
- NIPR and SIPR network knowledge
- Knowledge of Installation & U.S. Army Division standard organizational structure
- Ability to operate SINCGARS Radio Systems

k. Government Unique Training. Training will include some or all of the following and is subject to the provisions of PWS Paragraph C.1.26:

- Defense Support to Civil Authorities (DSCA) Phase 1 online course
- Incident Command System (ICS) 400 - online course
- Web-EOC Emergency Management System – Fort Irwin, CA

C.5.1.2 Standards. All communications systems operational; all events supported without negatively affecting other DPTMS functions. Notices shall be passed within ten (10) minutes at least 90% of the time. Reports shall be passed to Director DPTMS and Staff within ten

(10) minutes of receipt of information at least 90% of the time. Information will be passed within ten (10) minutes at least 90% of the time. Significant activities and information shall be logged and maintained in a staff journal entry shall be recorded within thirty (30) minutes of event at least 90% of the time. Reports prepared and distributed for each twenty-four (24) hour period no later than 0900 each normal duty day at least 90% of the time. Provide a dedicated team required as a twenty-four (24) hours per day, seven (7) day a week (24/7) operational service. Operate the Garrison Operation Center IAW applicable FPCON. Alert notification activity executed within ten (10) minutes of authorization at least 90% of the time. 100% trained in operation of equipment. All non-operational equipment reported and tracked.

SECTION C.6
DIRECTORATE OF HUMAN RESOURCES (DHR)

C.6.1 Incoming Official Mail.

DESCRIPTION. The Contractor shall operate a central mailroom located in Building 306. Customer Service Window hours of operation are 0900 to 1500, Monday through Friday, excluding legal holidays (see TE 6.1-1). The Contractor shall process incoming official mail and distribution in accordance with DoDI 4525.8-M, DoD Manual 4525.6-M, and AR 25-51, 18 USC, and 39 USC.

C.6.1.1 Tasks.

a. The Contractor shall receive official mail not addressed to private residences from the United States Postal Service (USPS); screen and sanitize all incoming mail. Mail suspected of being dangerous to persons or property shall be reported immediately to the MP Station and processed in accordance with DA PAM 25-52. The Contractor shall open consolidated mail; sort and deliver mail using standardized address management and the appropriate zip + four digit addresses. The Contractor shall route all mail to mailboxes. The Contractor shall provide an updated Mailbox and Distribution Quick List to the Official Mail Manager on a quarterly basis or as changes occur in accordance with CDRL C.6-1.

b. The Contractor shall receive and issue receipts for all accountable mail from the USPS and authorized customers by completing Postal Service (PS) Form 3883, Firm Delivery Receipt or PS Form 3849, Redelivery Notice. The Contractor shall prepare, control and restrict the use of registered, certified or insured mail in accordance with postal regulations. The Contractor shall:

(1) Secure accountable mail in a safe that meets security requirements as stated in the regulations cited in section C.11 until delivered to the USPS.

(2) Verify authorization with the Installation Security Access Roster prior to each distribution action. The Contractor shall shred the obsolete Security Access Roster upon receipt of a new roster. The Contractor shall maintain only the accountable safe and parcels in the accountable mail portion of the mailroom.

(3) Distribute accountable mail only to individuals who possess a valid PS Form 3801. Obtain signatures of all customers accepting accountable mail. The Contractor shall verify signature with DA Form 3801. The Contractor shall correctly file all receipt forms.

(4) Ensure inappropriate use of registered, certified, or insured mail does not occur, that is, zero (0) defects.

(5) The accountable mail area shall remain unlocked only during receipt and distribution of accountable mail.

c. Provide daily customer assistance at the service counter window, to include the following tasks:

(1) Ensure all customers sign in on a sign-in sheet.

(2) Accept, collect, and process incoming official mail received from drop boxes and from customers at the service window for authorized official mail services. Receive redirected non-accountable personal mail addressed to unit mailrooms.

(3) Provide correct guidance and information to customers on packaging and explain procedures in accordance with postal regulations. Ensure customers make corrections before accepting mail.

(4) Receive and log customer complaints.

d. Verify that all Appointment of Military Postal Clerk, Unit Mail Clerk, or Mail Orderly (DD Forms 285) cards specifically state an individual is authorized to receive personal and official mail.

e. Deny entry to the mailroom by personnel other than authorized Contractor mailroom staff, USPS personnel, the designated Contracting Officers Representative (COR)/ Alternate (ACOR), and Technical Monitors (TMs) unless the individual is accompanied by authorized personnel. The Contractor shall allow unit mail clerks side door entry for the sole purpose of redirected personal mail pick-up and drop off. Access shall be strictly controlled by escort, and restricted to a 6′ x 6′ area immediately inside the entranceway. Under no circumstances shall these individuals be left unattended.

f. Issue mailbox keys to authorized customers in accordance with AR 190-13. Issue keys to personnel with a valid Secret Security Clearance and are listed on the Installation Security Access Roster. All personnel authorized must also be appointed in writing by a Director, Agency Head, Commander, etc. and have a current PS Form 3801 on file.

(1) The Government will provide the Contractor with:

(a) Three (3) keys for each mailbox, numbers 105001 through 105140.

(b) One (1) key for each mailbox, numbers 105141 through 105186.

(c) Ten (10) management control keys.

(2) The Contractor shall:

(a) Issue no more than two (2) keys to any unit or agency for mailboxes 105001 through 105140.

(b) Use mailbox numbers 105141 through 105186 for distribution of overflow mail or parcels, which will not fit into the customer's assigned box.

(c) Place a key for mailboxes numbered 105141 through 105186 in the customer's primary mailbox, indicating in which of these boxes overflow mail is located. Once a key is inserted and the overflow box is opened, the key cannot be removed except by the use of a management control key.

(d) Develop documented tracking procedures for maintaining an accountability system for mailbox keys 105141 through 105186.

(e) Inventory all on-hand mailbox keys quarterly.

(f) Inventory mailbox keys for boxes 105141 through 105186 quarterly.

(g) Inventory management control keys monthly.

(h) Ensure 100% accountability of mailbox keys. Notify the Government in writing of any key control discrepancies within four (4) hours of discovery.

(i) Verify and update mailbox account information listed on the Mailbox and Distribution Quick list.

g. Prepare and submit the following reports in accordance with Contract Data Requirements List (CDRL):

(1) Mailbox and Distribution Quick List in accordance with CDRL C.6-1.
(2) Mail Statistic Report in accordance with CDRL C.6-2.
(3) Create Monthly Account Expenditures Report in accordance with CDRL C.6-3.
(4) Issue Consolidated Quarterly Postage and Account Expenditures Report in accordance with CDRL C.6-4.
(5) Prepare Record of Meter Readings; record daily figures for inclusion in monthly report in accordance with CDRL C.6-5

h. The Contractor shall post required data into the ISR website.

C.6.1.2 Standards. All official mail shall be processed within one (1) business day and shall be properly routed with no more than three (3) noted contractor attributable discrepancies per month. Notification for all accountable mail shall be routed to the customer's mail box within same business day. Complete PS Forms 3883 and 3849 for accountable mail. Schedule and conduct accurate and timely Quarterly inventory with 100% accountability of all mailbox keys. All key control inventories shall be completed within 30 calendar days of the start date. Contractor inventories will be completed on time and discrepancy free.

C.6.1.3 Workload. Reference C.12, PWS Workload. Also, reference:

a. TE C.6-1-WL, Official Mail Room Hours of Operation

b. TE C.6-2-WL, Central Mail Room Work Load

C.6.2 <u>Outgoing Official Mail</u>.

DESCRIPTION. The Contractor shall process outgoing official mail and distribution in accordance with DoDI 4525.8, DoD Manual 4525.6-M, and AR 25-51, 18 USC, and 39 USC.

C.6.2.1 Tasks.

a. The Contractor shall process, sort, meter, affix postage, and deliver all outgoing official mail using standardized address management practices and the appropriate zip + four digit addresses. The Contractor shall review all outgoing mail to ensure compliance with proper addressing procedures. The Contractor shall ensure all customers make corrections before mail is accepted. The Contractor shall meter mail by weighing each piece, enter postage cost, activity account number and affix metered postage. Use of the postage meters

is restricted to Government-authorized personnel. The Contractor shall report any meter malfunctions or spoiled meter postages to the designated Government representative. The Contractor shall develop meter failure contingency plan within fifteen (15) days of contract performance start date. The Contractor shall deliver properly addressed and metered mail to the USPS within one (1) business day of receipt.

b. The Contractor shall receive and issue receipts for all accountable mail from the USPS and authorized customers by completing Postal Service (PS) Form 3883 or PS Form 3849. The Contractor shall prepare, control and restrict the use of registered, certified or insured mail in accordance with postal regulations. The Contractor shall:

(1) Secure all accountable mail in a safe that meets security requirements as stated in the regulations cited at section C.11 until delivered to the USPS.

(2) Verify authorization with the Installation Security Access Roster prior to each distribution action. The Contractor shall shred the obsolete Security Access Roster upon receipt of a new roster. The Contractor shall maintain only the accountable safe and parcels in the accountable mail portion of the mailroom.

(3) Distribute accountable mail only to individuals who possess a valid PS Form 3801. The Contractor shall obtain signatures of all customers accepting accountable mail. Verify signature with DA Form 3801. The Contractor shall correctly file all receipt forms.

(4) Ensure inappropriate use of registered, certified, or insured mail does not occur--zero (0) defects.

(5) The accountable mail area shall remain unlocked only during receipt and distribution of accountable mail.

c. Verify that all Appointments of Military Postal Clerk or Mail Orderly (DD Forms 285) specifically state an individual is authorized to receive personal and official mail.

d. Deny entry to the mailroom by personnel other than authorized Contractor mailroom staff, USPS personnel, the designated Contracting Officers Representative (COR)/ Alternate (ACOR), and Technical Monitors (TMs) unless the individual is accompanied by authorized personnel. The Contractor shall allow unit mail clerks side door entry for the sole purpose of redirected personal mail pick-up and drop off. Access shall be strictly controlled by escort, and restricted to a 6′ x 6′ area immediately inside the entranceway. Under no circumstances shall these individuals be left unattended.

e. The Contractor shall distribute personal and official outbound mail to authorized unit mail clerks between 0800 and 1200, Monday through Friday, with the exception of legal holidays.

f. The Contractor shall deliver segregated official mail to the USPS once a day between 1430 and 1500, Monday through Friday, with the exception of legal holidays.

g. Outbound official mail received after 1500 on Friday shall be processed and delivered to the USPS no later than 1200 on the next business day.

h. All accountable mail shall be prepared and available for distribution to USPS not later than 1300, Monday through Friday, with the exception of legal holidays.

i. The Contractor shall receive and log customer complaints.

j. The Contractor shall post required data to the ISR website.

C.6.2.2 Standards. All official mail shall be processed within one (1) business day and shall be properly routed with no more than three (3) noted contractor attributable discrepancies per month. Notification for all accountable mail shall be routed to the customer's mail box within same business day. Complete PS Forms 3883 and 3849 for accountable mail.

C.6.2.3 Workload. Reference C.12, PWS Workload and TE C.6-2, Official Mail Room Work Load.

C.6.3 <u>Personal Mail Services</u>.

DESCRIPTION. The Contractor shall provide personal mail services. The Contractor shall comply with all applicable publications, policies and procedures contained in TE C.6-2-WL.

C.6.3.1 Tasks. The Contractor shall:

a. Receive directory mail from the USPS, unit mail rooms, or drop boxes. Screen mail to determine the correct address. The Contractor shall further establish if the addressee is a pending gain to Fort Irwin, is a transfer from Fort Irwin, personnel in a transient or temporary duty status of one hundred eighty (180) days or less, or personnel assigned to a rotational unit.

b. Direct personal mail: Directory mail shall be correctly endorsed, distributed to the addressee, or returned to the USPS in accordance with postal regulations. The Contractor shall process appropriate action within one (1) business day of mail receipt.

c. Identify status of individuals. The Contractor shall check pending gains of military personnel to determine if individual is listed as inbound to Fort Irwin, and further identify early arrivals through established information sources and channels.

d. Maintain hold mail in accordance with postal regulations for inbound or newly-arrived personnel pending unit of assignment. Upon receipt of additional information, the Contractor shall distribute mail as appropriate. The Contractor shall receive, hold and distribute mail addressed to rotational personnel on a case-by-case basis.

e. Provide post locator services. The Contractor shall:

(1) Use service member's orders to check DA Form 3955 cards for accuracy and completeness. The Contractor shall ensure cards are prepared, processed, and filed in

accordance with AR 600-8-3. The Contractor shall return incorrect cards to the service member or unit mail clerk as appropriate for correction.

(2) Receive locator inquiries by phone or from personnel visiting the mail center. The Contractor shall log all inquiries by date and time, name of requestor, and name of addressee. The Contractor shall screen the locator file, and determine if the information may be released. The Contractor shall respond to all inquiries, and advise customers of procedures when requesting information under the Freedom of Information (FOIA) or Privacy Acts.

(3) Refer the requestor to the appropriate installation agency if information is prohibited from disclosure under the Privacy Act. The Contractor shall record the release of unofficial information covered by the Privacy Act.

f. Appoint a contractor Unit Postal Officer (UPO), in accordance with DoD Postal Manual 4525.6-M and AR 600-8-3.

g. Ensure that new Contractor mailroom employees are properly trained in accordance with DoD postal regulations and AR 600-8-3 within 30 days of employment.

h. Ensure contractor UPO prepares a government approved training program for review and acceptance within sixty (60) days after contract performance start date. The Contractor shall provide training to unit mail clerks on a quarterly basis. The Contractor shall test unit mail clerks in accordance with DoD postal regulations and AR 600-8-3.

(1) The UPO shall test, score and provide certification testing results to appointees tested and to the Government via a Memorandum for Record that will also verify that a thirty (30) day period of supervised on-the-job training has been completed along with a copy of the appointees duty appointment order.

(2) The Contractor shall prepare DD Form 285(Appointment of Military Postal Clerk, Unit Mail Clerk, or Mail Orderly) cards.

(3) The Contractor shall obtain appointee signature and submit to the Installation Official Mail Manager for signature.

(4) The Contractor shall laminate printed cards upon signature and provide to appointee.

(5) The Installation Official Mail Manager will initially test the UPO.

i. The Contractor's appointed UPO shall follow the FORSCOM Form 97-R, Unit Mail Service Inspection Checklist when conducting mailroom inspections. The Contractor shall:

(1) Validate the Postal Services (PS) Form 3849 against the Postal Service Form 3801, Standing Delivery Order weekly.

(2) Confirm proper markings are annotated on the forms as required by the DoD Postal Manual 4525.6-M.

(3) Inventory accountable mail once a week.

(4) Inspect all serviced Unit Troop Mail Rooms on a quarterly basis using FORSCOM 97-R. Results shall be forwarded to the Installation Official Mail Manager.

j. Log customer complaints.

k. Post required data to the ISR website.

C.6.3.2 Standards. Directory mail shall be endorsed, distributed or returned to USPS within one (1) business day. Maintain hold mail for no more than 30 days with no more than three (3) errors per month. Schedule, and train Unit Mail Clerks quarterly and schedule and conduct test every two weeks. Training and testing will be conducted as scheduled with no deviations attributable to the contractor.

C.6.2.3 Workload. Reference C.12, PWS Workload and TE C.6-2-WL.

SECTION C.7
DIRECTORATE OF PUBLIC WORKS (DPW)

SECTION C.7.1
GENERAL AND MANAGEMENT SECTIONS

C.7.1.1 Public Works – General. Unless otherwise specified, the Contractor shall provide labor, materials, equipment (except equipment listed in the TE C.3-2-GFP), supervision; tools; transportation and management to operate, maintain, and repair real property facilities. The Government will make all buildings and other facilities, except family housing units, available to the Contractor at the requested time unless doing so would interfere with military training, essential ongoing installation activities, or compromise protected defense information.

C.7.1.1.1 Life Cycle Management. As previously discussed in C.1, the Contractor shall develop a Life Cycle Management (LCM) program for real property asset file (RPAF) assets, equipment in place (EIP), and installation roads and parking facilities.

Life cycle planning is a key asset management tool that takes into account the implications of acquiring, operating, maintaining and disposing of an asset. It is an integral part of strategic asset management, and enables investment and operational decisions to be made using appropriate evaluation tools and decision-making criteria. The Contractor shall submit the Contractor's Life Cycle Management Plan for Government review and acceptance (CDRL C.1-4).

The program shall be based on Life Cycle Cost (LCC) analysis geared toward reversing facility deterioration. A primary technique in undertaking life cycle planning is life cycle costing – a widely used method of financial evaluation of any asset, including buildings and their components. The Contractor shall include estimated break-even analysis over the life of the Contract, with all LCC, especially for repair by replacement of components and systems, showing payback year with and without inflation. The analysis shall not include salvage value for equipment to be removed.

The objectives of life cycle planning:

- Establish the total costs of an asset over its useful life
- Establish a sound basis on which decisions are made (i.e., evaluating the total cost of any investment or operational decision, rather than just looking at the short-term impact, or initial capital costs)
- Plan for the impact of refurbishment and maintenance
- Increase the service capacity of the asset

The Contractor shall submit LCC-based repair by replacement work proposals to the Contracting Officer Representative (COR) for consideration when economically justified to

save the Government money over the life of the asset well before the cumulative PM / recurring maintenance and utility costs are projected to overtake the decision process.

The Contractor shall provide a Life Cycle Management Report monthly (CDRL C.7-1) detailing the progress of meeting the Life Cycle Management Plan.

The Contractor shall provide any software (other than GFEBS) required to develop and maintain the LCM program. For example, LCM software may include PAVER® (pavements/hardstand), ROOFER® (roofs), PIPER® (exterior pipes), and SCALER® (plumbing). The Contractor shall provide designated Government personnel with read-only and query access to these software systems. All LCM software and all LCM generated data during the life of the contract shall become Government property at completion of the contract.

7.1.1.2 <u>Operations and Maintenance Management</u>. The Contractor shall provide operations and maintenance services dedicated to maintaining and repairing real property, real property installed equipment (RPIE), equipment in place, and installed building equipment (IBE), and implementing programs to maintain the living and working environment at Fort Irwin. The Contractor shall summarize its monthly activities for both the Operations and Maintenance (O&M) and Environmental Divisions in a Monthly Activity Report (MAR) (CDRL C.7-31). The IBE listed in TE C.7-16-SPEC provides an example of equipment that the Contractor shall operate and maintain.

Specifically, the Contractor shall respond to service orders (SOs); complete preventive maintenance (PM), and complete individual job orders for facilities across Fort Irwin including Barstow/Daggett listed in the real property asset file (RPAF).

When replacing building components, the Contractor shall replace “in-kind.” All associated structures, components, and equipment are to be kept in a safe working condition in accordance with the manufacturer specifications as supplemented by local DPW policies and procedures.

In the event that the proper materials are not readily available or expedient construction practices are necessary to alleviate a priority condition as listed in TE C.7-3-SPEC, substitute items and practices acceptable to the COR may be used on a temporary basis. Use of temporary materials shall not create a condition which threatens injury or damage to real property or equipment. Once a permanent fix has been identified and approved by the Government, the Contractor shall replace all substitute items with materials and workmanship meeting specifications before it becomes a hazard or an economic liability. The replacement shall be completed within a time frame acceptable to the COR, or contract completion date, whichever occurs first.

The Contractor shall place a higher priority on life heath safety (LHS)-related work requests, critical systems, and priority conditions and buildings (TE C.7-3-SPEC). The failure of these systems creates or threatens to create safety hazards, environmental violations, damage to installation assets, and near-total loss of work productivity for Fort Irwin personnel for the

duration of the outage, or installation-wide loss of service capabilities with no substitute or back-up available.

The Contractor shall clean and restore work sites to their original condition (prior to fault condition) upon the completion of approved work, to include when the work entails the complete, or partial removal of floors, cabinets, furniture, appliances, foundations, and similar items in order to gain access to the work area or system components to be repaired. The Contractor shall coordinate with the customer for the removal of all computer equipment and personal items required to complete the work unless otherwise approved by the COR.

The Contractor shall report any other damages or deteriorating conditions, including spills and hazardous materials, noted at any time to the COR and the Building Manager.

C.7.1.1.3 Work/Service Order Management. The Contractor shall develop a process to manage the service order system using the GFEBS software system as a base. The Contractor shall respond to emergency, urgent and routine SOs (TE C.7-3-SPEC). The Contractor shall maintain and repair all buildings, structures, and associated real property and IBE, encompassing a variety of facilities, located at Fort Irwin and Barstow/Daggett Heliport. SOs are also issued for special events (approximately ten per year) and customer requests that can entail moving specific property or equipment. The Contractor shall provide for the fabrication, installation, modification, repair, and replacement of a variety of structures, components, and equipment used in Fort Irwin facilities and on grounds. The variety of structures and components are both typical and atypical to those found in public buildings, utility generation/distribution systems, administrative, and office buildings, warehouses and storage sheds, barracks, technical, shelters, “shanties,” and shop structures and related facilities and areas.

C.7.1.1.4 Davis-Bacon Act Projects, Minor Repair, Painting, and Construction.

a. DESCRIPTION. When deemed most advantageous to the Government and directed by the Contracting Officer, the Contractor shall complete Davis-Bacon Act Projects and other minor repair work, painting, and construction activities in order to provide additional maintenance and repair, facility sustainment, restoration, or modernization.

b. Government Duties and Responsibilities**.** These projects may originate from two (2) sources:

(1) Work that during execution will exceed the definition of requirements and must be changed into a Davis-Bacon Act project in order to complete the requirement.

(2) Project work submitted to the Contractor by the Contracting Officer’s Representative (COR) for:

(a) Minor construction

(b) Construction activity associated with the installation of equipment in real property facilities beyond that allowed.

(c) Work involving the construction trades on property other than real property.

(d) Demolition and disposal of real property.

(3) Conditions initiated, but requiring a Davis-Bacon project to correct will be scheduled as priority Davis-Bacon project, unless otherwise directed either orally or in writing by the Contracting Officer.

(4) When initiated by the COR, the Government will deliver a request for project estimate to the Contractor. The request will specify the work to be accomplished, the acceptable standard of quality, and time for completion in the form of a Performance Work Statement (PWS). This request will identify the APC to be billed for the work. An extension may be requested by the Contractor and granted in writing by the COR for unusual circumstances.

(5) All performance times specified in cases where Government materials are to be used are exclusive of the time required for the Government to furnish materials as measured from the time the Government receives a properly prepared requisition until all materials are delivered to the Contractor.

(6) A Contracting Officer's Notice to Proceed will include the final agreed-upon estimate, the Contractor's submittal date, completion date of the project, and changes to the technical specifications. The completion date and technical specifications will be as stated in the Government's request for estimate unless modified by mutual agreement during discussion of the project.

Non-Exclusivity. The Contracting Officer reserves the right to award work under separate contract if deemed to be in the best interest of the Government. These contracts may be similar in scope and nature as those for Davis-Bacon projects--such as Job Order Contracting (JOC), requirements contracts, and one-time augmentation contracts--during the performance period of this contract. The Government will have sole responsibility in determining the contract mechanism that will be used for each requirement.

C.7.1.1.4.1 Contractor Duties and Responsibilities:

Tasks. The Contractor shall:

a. Initiate work within two (2) hours of becoming aware of a condition which represents a direct and immediate threat of injury, death or significant additional damage and shall continue twenty-four (24) hours a day, seven (7) days a week until completed or until the priority condition no longer exists. The Contractor shall notify the COR by telephone at the time the work is initiated.

b Take all action necessary to ensure that the Government has beneficial use of the repair or improvement specified in the scope by the completion date.

c. Submit an estimate for all Davis-Bacon priority projects as soon as the scope of work is known, but in no case more than seven (7) calendar days after work is initiated. The estimate shall include all costs for the priority work as well as all costs to restore the facility.

d. Support Command Interest items, such as projects supporting quality of life for NTC tenants. These types of items require intensive management and oversight. The Contractor

shall provide daily updates of the status of such work, to include time to completion and cost estimates to complete the work.

e. Deliver a detailed cost estimate of each phase of project work to the COR in accordance with CDRL C.7-2 within fifteen (15) days of receipt of request or within seven (7) days of receipt of a priority project request.

f. Request and conduct a scope conference to include a site visit when necessary. The scope conference and site visit will be arranged by the COR within three (3) working days of receipt of the Contractor's request.

g. Upon receipt of a Notice to Proceed from the Contracting Officer, deliver six (6) copies of all shop drawings, equipment data, material samples and Manufacturer's Certificates of Compliance to the COR within twenty (20) calendar days for approval. The Contractor shall do no procurement, fabrication, or construction and shall incur no cost on a project, except the cost of preparation and discussion of the estimate, before the Contracting Officer has approved the Contractor's submittals.

h. Initiate work on a project within ninety (90) calendar days of notice to proceed unless a sooner date is requested to meet the completion date.

i. Deliver a Davis Bacon Projects Report (CDRL C.7-3) within the last day of first week for ongoing projects.

j. Stay within the final estimated cost on any project unless given prior approval by the Contracting Officer.

k. Submit a 1354 Work Sheet, Real Property (CDRL C.7-4) within thirty (30) days after completion of a Davis-Bacon project.

C.7.1.1.5 <u>Petroleum, Oil, and Lubricant (POL) Spill Prevention</u>. The Contractor shall respond to its own POL spills as a priority service call and conduct operations to minimize generating POL spills and ensure proper handling, storage, and disposal. The Contractor shall:

a. Respond to spills of up to twenty (20) cubic yards (CY) on unpaved areas and up to ten (10) gallons on paved areas. Spills beyond this volume will be covered by other contractual means, investigated, and may require reimbursement by the Contractor.

b. Replace contaminated soil with clean backfill and transport the contaminated soil to the contaminated soil area next to the landfill. The Contractor shall transport contaminated soil to the NTC contaminated soil area.

c. Ensure subject contaminated area is not a life, health, and safety hazard to traffic or pedestrians.

d. Comply with all Federal, State, and Local laws, regulations, rules, and requirements to include, but not limited to the following: Federal Facilities Compliance Act, Executive Order Number 12088, AR 200-1, TB 43-0212, California Title 14, 19, 22, and 23, 29 CDR, 40 CDR, and 49 CFR, CDRL C.7-5, and CERCLA/SARA Section 120, and SARA Section 211.

If deemed most advantageous to the Government, the Contracting Officer may give the Contractor a Notice to Proceed (NTP) to clean up spills other than the Contractors. A Contracting Officer's NTP will include the final agreed-upon estimate, the Contractor's submittal date, completion time or date of the project, and changes to the technical specifications. The completion date and technical specifications will be as stated in the Government's request for estimate unless modified by mutual agreement during discussion of the project.

C.7.1.1.6 <u>HAZMAT and Waste Management</u>. The Contractor shall conduct operations to minimize its own Hazardous Material (HAZMAT) waste generation to include proper handling, moving, storage, and disposal. The Contractor shall coordinate its HAZMAT Management Plan and relevant work planning involving the potential for violations with Fort Irwin's Hazardous Waste Management Contractor (HWMC). The Contractor shall:

a. Comply with all applicable Federal, State, and local environmental and Life, Health, Safety (LHS) regulations. Comply with all applicable Department of Defense (DoD), Army and National Training Center (NTC) regulations and policies. The COR will determine if the Contractor is responsible for abating or correcting a noncompliance/violation.

b. Indemnify the Government and provide reimbursement of any costs incurred resulting from Contractor's noncompliance (e.g., hazardous waste spill cleanup expense). This includes relevant fines, penalties, and fees.

c. Submit a HAZMAT Management Plan (CDRL C.7-6) covering Executive Order Number 12088 requirements and described HAZMAT waste minimization to the COR for review at least ten (10) days prior to Notice To Proceed (NTP). The Contractor shall coordinate plans with the HWMC, the DPW Environmental Branch, and other appropriate entities.

d. Properly inventory, control, store, handle, and package all HAZMAT generated as a byproduct of Contractor operations or as a result of providing a service. The Contractor shall properly handle and place HAZMAT waste in designated HWMC accumulation areas.

e. Inspect weekly and submit monthly document (CDRL C.7-7) to DPW Environmental Division for all shops, maintenance facilities, wash racks, storage areas, and other facilities under Contractor control where HAZMAT is generated or stored for violations. The Contractor shall resubmit unapproved documentation as necessary to achieve COR approval.

f. Institute a responsive alert and reporting Standard Operating Procedure (SOP) for use when a spill occurs as a respond to contain and clean up spills per applicable Federal, State, and Local directives at least ten (10) days before NTP.

g. Support MEDDAC and Army Environmental Hygiene Agency (AEHA) during surveys, investigations, and management reviews to at least include noise, HAZMAT, solid waste, air quality, ecology, radiation, pest management, and industrial hygiene.

h. Maintain a stock of emergency equipment and supplies for spills and hazardous waste disposal. The Contractor shall submit a proposed purchase list to the DPW COR for review prior to actual purchase.

i. Prepare and submit a Refrigerant Accountability Report monthly (CDRL C.7-8).

j. All pesticides transported onto Fort Irwin shall be properly marked for contents and shall follow proper HAZMAT requirements for compatibility with other chemicals at any time during transport, use, and temporary storage.

If deemed most advantageous to the Government, the Contracting Officer may give the Contractor a Notice to Proceed to dispose of hazardous material other than the Contractors. A Contracting Officer's Notice to Proceed will include the final agreed-upon estimate, the Contractor's submittal date, completion time or date of the project, and changes to the technical specifications. The completion date and technical specifications will be as stated in the Government's request for estimate unless modified by mutual agreement during discussion of the project.

C.7.1.1.7 Excavation Permits. For all construction work that requires excavation, the Contractor shall obtain all necessary excavation permits and contact and coordinate with all agencies listed on the permits. No excavation shall begin without a signed excavation permit. The Contractor shall inform the COR of excavation permits.

C.7.1.1.8 LPG Markings. As the result of a request for an excavation permit, the Contractor shall mark LPG lines with either stakes or removable paint. The Contractor shall mark using code color requirements. If as-built drawings are in question, the Contractor shall try and locate the lines with metal detectors and signal tracers. If there is no identifying tape or tracer wire, the Contractor shall mark with a LPG identifying tape (tracer wire) all existing and new LPG lines. Use wrap ratio of 1:10 feet.

C.7.1.1.9 Qualification Standards. The Contractor shall provide objective evidence of personnel qualifications and years of experience for the positions listed below to the Contracting Officer for review and acceptance.

a. **Management and Planning Services.** A Professional Engineer (PE) shall be available as needed to evaluate damage assessments and validate proposed repairs.

b. **Boiler Operators**. Boiler Tenders shall have advanced certification as required by State regulation.

c. **Locksmith**. Locksmiths must possess or be capable of obtaining a DoD SECRET clearance and be State-certified.

d. **Heating, Ventilation and Air Conditioning**. The Contractor shall provide staff that is certified in water treatment and the handling and use of all refrigerants (EPA Certification Requirements, Section 608 and 609 or the 1990 Clean Air Act amendments and 40 CDR, Part 82, Subpart F).

e. **Elevator Maintenance Certification**. The Contractor shall provide proof of applicable State or local elevator licenses, for electric or hydraulic type elevators, and that mechanics are certified through the National Elevator Industry Education Program (NEIEP).

f. **Backflow Preventer Certification**. The Contractor shall provide staff performing backflow protection device testing, that are certified by the County of San Bernardino as an approved Back Flow Prevention Assembly Tester.

C.**7.1.2 Service and Project Accounting**.

DESCRIPTION. The Contractor shall implement GFEBS as the DPW project accounting system. GFEBS will provide work identifying numbers.

C.7.1.2.1 Tasks.

a. **Work Identifying Numbers.** The Contractor shall utilize work identifying numbers assigned by GFEBS for requested services. A separate number shall be assigned to each request with specific identification for different funding appropriations and reimbursable customers. Once this unique number is assigned, this number shall not be changed until the work is completed (maintain the integrity of the service order system) (TE C.7-2-SPEC).

b. **M&S Equipment**. Government owned M&S equipment costs shall be charged only to requested service. Costs shall be reported as directed by the Contracting Officer.

c. **DPW Work Reimbursed by Rotational Units or other Garrison Directorates and Tenants.** The Contractor shall separately account for work that may be reimbursed from rotational units or other Garrison directorates or tenants. These include rotational unit facilities (Rotational Unit Field Maintenance Area (RUFMA), Rotational Unit Bivouac Area (RUBA), and troop staging areas)

C.7.1.3 Work Reception Center.

DESCRIPTION. The Contractor shall establish and operate a one-stop work reception and processing center. The work reception center shall constitute the sole point of contact for the submission of work requests.

C.7.1.3.1 Tasks.

a. The Contractor shall accept service requests. A request can require repair, replacement, adjustment, relocation, cleaning, lubrication, securing, removal, or maintenance to any of the major items or assemblies listed. A requested service shall require either a routine or a priority response by the Contractor.

b. The Contractor's service order shall not exceed two thousand dollars ($2,000.00) of labor and material without approval from the Contracting Officer unless classified as a Priority service order.

c. The Contractor shall respond to priority conditions, in accordance with TE C.7-3-SPEC. All other conditions require a routine response that shall be scheduled and completed.

d. Contractor shall report on all work requests that are not completed within thirty (30) days of initial request. The report shall include the following information:

(1) Work request number.
(2) Date requested.
(3) Action(s) taken.
(4) Parts requested.
(5) Date(s) parts requested.
(6) Estimated date of parts arrival.
(7) Further service required.
(8) Estimated date of completion.

e. The Contractor shall maintain a COR-approved list of individuals assigned as Building Managers and Alternates designated by DPW and for facilities of each unit/activity on file. These individuals shall have authority to request routine services for each facility or group of facilities assigned. The unit/activity designation will be forwarded to the Contractor as required when building designations are reassigned. The designation will be in writing and will indicate the unit/activity and the specific facilities assigned. The Contractor shall update their listing as DPW approves Building Managers.

f. The Contractor shall ensure that requests are accepted from authorized Government officials and only on facilities listed on TE 7-15-WL. Persons authorized to request service shall include:

(1) Any individual reporting a condition requiring priority services.
(2) The COR and Alternate COR are authorized to request service for all facilities.

The Government reserves the right to specify up to 15% of all requests for repair services for accomplishment at a specific time of the day to avoid conflict with essential, ongoing installation activities. Additionally, the Government reserves the right to set policy as to the number of service orders that may be performed at any time, restrict the types of service orders to be performed, and the locations of performance.

g. The Contractor shall provide a DPW Daily Report (CDRL C.7-37). It shall include at a minimum: Management on duty, utility system information, operational data, and significant events for the previous twenty-four (24) hours for both the O&M and Environmental Divisions.

C.7.1.3.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS for Work Reception Center. The center shall remain open from 45 hours a week to receive walk-in and telephone requests for work and to respond to requests for information or status on outstanding and completed work. The Contractor shall establish and maintain the capacity to receive and respond to emergency (100% compliance), urgent (95% compliance) and routine (90% compliance) service requests twenty-four (24) hours a day, seven (7) days a week.

C.7.1.3.3 Workload. Reference C.12, PWS Workload.

C.7.1.4 <u>Public Works Parts and Materials Warehouse</u>.

DESCRIPTION. The Contractor shall manage and maintain the warehouse containing DPW parts and materials to the extent that space is available within the Government furnished facility (GFF). The Contractor shall procure all repair parts and materials necessary to maintain proper inventory levels based on demand loads. Purchases shall be made IAW the Contractor's approved Purchasing Plan required at Section C.1.11.1.

C.7.1.4.1 Tasks. The Contractor shall

a. Properly stock, issue, maintain serviceability, and maintain accountability of all parts and materials inside GFF. The Contractor shall monitor demand for bench stock and materials.

b. Issue all materials against a specific work identifying number.

c. Maintain a record showing:

(1) The date repair parts or materials were issued.
(2) The person to whom the items were issued.
(3) The work identifying number against which the items were issued.
(4) The part number, unit cost and extended cost of the items issued.

d. Whether the issue was from Government furnished materials or from Contractor furnished materials, the Contractor shall use existing Government forms with digital signatures.

e. Provide a copy of all issue records with invoices as necessary.

f. Operate a limited self-help program (managed through the parts warehouse) for issue of common use items as approved by the Government.

C.7.1.4.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. The warehouse shall be manned 40 hours per week. The Contractor shall maintain and manage the Public Works parts and materials warehouse 100% in accordance with the standards specified in AR 710-2, Inventory Management Supply Policy.

C.7.1.4.3 Workload. Reference C.12, PWS Workload.

C.7.1.5 <u>Disposing of Excess Inventory</u>.

DESCRIPTION. The Contractor shall Identify, pack, and deliver to the Government at Fort Irwin or to the Defense Logistics Agency Disposition Services (DLADS), Barstow, all Government-owned materials and repair parts, which become excess in the course of performance of the contract.

C.7.1.5.1 Task. The Contractor shall:

a. Identify, pack, and deliver all Government owned materials and repair parts, which become excess in the course of performance of the contract as determined by the usage/consumption rate and approved by the Government Property Administrator.

b. Physically segregate inventory at the time it is determined to be excess.

c. Prepare any and all documentation required by the Government to identify, pack, deliver, and segregate excess inventory.

d. Prepare the inventory for DLADS (i.e., remove the refrigerant, gasoline, and other fluids and hazardous materials). The Contractor shall separately dispose of and account for any hazardous materials (CDRL C.7-8).

C.7.1.5.2 Standards. The Contractor shall comply with the performance requirements as outlined in the PWS. All DLADS inventory prepared 100% to standard and delivered to DLADS within seven (7) calendar days after preparation. 100% accountability of hazardous materials.

C.7.1.5.3 Workload. Reference C.12, PWS Workload.

SECTION C.7.2
BUILDINGS AND STRUCTURES

C.7.2.1 Real Property - Service Orders And Preventive/Recurring Maintenance.

DESCRIPTION. The Contractor shall conduct Preventative Maintenance (PM) and Maintenance and Repair (M&R) services to sustain an inventory of assets identified by the Real Property Asset File (RPAF) within the Cantonment Area from deteriorating beyond their useful life as limited by funding. Maintenance and repair shall be coordinated with the using organizational element so as not to interfere with ongoing operations or compromise safety.

C.7.2.1.1 Tasks.

a. The Contractor shall ensure that facilities are maintained so they do not deteriorate beyond fair wear and tear and are repaired, to the limits established by the PWS, so that the facilities and installed components and equipment are functional, and in accordance with industry standards for their intended use. Repair work beyond the limits of a particular task shall still be reported to the COR. The Contractor shall test, inspect, adjust, lubricate, preserve, tighten, resurface, reattach, refinish, and replace constituent parts and assemblies of components in buildings, structures and other facilities listed in the RPAF. Where energy savings fixtures (lights/shower heads, toilets, urinals, etc.) have been installed, Contractor shall maintain to manufacturer's specifications and/or replace with equal or better energy savings rated fixtures and/or accessories. The Contractor shall not maintain, repair, or replace personal property (that is, property that is not on the RPAF, Interior Building Equipment (IBE), or Appliance Lists). Where a specific maintenance or service interval is not specified, the Contractor shall make a determination of the maintenance or service and notify the COR for further guidance.

b. For grass cutting, street sweeping, HVAC, preventive maintenance, mechanical systems life cycles, and indoor/outdoor pest control, the service plan shall address the Contractor's plans for meeting the level of service.

c. The Contractor shall submit the DPW Operation and Maintenance (O&M) Preventive Maintenance and Service Plan (CDRL C.7-9) to the COR for review sixty (60) days after contract performance start date. The plans shall be updated and reviewed for acceptance annually.

d. As part of the Life Cycle Management program, the Contractor shall develop a Pavement, Roof, and Utility Conservation Analysis (CDRL C.7-10) that will proactively seek to eliminate waste, increase efficiency, and conserve resources related to facilities listed in the RPAF.

e. The Contractor shall maintain and repair all Signage (traffic signs, installation signs, portable and non-portable electric signs). Input message updates for select portable electric signs.

C.7.2.1.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS and as they apply to Service (Preventive Maintenance (PM) and Scheduling). All plans and reports turned in 95% or better to standard and on time. 100% of approved service orders (Emergency, Urgent and Routine) and Preventive Maintenance completed. 95% of service orders will be performed within the established time frame with none more than five (5) working days late. 100% of Emergency conditions will be mitigated within twenty-four (24) hours, 90% of Urgent is completed within seven (7) calendar days, and 90% Routine is completed within thirty (30) calendar days.

C.7.2.1.3 Workload. Reference C.12, PWS Workload. Also, reference TE C.7-8-WL, Service Order Workload for FY 08-09, TE C.7-9-WL, Boiler Plants (includes steam boilers), and TE C.7-15-WL, RPAF.

C.7.2.2 <u>Equipment Files, and As-Built Drawings</u>.

<u>DESCRIPTION.</u> The Contractor shall maintain equipment files and as-built drawings. Once produced, these drawings and equipment files become property of the Government and shall be returned in useable condition to the Government at the completion of this Contract.

C.7.2.2.1 Tasks.

a. <u>Equipment Files</u>. The Contractor shall develop, maintain, and update an installed equipment file, beginning with existing files provided by the Government.

(1) The Contractor shall list, by facility number, each piece of installed equipment currently in the RPAF.
(2) The Contractor shall update the installed equipment file as the Contractor, the Government, or installed equipment in the RPAF.
(3) The Contractor shall provide, in each file, the manufacturer's literature, warranty information, test results, maintenance, repair, and associated cost history.
(4) The Contractor shall inventory equipment lists annually.

b. <u>As-Built/Submittal Drawings</u>. For work that the Contractor completes, the Contractor shall complete reproducible as-built drawings and DD-Form 1354s, Real Property Real Property Transfer and Acceptance Military Real Property, in accordance with CDRL C.7-4.

(1) The Contractor shall forward the original of all completed drawings/ submittals and documents to the COR for review, and filing.
(2) The Contractor shall use as-built drawings for updating the installation utility drawings. The Contractor shall check with the Government to determine if as-built/submittal drawings exist, obtain a reproducible copy, update it, and return a reproducible copy to the Government as outlined above.
(3) The Contractor shall obtain a copy from the Government of the CAD drawing (AutoCAD® Release 12, or most current version or DXF format on a compact disk) when a computer-aided-design (CAD) drawing exists. The Contractor may use a more recent version of CAD software that is compatible with the Government's existing program to

update drawings and submittals and return it with a hard copy of the drawing.

(4) The Contractor shall create a CAD version and submit it with a hard copy in the format outlined above if a CAD version does not exist. The Contractor shall receive information from other Contractors and agencies via DPW to update maps, CAD drawings, other master planning documents.

(5) The Contractor shall maintain and update complete and accurate plans and maps of the all utility distribution systems, showing lines, valves, and connection points and any other attributes in both hard copy and AutoCAD® and transfer to the library.

c. Microfilm Prints. The Government will provide aperture card microfilm prints of various facilities (GFF) to the Contractor on an as available basis. The Contractor shall utilize these microfilm prints in lieu of requesting as-built prints from the Government.

d. Technical Library. The Contractor shall maintain the DPW Technical Library, which will in-turn maintain the as-built drawings, submittals, and O&M manuals and files. The Government will provide suitable space for a technical library.

C.7.2.2.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. Equipment and as-built files will be no less than 95% complete. Perform other related services as required to fulfill contractors need to access technical publications/data.

C.7.2.2.3 Workload. Reference C.12, PWS Workload.

C.7.2.3 Appliance and Food Service Equipment.

DESCRIPTION.

a. The Contractor shall provide maintenance and repair activities necessary to keep an inventory of appliances and food service equipment in good working order and at an Urgent priority level. The Contractor shall also provide regularly scheduled and unscheduled maintenance and minor repairs.

b. The Contractor shall ensure that all DPW reimbursable costs like for movable appliances and kitchen equipment specific to that food service are identified, billed, and accounted for separately from those that should correctly be included within DPW real property.

C7.2.3.1 Tasks.

a. The Contractor shall perform PM on food service equipment to ensure proper operation, to minimize breakdowns, and to maximize useful life. The Contractor's PM program shall be developed based on manufacturers' recommended procedures, OEM standards, Operation and Maintenance: Food Service Equipment. The Contractor shall develop PM job plans for food service systems and equipment and submit these planned PMs and associated frequencies with the PM Program. Maintenance shall not disrupt food service

operations and must be coordinated with the Facility Manager. Notification of repair work exceeding the PM limit is submitted to the COR within the specified time limit. The Contractor shall comply with applicable health, safety, and environmental laws, regulations, and guidance.

b. The Contractor shall service, maintain, repair or replace, and install food service equipment and appliances facilities on the Repairable Appliance List, TE C.7-10-WL and when requested by the COR. Items not listed shall be considered on a DPW reimbursable basis by NAF. The Contractor shall contact the COR if a specific M&R function is projected to extend beyond two (2) days.

c. The Contractor shall test, inspect, and repair as needed to ensure proper food service appliance and equipment operations are optimized. Appliances and equipment shall be properly disconnected and other life, health and safety (LHS) concerns mitigated or resolved whenever moving, removing, installing, or servicing.

d. The Contractor shall adjust, maintain, and repair appliances and equipment listed.

e. The Contractor shall clean enclosed food service exhaust systems to sustain an exhaust rate complying with the manufacturer's guidance or National Fire Protection Association (NFPA), Chapter 20.

C.7.2.3.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. 100% of approved service orders (Emergency, Urgent and Routine) and Preventive Maintenance completed. 90% of service orders will be performed within the established time frame. Emergency is completed within twenty-four (24) hours, Urgent is completed within seven (7) calendar days, and Routine is completed within thirty (30) calendar days.

C.7.2.3.3 Workload. Reference C.12, PWS Workload.

C.7.2.4 <u>Locksmith Services</u>.

DESCRIPTION. The Contractor shall provide locksmith maintenance and repair activities necessary to keep an inventory of facility locks and physical security equipment in good working order. The Contractor shall also provide regularly scheduled and unscheduled maintenance and minor repairs. This service shall <u>not</u> include lockout services during off-duty hours. Locksmith services for all facilities listed in the RPAF, and installed building equipment (IBE), including safes, file cabinets, desks, cipher locks (manual, electric, magnetic card, or other future technologies), display cases, and padlocks (combinations, key, or other future technologies).

C.7.2.4.1 Tasks.

a. The Contractor shall establish a electric key control data (computer) base systems, to include if installed:

(1) Lockless entry for all building doors, and barracks room doors and main entry keys. Open, unlock, and change combinations.

(2) Duplicate keys/magnetic cards, re-core locks, and replace or repair locks as needed or directed by the COR.

b. The Contractor shall provide locksmith services for non-RPAF assets or IBE only with COR approval.

c. The Contractor shall reproduce facility keys for those personnel listed as primary or alternate building managers. A list of unit/activity designations will be provided to the Contractor by the Real Property Section of DPW. Updated lists will be provided as changes occur.

d. The Contractor shall respond to any high security facility, e.g., ADP or communications facilities as a Priority service order. The Contractor shall treat routine service orders as Priority service orders in the event that a facility cannot be secured at closing time.

C.7.2.4.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. 100% of approved service orders (Emergency, Urgent and Routine) and Preventive Maintenance completed. 90% of service orders will be performed within the established time frame. Emergency is completed within twenty-four (24) hours, Urgent is completed within seven (7) calendar days, and Routine is completed within thirty (30) calendar days.

C.7.2.4.3 Workload. Reference C.12, PWS Workload.

C.7.2.5 <u>Wash Facilities/Racks</u>.

DESCRIPTION. The Contractor shall provide maintenance and repair activities necessary to keep wash facilities in good working order. This includes vehicle wash points, vehicle wash facilities, tracked vehicle washers and the trash container/dumpster wash point. The Contractor shall provide regularly scheduled and unscheduled maintenance and minor repairs.

C.7.2.5.1 Tasks.

a. The Contractor shall notify the Contracting Officer of any problems that would require the wash facility to be non-operational for more than forty-eight (48) hours.

b. The Contractor shall ensure that the operation of the water recycling systems is within manufacturers' guidelines unless otherwise notified by the Contracting Officer in writing. Maintenance and repair includes, but is not limited to monthly cleaning of basket strainers, screens, filters, with change-out as required; breakdown, inspection, and re-assembly of

diaphragm pumps on OS (effluent, sludge, waste oil) and vault sump pumps; inspection of all lines, hoses, and components for leaks; inspection and tightening of shaft packing glands; inspection of all hose wands for obstructions to water delivery; inspection of air compressor filters and fluids with cleaning and adjustment as needed; inspection and cleaning of water return trenches; and replacement of bag filter elements when bags become plugged as indicated by a pressure differential.

c. In addition to normal operations and maintenance, the Contractor shall perform maintenance during a seven (7) day period designated by the Government and coordinated with units' rotational training cycles. The seven (7)-day period for facilities 630, 638, 641, 652, 699, 680, 682, 824, and 838 will begin on the last day of training, and the seven (7) day period for facility 838 will begin seven (7)-days prior to the last day of training. In addition:

(1) The Contractor shall operate, inspect, service, repair, and test the water of facilities a sufficient number of times to ensure wash water meets applicable standards. A Water Systems Operator with at least a Grade 1 certificate shall manage operation of the wash facilities during Rotational Unit equipment turn-in.

(2) The Contractor shall coordinate with the HAZMAT Contractor for testing of water and sediments and for removal of sediments.

(3) The Contractor shall provide maintenance coverage for eight (8) duty hours each day with twenty-four (24)-hour on-call coverage during Rotational Unit equipment turn-in weeks. Contractor is not receiving or handling rotational equipment nor operating the wash facility.

d. The Contractor shall perform quarterly sampling and obtain analysis of water taken from points on the influent and effluent streams of the sand filter and carbon filter (CDRL C.7-11). Results shall be used to determine the need for change-out of media

(1) The Contractor shall sample and obtain analysis on total petroleum hydrocarbon and metals specified by EPA TLCP test.

(2) If utilized, outsourced laboratories shall be certified by appropriate agencies and approved by the COR.

(3) A copy of test results shall be provided to the DPW Environmental Division in order to determine if unacceptable contaminant levels are present.

e. The Contractor shall respond to service requests in accordance with Priority Conditions, TE C.7-3-SPEC.

f. The Contractor shall prepare and provide a wash rack operating log in accordance with CDRL C.7-12, Wash Rack Operating Log.

g. The Contractor shall ensure oxygen levels in the wash facility water are maintained at or above five (5) ppm.

h. The Contractor shall ensure designated wash facilities are sampled during operations and throughout the rotational unit turn-in cycle.

i. The Contractor shall perform quarterly water sampling in accordance with manufacturer's guidelines.

j. Response by the Contractor to service requests shall be in accordance with Internal SOPs and work procedures approved by the Government.

C.7.2.5.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. All wash facilities operating normally and 100 % of PMs completed. 90% of service orders will be performed within the established time frame. Emergency is completed within twenty-four (24) hours, Urgent is completed within seven (7) calendar days, and Routine is completed within thirty (30) calendar days.

C.7.2.5.3 Workload. Reference C.12, PWS Workload.

C.7.2.6 <u>Swimming Pool.</u>

DESCRIPTION. The Contractor shall maintain and repair the year-round swimming pool facilities at the Troop Pool (Oasis Pool), Building 328.

C.7.2.6.1 Tasks.

a. The Contractor shall keep safety filtration and swimming pool equipment operational at all times.

b. The Contractor shall submit all proposed modifications to systems to the COR for approval prior to implementation.

c. The Contractor shall maintain pool decks and accessory equipment (i.e. diving boards, pool ladders, pool slides, and the attachment hardware and equipment for the pool enclosures). Service includes adjustment and periodic maintenance of existing equipment and installation of Government furnished new or replacement equipment. The Contractor shall maintain up to date Pool Operating Log and submit reports IAW CDRL C.7-13.

d. The Contractor shall remove and reinstall swimming pool enclosure equipment (facility-size tarp) as directed by the COR. Failure of the pool enclosure equipment or attachment hardware shall be specified as priority service, unless otherwise determined by the COR.

e. The Contractor shall perform all work required to ensure the swimming pool filtration and circulation systems operate so that the swimming pool water is within allowable health and safety standards. Water quality shall be an Urgent priority service order.

f. The Contractor shall inspect, repair or replace all interior components of filters every other year. If required, remove and replace filter sand with new sand meeting the manufacturer's specifications beginning the first year of contract performance.

g. The Contractor shall clean all strainers daily during pool operation.

h. The Contractor shall test pumps annually for pump efficiency in accordance with manufacturer's specifications and repair or replace when required.

i. The Contractor shall prepare the Pool Operation Log in accordance with CDRL C.7-13 and Pump Efficiency Report in accordance with CDRL C.7-14.

j. The Contractor shall provide clear water during swimming pool seasonal use. The Contractor shall maintain pH between 7.2 and 7.6 and free available chlorine between .04 and .06 Mg/L during use. The Contractor shall comply with the State of California Administrative Code Title 22, Section 65547 and TB Med 576, Appendix G on chlorine safety. The standard clarity for (swimming pool) clear water is when a black disk, six inches in diameter on a white field, is placed at the deepest point of the pool and is clearly visible from the side walls at a distance of ten (10) yards.

C.7.2.6.2 Standards. Pool and facility shall be maintained in a fully functional manner for year round use within allowable health and safety standards of the State of California Administrative Code Title 22, Section 65547 and TB Med 576, Appendix G on chlorine safety; maintain standard water clarity for swimming pools. The Contractor shall comply with the performance requirements outlined in the PWS. 100% of approved service orders (Emergency, Urgent and Routine) and Preventive Maintenance completed. 90% of service orders will be performed within the established time frame. Emergency is completed within twenty-four (24) hours, Urgent is completed within seven (7) calendar days, and Routine is completed within thirty (30) calendar days.

C.7.2.6.3 Workload. Reference C.12, PWS Workload. Normal hours of operation are Monday through Friday from 0500 to 0900 and 1100 to 2000, and Saturday and Sunday from 1100 to 1900.

C.7.2.7 <u>Flight Operations - Lighting, Electrical Grounding, Lightning Protection Systems</u>.

DESCRIPTION. The Contractor shall maintain and repair all navigation, landing, taxi, and associated airfield lighting. The Contractor shall inspect, test and maintain all helicopter-pad grounding points ,electrical grounding systems, lighting, and lightning protection systems installed on facilities listed in the RPAF. The Contractor shall comply with FM 5-430-00-1 with regard to frequency of inspection, testing, maintenance, and repair of the airfield and helipads, and grounding points. . The Contractor shall inspect, test, maintain and repair all other locations, e.g., antennas, water tanks. Where energy savings fixtures have been installed, Contractor shall replace with equal or better energy savings rated fixtures and/or accessories.

C.7.2.7.1 Tasks.

a. Flight Operations Lighting.

(1) The Contractor shall inspect flight operations lighting (Barstow-Daggett, Bicycle Lake and Weed Army Community Hospital) monthly or as required to correct conditions caused by inclement weather conditions such as heavy rains; repair, replace, or maintain areas where the helipads were flooded to include all navigation, landing, taxi, and associated helipad lighting.

(2) The Contractor shall inspect and test all grounding points on helicopter pad, refueling points, and parking ramps.

(3) The Contractor shall repair all grounding points that fail testing.

b. Electrical Grounding. The Contractor shall inspect, test, paint, mark, and tighten grounding connectors and bonds on the following facilities:

(1) Fuel dispensing/storage points, munitions storage/issue points.
(2) Medical/dental facilities, aircraft grounding points; e.g., helipads, parking ramps.
(3) Industrial complexes; e.g., vehicle repair shops, welding and machine shops, paint.
(4) Data processing facilities, communications facilities.
(5) Facilities with TEMPEST installation equipment, cyclone fencing.
(6) Ammunition storage locations

c. Lightning Protection System. The Contractor shall inspect, test, maintain and repair lightning protection systems at the following locations:

(1) Automation and communication facilities.
(2) Ammunition supply, storage, and issue points as shown on the ammunition storage location map.
(3) Fuel storage and dispensing facilities.

C.7.2.7.2 Standards. Perform PWS requirements in accordance with FM 5-430-00-1 regarding reference frequency of inspection, testing, maintenance, and repair of the airfield and helipads, e.g., grounding points, , airfields, and heliports. The Contractor shall comply with the performance requirements outlined in the PWS. 100% of approved service orders (Emergency, Urgent and Routine) and Preventive Maintenance completed. 90% of service orders will be performed within the established time frame. Emergency is completed within twenty-four (24) hours, Urgent is completed within seven (7) calendar days, and Routine is completed within thirty (30) calendar days.

C.7.2.7.3 Workload. Reference C.12, PWS Workload.

C.7.2.8 Rotational Use Areas - Maintenance and Repair.

DESCRIPTION. The Contractor shall perform routine maintenance of facilities identified in the RPAF as rotational use facilities within the cantonment area under a Standard Operating Order. Additional work to be performed will be identified by service order

approved by the DPW COR.

C.7.2.8.1 Tasks. The Contractor shall:

a. Maintain and repair rotational unit facilities, including all of its components and installed equipment.

b. Grade the dirt and sweep hardstand (paved) areas.

c. Provide dust abatement with a water truck at the traffic lanes and the Property Control Yards to meet health, safety and or mission requirements.

d. Grade the Property Control Yards (PCY) upon request by user.

e. Perform maintenance for facilities directly affected by rotations within seven (7) calendar days following rotational turn in day five (5), in accordance with regulations, publications, directives and technical manuals.

C.7.2.8.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS providing support for up to 12 rotational units per year. 100% of approved service orders (Emergency, Urgent and Routine) and Preventive Maintenance completed. 90% of service orders will be performed within the established time frame. Emergency is completed within twenty-four (24) hours, Urgent is completed within seven (7) calendar days, and Routine is completed within thirty (30) calendar days.

C.7.2.8.3 Workload. Reference C.12, PWS Workload.

C.7.2.9 <u>Elevators</u>.

DESCRIPTION.

a. The Contractor shall maintain and repair four (4) elevators, one (1) each per building in buildings 896, 990, 310, and Barstow Daggett Airfield Bldg 21. Components include machines, motors, generators, controllers, gears, bearings, clutch, and brake components; commutators; oils, stators, brushes, windings, relays, contacts, and magnet housing frames; rotating elements, hangers, tracts, guides, door operating devices, pistons, cylinders, gauges, and other hydraulic items, interlocks, and gates; controls, alarms, buttons, indicators, lights, signals, communication systems, fire extinguishers, and safety equipment.

b. Maintenance and repair includes, but is not limited to:

(1) The Contractor shall adjust, lubricate, repair, replace, inspect and test elevators, and associated parts.

(2) The Contractor shall maintain the hydraulic fluid overflow reservoir system and remove excess fluid as required.

(3) The Contractor shall repair or replace elevator electrical, mechanical, or hydraulic parts as deemed necessary and install only genuine standard parts produced for use on elevators.

(4) The Contractor shall ensure that all safety related inspections, tests and component replacements are documented and recorded in the elevator maintenance files.

C.7.2.9.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. 100% of approved service orders (Emergency, Urgent and Routine) and Preventive Maintenance completed. 90% of service orders will be performed within the established time frame. Emergency is completed within twenty-four (24) hours, Urgent is completed within seven (7) calendar days, and Routine is completed within thirty (30) calendar days.

C.7.2.9.3 Workload. Reference C.12, PWS Workload.

C.7.2.10 <u>Fuel Dispensing, Storage and Distribution Systems</u>.

DESCRIPTION. The Contractor shall inspect, test, maintain and repair all fuel dispensing, storage, and distribution systems on the installation. This includes emergency repairs only at Buildings 34 and 909 (Army and Air Force Exchange Service (AAFES). The Contractor's preventive maintenance program shall incorporate, the requirements listed in TE C.7-14-SPEC, Preventive Maintenance for Bryant Fuel System Tanks.

C.7.2.10.2 Standards. All fuel dispensing, storage, and distributions systems fully operational 95% or more of the time with no impact on mission. Maintained and repaired in accordance with manufacturer standards and local procedures.

C.7.2.10.3 Workload. Reference C.12, PWS Workload. Also, reference TE C.7-13-WL, Fuel System Tanks.

C.7.2.11 <u>Electrical System Services and Emergency Generators</u>

DESCRIPTION. The Contractor shall maintain and repair the electrical systems in accordance with the lines of demarcation (TE C.7-22-SPEC).

C.7.2.11.1 Tasks. In addition to maintaining and repairing electrical systems supporting and internal to facilities listed in the RPAF, the Contractor shall perform the following:

a. Generators attached to buildings. The Contractor shall conduct a routine inspection, load testing and certification, monitoring fuel levels and ordering fuel as required on all emergency generator equipment to ensure operational capability at all times. The Contractor shall monitor emergency generator equipment to include fuel level during operation to assure continuous operation for the period needed. Emergency generator equipment shall be included in the LCM Plan (CDRL C.7-1& TE C.7-7-WL)

b. Portable Emergency Generators. The Contractor shall conduct an scheduled PM inspections, to include load testing, certification, monitoring fuel levels and ordering fuel as required on all emergency generator equipment. The Contractor shall maintain the emergency generator equipment to a serviceable level, ready for deployment within two (2) hours as a priority service order in the event of loss of electrical power. Emergency generator equipment shall be included in the LCM Plan (CDRL C.7-1 & C.7-7-WL).

c. The Contractor shall coordinate scheduled power outages with Southern California Edison (SCE) and with affected installation agencies at least fourteen (14) calendar days prior to the outage. The Contractor shall obtain concurrence of the COR prior to coordinating with SCE. Outages only include those created by the Contractor in the normal conduct of work.

(1) Notification. The Contractor shall prepare and distribute official notifications.
(2) Contact. The Contractor shall provide a contact log in accordance with CDRL C.7-28, SCE Contact Log.

d. The Contractor shall survey all (non-SCE) parking lot, street, and pathway lights, identifying and reporting non-operational lights by location and ownership. The Contractor shall issue a report (CDRL C.7-29) detailing the results of the survey monthly.

e. The Contractor shall maintain and repair all solar lighting.

f. The Contractor shall maintain and repair all traffic signals.

C.7.2.11.2 Standards. There shall be no power outages to any facility due to electrical systems within the lines of demarcation. Maintain and repair the electrical systems IAW State and Federal standards within the lines of demarcation (TE C.7-21). **Installed emergency generator equipment will automatically activate upon power outage. Portable emergency generator equipment is available, operational, and ready for deployment within two (2) hours of power outage.** The Contractor shall comply with the performance requirements outlined in the PWS. 100% of approved service orders (Emergency, Urgent and Routine) and Preventive Maintenance completed. 90% of service orders will be performed within the established time frame. Emergency is completed within twenty-four (24) hours, Urgent is completed within seven (7) calendar days, and Routine is completed within thirty (30) calendar days.

C.7.2.11.3. Workload. Reference C.12, PWS Workload.

SECTION C.7.3
NON-BUILDING AND STRUCTURE SERVICES

C.7.3.1 Unaccompanied Personnel Housing (UPH) Management.

DESCRIPTION. The Contractor shall provide UPH management and support services in accordance with AR 420-1, Army Facilities Management, and DoD 4165.63M, DoD Housing Management for approximately 200 rooms located in Hamby Barracks (Bldgs 249, 250, 251 and 252), Bldg 98, or other barracks as required/identified. The Contractor shall provide centralized UPH management, planning and support services (to include assignment and termination services), and furnishings management. The Contractor shall staff and operate the Unaccompanied Personnel Office and the Furnishing Management Office (FMO), a warehouse facility. These offices shall be open Monday through Friday from 0730 to 1600, excluding Federal holidays.

C.7.3.1.1 Tasks.

a. For all barracks the Contractor shall:

(1) Operate an Unaccompanied Personnel Office to manage all barracks, as required.
(2) Establish a positive key control system for all keys in its possession.
(3) Perform UPH property accountability and control function through the system of record known as PRISMS®, and any follow-on systems. Currently PRISMS® is installed at the UPH office.
(4) Reproduce and distribute Government approved correspondence (e.g. notices of utility outages, policy changes, community activities, etc.) to residents in UPH. Distribution will be made within two working days of receipt.
(5) Develop and maintain a UPH Waiting List, in accordance with CDRL C.7-15, based on eligibility and priority of assignment as outlined in AR 420-1, Chapter 3. The list shall be prominently displayed in the housing office that serves unaccompanied personnel.
(6) Assign UPH quarters in accordance with AR 420-1, Chapter 3.
(7) Offer vacant units to eligible personnel within one (1) working day after the quarters become available.
(8) Prepare and issue assignment orders in accordance with AR 420-1 Chapter 3, and submit them to the UPH Manager for approval and signature.
(9) Inspect quarters as required. Identify any resident-caused damage and notify the UPH Manager. The UPH Manager will make the determination of appropriate action to be taken (i.e. issue a Statement of Charges).
(10) Prepare termination orders after any resident-caused damage has been identified and paid for, and the resident has been cleared; forward them to the UPH Manager for signature.
(11) Maintain quarters assignment and property control records on UPH residents occupying the Hamby Barracks only. A separate record shall be maintained on each resident and shall contain one copy of official reassignment orders, assignment information, reports of conduct, statements of charges, and other applicable documents. It shall also contain signed

hand receipts for issues of Government furnishings or other property. Such records shall be kept for a period of three (3) years following the termination of occupant's quarters assignment whereupon they shall be turned over to the Government.

b. The Contractor shall perform Between Occupancy Maintenance (BOM) on all barracks listed in the RPAF (TE C.7-15-WL) as requested.

(1) Ensure that quarters are available for reassignment within five (5) working days after the date of the vacancy. The Contractor shall ensure that all required quarters maintenance has been completed prior to reassignment.

(2) Report the status of all BOM weekly in accordance with BOM Status Report.

(3) Prepare the following UPH reports in accordance with the following CDRL's:

(a) Waiting List for UH, CDRL C.7-15.

(b) Roster of Personnel Occupying Unaccompanied Housing, CDRL C.7-16.

(c) Unaccompanied Housing (UH) Inventory and Utilization Data on an Excel® spreadsheet, CDRL C.7-17.

(d) Total Occupant Days Summary Report on an Excel® spreadsheet, CDRL C.7-18.

c. The Contractor shall staff and operate the Furniture Management Office (FMO) responsible for Government-owned housing furnishings (hereafter referred to as furnishings) on the property records at the NTC.

(1) The Contractor shall perform furniture accountability and control functions through the system of record known as PRISMS®.

(2) Contractor personnel at FMO shall receive furnishings with the Government, then store, handle, distribute, and account for furnishings in accordance with AR 420-1, Chapter 3 and AR 735-5, paragraph 2.

(3) The Contractor shall report any excess furnishings to the UPH Manager as soon as it is discovered.

(4) The Contractor shall accomplish a 100% furniture inventory of the FMO starting at Phase In and annually thereafter, CDRL C.7-19.

(5) Contractor personnel at Furniture Management Office (FMO) shall maintain accurate and complete automated records which establish the status, serviceability and location of all furnishings at all times. UPH appliances and furnishings shall be issued only to quarters authorized by CTA 50-909. A properly prepared hand receipt, signed by the customer, shall constitute compliance for issued items as long as the hand receipt is prepared and reconciled in accordance with DA PAM 710-2-1.

(6) Contractor personnel at FMO shall provide the following services when requested by the COR in accordance with written criteria provided by the COR. The Contractor shall:

(a) Have surge capability to issue and turn-in furnishings for up to seventy (70) UPH rooms.

(b) Pick-up and deliver furnishings within five (5) working days from the on-post locations designated by applicable service orders.

(d) Inspect furniture on turn-in for signs of abuse, fair wear and tear, or defects. Report abuse to the Government Property Administrator with copy to the UPH Manager in writing within one (1) workday of identification. Worn, damaged, and unserviceable furnishings shall be classified for condition code by the Installation Government Inspector prior to turn-in to the Central Receiving Point (CRP). Worn and damaged furniture shall be reported to the UPH Manager for disposition instructions.

(e) Report replacement furnishing requirements to the UPH Manager.

(7) The Contractor shall accomplish a complete barracks furniture exchange two to three (2-3) times per year. For each barracks building, a full furniture replacement shall be accomplished within one week.

C.7.3.1.2 Standards. Provide housing management to ensure that serviceable quarters are available for occupancy within five (5) working days after the date of vacancy; inspect furniture and report results to the UPH Manager; pick up and deliver furnishings within five (5) working days. Performance shall be IAW AR 420-1, Army Facilities Management, and DoD 4165.63M, DOD Housing Management. The Contractor shall comply with the performance requirements outlined in the PWS. 95% or more of assignments completed as scheduled. Planning documents developed and submitted on time. 95% of facilities are adequate and available to house the single Soldier requirement when needed. 95%-100% of work requests completed as scheduled and available for reassignment within five (5) working days. 95%-100% of quarters properly furnished and 95%-100% of replacement requests completed within five (5) working days.

C.7.3.1.3 Workload. Reference C.12, PWS Workload and TE C.7-34-WL.

C.7.3.2 <u>Landscape Maintenance - Improved Grounds</u>.

DESCRIPTION. The Contractor shall provide all labor, management, supervision, tools, material and equipment required for landscape maintenance services on improved grounds. Landscape maintenance shall not be performed more frequently than required by the geographic and climatologic conditions of the installation. All areas and locations shall be maintained as indicated on the Installation Design Guide (IDG). Areas to be maintained include common areas, representational areas, training areas, Reserve Center enclaves, UPH billeting areas, and all other improved areas.. It does not include work on unimproved grounds, such as training, range, and maneuver areas, and Military Family Housing.

C.7.3.2.1 Tasks. The Contractor shall:

a. Provide all labor, management, supervision, tool, material, and equipment required for landscape maintenance.

b. Provide grass cutting and trimming services.

c. Provide policing prior to mowing, grass cutting, grass trimming, xeriscape (desert) landscape area maintenance, edging of sidewalks and curbs, capability for grass and leaf removal, and lawn treatment for ceremonial and high visibility areas.

d. When directed by the COR, convert grass and other water-intensive plants to xeriscaping in accordance with the installation landscape manual.

e. Sustain tree pruning and brush / shrub trimming services per physical security and safety guidelines. Pruning and trimming services necessary to sustain the neat and orderly appearance.

f. Sustain grounds repair services for damaged / disturbed areas to return areas to pre-damaged conditions and to meet safety and environmental requirements. Work includes grading, drainage, grounds and erosion repair, restoration, stabilization, maneuver damage (reimbursable), and reestablishing ground cover.

g. Develop and schedule debris removal and (trash) policing services as required for areas designated in TE C.7-19-SPEC, Map of Improved Grounds, and including roads, parking areas, open storage, and other designated surfaced areas. Weekday operations shall be scheduled prior to 0600 and after 1700 in order to minimize interruption of regular traffic patterns.

h. Sustain healthy, visually pleasing, and functional plant material to include using flower and shrubs planting, pruning and removal, tree planting and pruning, maintenance of flower beds and shrubs, mulching, watering, fertilizing, policing, weeding, replacement of edging material, maintenance of weed barriers, erosion control, and wind and sound control per IDG and the landscape manual.

i. Bag and dispose of grass clippings and leaves. The Contractor shall use biodegradable bags.

j. Conduct recurring services to sustain and improve established turf areas.

k. Conduct tree removal and disposal services when required. Chipping shall be conducted at the landfill area.

l. Report all landscape conditions which may be adversely affected by the lack of irrigation to the COR.

C.7.3.2.2 Standards. Maintain areas and locations in accordance with the Installation Design Guide (IDG) and contractor provided schedule – complete all landscape maintenance services to standard and on schedule.

C.7.3.2.3 Workload. Reference C.12, PWS Workload.

C.7.3.3 <u>Sports Field Maintenance</u>.

DESCRIPTION. The Contractor shall conduct sports field maintenance for the installation. This does <u>not</u> include “prepping” the sports fields, which is to be completed by Family and Morale Welfare Recreation (FMWR). Prepping includes marking the fields, dragging the

baseball/softball infields, operating scoreboards, placement of temporary field markers and goals, inspecting the sports fields prior to particular events. This includes grounds (mowing and care for all grassy sports fields/pitch and put areas); lighting systems; scoreboard systems; sports field fences; fixed bleachers, including shade structures; fixed goal posts; repairing/resodding/filling in holes; scalping baseball/softball infields; repair baseball/softball "breakaway" bags; baseball/softball dugouts/benches; post/pre-seasonal inspections (LCM Planning); and periodic replacement of baseball/infield clay/dirt mixture.

C.7.3.3.1 Tasks. The Contractor shall conduct maintenance and repair projects necessary to keep an inventory of sports facilities (TE C.7-5-WL) in good working order in accordance with AR 215-1, DA PAM 750-2, and ASTM F2107-01. Maintenance shall be appropriate to the type of venue and sports activity (see AR 215-1). The Contractor shall inspect, and repair and/or replace sports facility components. These tasks shall be accomplished by service orders, and are expected to occur periodically throughout the life cycle of the sports facilities. The Contractor shall make recommendations to the COR for restoration and modernization of the sports facilities for review and approval.

C.7.3.3.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS with 90%-100% scheduled PMs and service orders completed on time to meet sports event requirements.

C.7.3.3.3 Workload. Reference C.12, PWS Workload.

C.7.3.4 <u>Inclement Weather Debris Removal.</u>

DESCRIPTION. The Contractor shall perform snow, ice, sand, and flood debris removal, as necessary, in the rare instances that they are required on the installation. Snow events (several inches or more) are rare, but may completely close down the installation and block portions of Fort Irwin Road, leaving people stranded within installation facilities and keeping essential personnel out. Heavy winds with blowing sand are prevalent throughout the year. Heavy rain events occur on average about five times a year and may leave debris in low-level areas, including roads and intersections.

C.7.3.4.1 Tasks. The Contractor shall:

a. For snow/ice events, clear all primary roadways of snow and apply sand or sand/salt mix as required for life, health and safety (LHS). After the primary roadways are cleared, the Contractor shall clear non-essential roadways upon direction of the COR or delegated representative.

b. Remove sand accumulations and flooding debris on roadways, sidewalks, and storm drains, culverts and bridges as directed by the COR.

C.7.3.4.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. Snow, ice, sand, and flood debris removed from primary/emergency roadways and other areas within twenty-four (24) hours of weather event.

C.7.3.4.3 Workload. Reference C.12, PWS Workload.

C.7.3.5 Custodial Services.

DESCRIPTION. The Contractor shall provide management, personnel, transportation, materials, equipment, and supplies to perform custodial tasks as specified in TE 7-18-SPEC. The Contractor's working hours shall be as specified in the Contract by the type of service to be performed, and will at times be outside of the Government working hours. The Contract shall complete all cleaning services as required by the Child Development Services (CDS) facilities. The Contracting Officer will approve all key duplication. Buildings and other facilities will be made available to the Contractor at the requested time unless doing so would interfere with military training, essential ongoing installation activities, or compromise protected defense information. The Government reserves the right to specify up to 25% of all required services for accomplishment at a specific time within or outside of normal work days to avoid conflict with essential, ongoing installation activities.

C.7.3.5.1 Tasks. The Contractor shall:

a. Provide an annual Custodial Plan and Schedule (CDRL C.7-20) with a general schedule, list of supplies, processes for secured and unsecured areas, processes in support of the installation recycling program, and policy for turning off utilities (lights, water, etc.). The Plan will be reviewed by the COR and DPW Environmental Division prior to acceptance.

b. Schedule normal working hours between 0800 to 2000, seven (7) days a week, for all non-holidays. Work shall not be allowed on holidays unless authorized in another part of the Contract or approved by the Contracting Officer. All tasks falling on a holiday shall be performed within the time period specified for that task.

c. Clean facilities at time specified. For facilities designated "Occupant Determined", time shall be at the discretion and agreement of the occupant. Once approved by the occupant, they cannot be changed without occupant approval.

d. Make every effort to conduct custodial operations in spite of unscheduled interruptions in limited access areas, and in spite of being required to leave or being denied access due to area security operations. Every effort shall be made to allow completion of cleaning duties without rescheduling. Mission requirements may necessitate suspension or cancellation of custodial operations for that period. In this event, the Contractor will not be liable for nonperformance, but must report event to the COR.

e. Comply with the NTC Recycling Program and OSHA standards.

C.7.3.5.2 Standards. All custodial services for facilities listed in TE C.7-18-WL2 performed in accordance with TE C.7-18-SPEC and TE C.7-18-WL1 shall be accomplished on time per schedule.

C.7.3.5.3 Workload. Reference C.12, PWS Workload and TE C.7-18-WL.

C.7.3.6 Maneuver Trails, Surfaced and Unsurfaced Areas.

DESCRIPTION. The Contractor shall maintain and repair surfaced and unsurfaced areas including vehicle trails. Within the Cantonment Area, all pavements, stabilized areas, improved rights-of-way used as streets, roads, vehicle trails, main supply routes (including the Manix Bridge and Trail), open storage, sidewalks, paved and unpaved airfields, and associated bridges, culverts, berms, and drainage channels associated with facilities listed in the RPAF and TE C.7-21-SPEC, Map of Tank Trails. This also includes surfaced area/fences and desert tortoise fences within the Cantonment Area only, and the Manix Bridge and Manix Trail.

C.7.3.6.1 Tasks.

a. Annual Surfaced and Unsurfaced Area Work Plan. The Contractor shall develop an Annual Surfaced and Unsurfaced Area Work Plan (CDRL C.7-21) that will describe the processes for routine and non-routine work including inspection, the identification of problems, and recommendations for repairs. Depending on usage, the Plan shall include a schedule for review and approval of the COR.

b. Maintain surfaced and un-surfaced areas, improved areas, maneuver trails, Military Supply Routes (MSR), bridges, culverts, and fences. The Contractor shall maintain and repair surfaced and un-surfaced areas (airfields, parking lots, roads, sidewalks, hardstands, pads, tank trails, MSR and range roads, traffic signage, railroads, and bridges) within the Cantonment Area).

c. The Contractor shall repair cracks on pavement and clean contraction/expansion joints on bridge decks. The Contractor shall report all cracks beyond the limits of repair to the COR.

d. The Contractor shall repair spalling areas in concrete pavements. The Contractor shall repair concrete pavement, both bituminous and Portland cement. Any repairs over ten (10) continuous square yards shall be reported to the COR for approval before starting work.

e. The Contractor shall repaint all parking areas and traffic lines every two (2) years or as requested by the COR. High traffic areas shall be accomplished (repainted or cleaned, as appropriate) every twelve (12) months or as directed by the COR. The Contractor shall maintain and repair all school cross walks annually or as requested by the COR one (1) month prior to school year opening. The Contractor shall repaint all other cross walks every sixteen (16) months or as requested by the COR. The Contractor shall repaint using thermoplastic in parking areas and traffic lanes where possible as a first option.

f. The Contractor shall maintain and repair cross walk school zone flashing lights, to include solar power cross walk lights. The Contractor shall replace as required or as requested by the COR.

g. The Contractor shall maintain and repair guardrails.

h. The Contractor shall maintain, repair, replace, repaint and relocate all regulatory, directional, or informational traffic signs which are damaged, mislocated or misoriented, faded, illegible, or not in conformance with the Uniform Traffic Manual. The Contractor shall main maintain, repair, replace, repaint and relocate non-regulatory signs with review and approval of the COR. The Contractor shall create other signs in accordance with the Installation Design Guide as approved by the COR.

i. The Contractor shall inspect and repair potholes in the cantonment area.

j. The Contractor shall grade stabilized areas to prevent ponding of water and irregularity in the surface resulting in a difference in finish grade. This is considered routine work.

k. Within the Cantonment area only, the Contractor shall grade Vehicle Trails and Military Supply Routes to prevent ponding and irregularity in the surface resulting in a difference in finish grade of more than four (4) inches in ten (10) feet in any direction. The roadway shall be maintained to a minimum width of thirty (30) feet and be graded so that no vertical curve is less than forty (40) feet in length. Grade shall not exceed 12 %. This is considered routine work.

l. The Contractor shall maintain and repair traffic warning and signal lights.

m. The Contractor shall maintain survey markers.

n. Surfaced Area Fences. The Contractor shall repair and maintain all chain link, wooden, metal rotational unit fencing, and ornamental fencing in the Cantonment Area.

o. Desert Tortoise Fences. The Contractor shall maintain and make repairs as required to the Desert Tortoise Fence in the Cantonment Area. The Contractor shall repair/replace damage fence post and tortoise fence mesh, fabric and barbed wire as required insuring the security of the fence. It shall match the exiting fence meshing. The Contractor shall visually inspect the fence line (estimated at 58 miles) quarterly and after any storms in the area or as requested by the COR.

C.7.3.6.2 Standards. The contractor shall accomplish the requirements of the PWS in accordance with Annual Surfaced and Unsurfaced Area Work Plan (CDRL C.7-21).

C.7.3.6.3 Workload. Reference C.12, PWS Workload.

C.7.3.7 Liquid Propane Gas (LPG) Storage and Distribution System - Operations.

DESCRIPTION. The Contractor shall operate the LPG gas storage and distribution system identified in the RPAF and gas utility map. The contractor shall purchase and provide hook-

up to LPG services to stand-alone systems and coordinate with LPG vendor to receive all deliveries (TE C.7-11 WL).

C.7.3.7.1 Tasks. The Contractor shall:

a. Prepare and submit to the COR a detailed LPG Operations Plan (CDRL C.7-22) for operating fixed plant facilities identified in the RPAF. The Plan shall include:

(1) The Contractor's organization for operation of the plants, points of contact for opening and securing the facility, and the qualifications of assigned personnel.
(2) Sufficient detail to ensure compliance with applicable Federal, State, and/or local operating permits and mandated procedures.
(3) An SOP describing how the tank farms M&R will be managed for continuous operations.
(4) If chemicals must be added to protect the plant equipment or as an element of product processing during plant operation, detail the method of introducing the chemicals and the procedure for determining the amount to be added.
(5) Where laboratory testing is required, the location of the laboratory, the tests to be performed, the frequency of testing, and the sampling and test procedures to be used.
(6) Receive LPG deliveries twenty-four (24) hours a day, seven (7) days a week ensuring delivery tickets match actual delivered. The Contractor shall provide a copy of the delivery ticket to the COR. The Contractor shall report on LPG deliveries (CDRL C.7-23) monthly and LPG storage daily (CDRL C.7-24).

b. Notify supplier of additional delivery requirements.

c. Monitor gas storage tanks, manifold, and vaporizers to ensure a continuous supply of gas is available.

d. Properly notify the vendor so that adequate supplies are maintained.

e. Certify pressure vessels per OSHA standards.

f. Clean, inspect, test, maintain, and cathodically protect tanks in accordance with industry practice and applicable safety standards (National Fire Protection Association (NFPA) Standard No. 327, American Petroleum Institute (API) publication Recommended Practices (RP) 2015.

g. Ensure deliveries are made in accordance with CDRL C.7-23 and include smaller supply tanks to the emergency generators. The Contractor is only responsible for coordinating their own outages. The Contractor is not responsible for coordination of outages created by other agencies, but the Contractor is responsible to monitoring the levels of gas in smaller tanks that supply the various emergency generators and shall keep between 50% to 75% full at all times. The Contractor shall reorder at the 50% level.

C.7.3.7.2. Standards. The Contractor shall comply with the performance requirements outlined in the PWS. Installation receives 100% LPG service without unscheduled interruptions and meets required demand.

C.7.3.7.3 Workload. Reference C.12, PWS Workload.

a. TE C.7-11-WL, LP Gas Delivery Schedule

b. TE C.7-12-WL, LPG Storage Tanks and Underground Gas Distribution

C.7.3.8 <u>LPG Storage and Distribution System – Maintenance and Repair</u>.

DESCRIPTION. The Contractor shall maintain and repair LPG storage and distribution systems identified in the RPAF and Gas Utility Map in accordance with manufacturer's specifications and the standards in Section C.11. This includes LPG distribution system, regulator and valves; LPG deliveries and one-time hook-ups and vaporizers.

C.7.3.8.1 Tasks.

a. The Contractor shall inspect, test, and repair distribution system regulators on a two (2) year cycle, with one-third (1/3) of the regulators to be done annually so that all regulators are tested every two (2) years. The Contractor shall schedule the first two (2) cycles within ninety (90) days after start of the contract.

b. The Contractor shall exercise distribution system valves larger than three (3) inches annually.

c. The Contractor shall inspect the distribution system annually to identify leaks and make repairs as needed. The inspection shall be documented in an Annual Leaks Report (CDRL C.7-25) with certification that repairs have been completed.

d. The Contractor shall coordinate scheduled outages with affected base agencies with priority coordination with priority facilities (TE C.7-3-SPEC) and obtaining concurrence of the COR at least fourteen (14) working days prior to planned disruption of service. The COR will sign an official notification memorandum prepared and distributed by the Contractor. The Contractor shall relight any pilots as necessary.

e. The Contractor shall mark cathodic protection systems and protect them from being damaged due to digging or excavation

f. The Contractor shall maintain, repair and service vaporizers (LPG Generators), including the following:

(1) The Contractor shall maintain the proper level of water and anti-freeze mixture in the system during operation.

(2) The Contractor shall test the anti-freeze mixture twice a year, during the months

of April and October.

g. The Contractor shall remove any existing cross-connections. The Contractor shall restore service to any facilities that lose service due to the removal of cross-connections.

C.7.3.8.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. 100% of approved service orders (Emergency, Urgent and Routine) and Preventive Maintenance completed. 90% of service orders will be performed within the established time frame. Emergency is completed within twenty-four (24) hours, Urgent is completed within seven (7) calendar days, and Routine is completed within thirty (30) calendar days.

C.7.3.8.3 Workload. **Reference C.12, PWS Workload.**

C.7.3.9 <u>Water Filtration Systems (Building 896 and Barstow/Daggett Heliport)</u>.

DESCRIPTION. The Contractor shall maintain and repair domestic water treatment and filtration supply systems to comply with established standards/codes and manufacturer's recommendations for Building 896 and the Barstow/Daggett Heliport (one (1) building at each location).

C.7.3.9.1 Task.

a. The Contractor shall submit all proposed modifications to systems to the COR for approval prior to implementation.

b. The Contractor shall collect samples and test the Barstow/Daggett water treatment system in accordance with California Department of Health Services and EPA regulations.

c. The Contractor shall provide an operator, certified by the State of California as a Grade I to maintain the water treatment and filtration systems at Barstow/Daggett and Building 896, Fort Irwin.

d. The Contractor shall provide an individual who meets the requirements of California Code Title 17.7605, to test and maintain backflow preventers in accordance with Title 17.

e. The Contractor shall exercise all water main valves on the water systems annually.

f. The Contractor shall flush-test fire hydrants located at the Barstow/Daggett Heliport, and dead-end lines annually. The Contractor shall take precautions to prevent soil erosion or flooding of facilities during flushing. The Contractor shall flow-test hydrants and record time and date of test, flow rate, and water pressure for each location. All new hydrants shall be numbered within sixty (60) days of being turned over to the Contractor for maintenance.

g. The Contractor shall test each water treatment and filtration supply systems' electrically driven pump annually for efficiency. The Contractor shall furnish test results to the COR in accordance with CDRL C.7-14, Pump Efficiency Report.

h. The Contractor shall test back-flow protection devices located at Building 896, fort Irwin, and the Barstow/Daggett Heliport annually. An individual that is certified by the County of San Bernardino as an approved "Back-flow Prevention Assembly Tester" shall accomplish these tests. Copies of the back-flow protection device test results shall be forwarded to the COR within five (5) workdays of receipt from the tester.

i. The Contractor shall develop, implement, and maintain a documented cross connection control program acceptable to the Government. As a minimum:

(1) The Contractor shall identify cross connections in the water system, and waste water systems at the Barstow/Daggett Airfield.
(2) The Contractor shall identify all locations in which back-flow may occur in the water treatment and filtration systems.
(3) The Contractor shall prevent and eliminate cross connections between systems. The requirement to eliminate cross connections as a service applies to work required on water mains and laterals to the service connection. It shall include providing a back-flow prevention assembly.
(4) The Contractor shall notify the COR in writing within twenty-four (24) hours of any cross connection that cannot be isolated as a service.
(5) The Contractor shall develop and maintain records of backflow preventers.
(6) The Contractor shall retain Government records until contract completion, at which time they shall be transferred to the COR.
(7) The Contractor shall mark cathodic protection systems and protect them from damage from digging or excavation.
(8) The Contractor shall provide personnel to manually operate and observe the water distribution system located at Building 896, Fort Irwin and the Barstow/Daggett Heliport if the system becomes non-operational.
(9) The Contractor shall flow-test hydrants located at the Barstow/Daggett Airfield complex in accordance with NFPA.
(10) The individual who supervises the development and maintenance of the cross connection control program shall have completed a course that is acceptable to the State of California, Department of Health Services, Office of Drinking Water and must comply with Title 17 of the State of California Administrative Code.

C. 7.3.9.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. 100% of approved service orders (Emergency, Urgent and Routine) and Preventive Maintenance completed. 90% of service orders will be performed within the established time frame. Emergency is completed within twenty-four (24) hours, Urgent is completed within seven (7) calendar days, and Routine is completed within thirty (30) calendar days.

C.7.3.9.3 Workload. Reference C.12, PWS Workload.

C.7.3.10 <u>Heating, Ventilation, and Air Conditioning (HVAC) and Chiller/Non-Steam Boiler Systems</u>.

DESCRIPTION.

a. The Contractor shall maintain and repair HVAC installed building equipment for facilities listed in the RPAF. Replacement of air conditioning equipment with capacity over 360,000 BTUs is beyond the scope of this contract. The Contractor shall ensure heating, ventilation, and air conditioning (HVAC) is operating properly throughout the year.

b. Contractor shall inspect, maintain and repair air conditioning, evaporative coolers, energy plant/chillers, and water boilers. HVAC systems include ducts, supply grills, dampers, and vents as a part of the system.

C.7.3.10.1 Tasks. The Contractor shall:

a. Inspect, test, repair, and report (CDRL C.7-38) all gas-fired heating units prior to 15 October of each year. The COR will notify Contractor of the final dates of heating system turnover for systems not "on demand."

b. Maintain all chilled water system chemical treatment 24/7 and stay within standards per United Facilities Specifications Manual.

c. Test the efficiency of compressor valves annually on semi-hermetic and open type compressor equipment as per the manufacturer's standards. The Contractor shall repair and overhaul if required to meet the standards. The Contractor shall complete Chilled Water Compressor Test Report (CDRL C.7-26).

d. Monthly clean permanent type filters and replace the throw-away type in Buildings 13, 237, 985, 988 and 990.

e. Clean steam traps and strainers semiannually and repair as required.

f. Annually clean and repair space heaters and warm air furnaces no later than 15 September.

g. Annually clean heat exchangers and storage tanks.

h. Adjust air/gas mixtures to ensure a blue colored flame is visible when the unit is in operation.

i. Clean orifices and areas around combustion chambers.

j. Ensure that acceptable levels of Carbon Monoxide (CO) not exceed fifty (50) parts per million (ppm).

k. Clean venting and ducting from unit to registers on all buildings in the RPAF at least once every five (5) years and as requested.

l. Keep an equipment log of HVAC equipment.

m. The Contractor shall prepare and provide HVAC Status Log IAW CDRL C.7-39, HVAC Status Log.

n. Air Conditioning.

(1) Provide a plan based on locality and environmental conditions as part of the monthly LCM Report (CDRL C.7-1) to perform air conditioning maintenance and repair.

(2) Clean, maintain, and repair air conditioning units to include, but not limited to:

(a) The Contractor shall clean, maintain, and repair permanent-type filters and replace the throw-away type on an annual cycle.

(b) The Contractor shall clean steam traps and strainers annually.

(c) The Contractor shall annually clean heat exchangers and storage tanks.

(d) The Contractor shall inspect supply and return ducts and vents and clean as required.

o. Evaporative Cooler Units:

(1) The Contractor shall refurbish/replace evaporative cooler units to operating condition before 1 April of each year.

(2) The Contractor shall shut down evaporative cooler unit at the end of the cooling season.

(3) The Contractor shall inspect all units at the mid-point range (between 15 July to 31 August) of cooling season, and repair as necessary.

(4) The Contractor shall maintain and repair as needed.

p. Water Boilers. The Contractor shall perform boiler tasks, including but not limited to:

(1) The Contractor shall accomplish repairs or replacement of damaged or deteriorated components of the boiler plants and central energy plants and record IAW CDRL C.7-27.

(2) The Contractor shall perform internal inspection of hot water boilers annually. Remove accumulated scale and repair or replace all damaged parts. Contractor shall comply with the requirements of AR 420-1, Chapter 22, Boiler Plants Operational Procedures.

(3) The Contractor shall provide and maintain chemical treatment for operating high-pressure boilers (AR 420-49, Utility Services).

(4) The Contractor shall maintain a service log as part of the LCM plan detailing inspections and checks, the identification of discrepancies, and corrective actions taken on any discrepancies found.

q. Energy Plants/Chillers. The Contractor shall service, repair, and make operational all energy plants/chillers in order to seasonably switch them over no later than 15 April of each year.

C.7.3.10.2 Standards. All HVAC systems are 100% operational throughout the year. Inspect, maintain and repair in accordance with industry standard and Original Equipment Manufacturers' (OEM) recommendations -

C.7.3.10.3 Workload. Reference C.12, PWS Workload. Also, reference, TE C.7-9-WL, Boiler Plants and TE C.7-25-WL, HVAC Systems.

SECTION C.7.4
ENVIRONMENTAL SERVICES

C.7.4.1 Non-Hazardous Integrated Solid Waste Services

C.7.4.1.1 General Section. The Contractor shall provide necessary labor, equipment, tools, materials, vehicles, and other items and services necessary to perform refuse, recycling, and landfill services at NTC and Fort Irwin, CA (Class III Landfill), except as noted below. The Contractor shall be responsible for maintenance of the equipment provided and utilized under this contract. Due to the privatization, refuse services for Military Family Housing (MFH) is not required under this contract. The Contractor shall perform to the standards in the contract as well as all Federal, State, Local, and Installation laws or regulations. This includes adherence to all permit requirements.

The Contractor shall be responsible for the collection and disposal of non-hazardous solid waste and recyclable materials for all buildings and facilities listed in the RPAF. This includes properly packaged non-friable asbestos. The term "solid waste" shall apply to trash, ashes, garbage, loose debris, food and beverage containers, scrap wood or metal, and solid industrial waste or debris.. Solid waste does not include acids, flammable liquids, or any liquids in containers larger than one (1) gallon. The term "recyclable materials" shall apply to materials that have useful physical properties after serving their original purpose and can be reused or recycled for the same or other purposes to include office paper mix, aluminum beverage cans, tin and bimetal food and beverage containers, corrugated cardboard, plastic containers, glass bottles, jars and newspapers. Recyclable materials do not include any hazardous materials or waste, radioactive material, medical waste, explosives, or asbestos. The potential does exist that these types of materials may be found with the recycled material. Contractor will notify COR/ACOR and follow local procedures for type of hazardous materials/waste, explosives, etc.

Any organization or individual taking items from the Non-Hazardous Integrated Solid Waste Services facilities for professional or personal use must have an approval letter signed by the COR.

C.7.4.1.2 Manage and Plan Refuse Removal.

DESCRIPTION. The Contractor shall manage and plan the Non-Hazardous Integrated Solid Waste Services program for the installation. The Contractor shall comply with applicable laws, regulations, and guidance contained below. The Government may coordinate any changes to locations with the Contractor.

C.7.4.1.2.1 Tasks.

a. **Installation Solid Waste Management Plan**. The Contractor shall develop, update, keep current and implement the Installation Solid Waste Management Plan (CDRL C.7.30).

The contractor's plan shall include a method to achieve recycleables of 60% measured by ton weight by the end of the first year.

b. **Community Education Programs**. The Contractor shall establish a community education program that includes identification, classification, and separation of recyclable materials and waste materials, and special arrangements for bulk items that do not fit neatly into waste/recyclable classifications. This program may utilize newcomer and rotational unit briefings, flyers, blast emails, Fort Irwin-related web pages, etc. C.7.4.1.4

c. **Rotational Support Planning**. The Contractor shall coordinate with G3 and other rotational unit support agencies at Fort Irwin and plan for waste collection, placement of containers, and to schedule pick-up times.

d. **Periodic Reporting**. The Contractor shall provide the following reports:

(1) Solid waste and recycling reports as part of the DPW Monthly Activity Report (CDRL C.7-31)
(2) Permit Report to the CIWMD/LEA (CDRL C.7-32).

e. **Employee Requirements**. The Contractor shall ensure all employees are trained/qualified in environmental, health, first aid, Cardiopulmonary Resuscitation (CPR), and safety to ensure compliance with all Federal, State, County and local laws or regulations. In addition, special training shall include hazardous waste and Polychlorinated Biphenls (PCB) waste recognition, operations, maintenance, safety, health, environmental controls, and emergency response training. The Contractor shall ensure employees are qualified to operate specialized vehicles/equipment before assigning employees to tasks that require use of the vehicles/equipment.

f. **Manager Availability – Special Requirement**. During normal duty hours, the Manager shall be available within thirty (30) minutes of notification to meet on the installation with Government personnel. After normal duty hours, the Manager shall be available on-site within two (2) hours of notification.

g. **Qualifications and Special Training.**

(1) **Collection.** Employees involved in waste collection shall be trained on the examination of container contents to ensure it meets minimum standards for collection.
(2) **SWANA.** At least two (2) employees shall be Solid Waste Association of North America (SWANA) certified on installation spills.
(3) All training shall be documented and be available on-site for Government review.

h. **Environmental Controls/Notification of Environmental Spills.** The Contractor shall immediately report spills or releases into the environment of any substance listed in 40 CFR 302 (Protection of Environment; Designation, Reportable Quantities, and Notification) to the COR. If contact cannot be made with the COR, contact Public Works/Environmental, or if after hours, contact the Garrison Operations Center (GOC). The Contractor shall be

responsible for containment, environmental cleanup of the spill or release of such substance, and associated costs. All Contractor employees shall be knowledgeable of environmental spill notification procedures or have the written procedures nearby for immediate access.

i. **Compliance.** The Contractor shall comply with all terms and conditions of the Solid Waste (SW) operators permits and their associated documents includes but not limited to:

(1) Joint Technical Documents
(2) Closure Plans
(3) Operations Plans
(4) Storm water/erosion control plans

j. **Unscheduled Data Calls or Process Improvement Analysis.** The Contractor shall provide solid waste data as required by the Government.

k. **Bailer/Bagger Routine Maintenance/Preventative Maintenance Plan.** The Contractor shall produce routine maintenance/preventative maintenance plan for Government approval within the Installation Solid Waste Management Plan (CDRL C.7-30).

C.7.4.1.2.2 Standards. The Contractor shall comply with the performance requirements defined in the PWS. The Installation Solid Waste Management Plan kept current and submitted 100% to standard and to schedule. Periodic Reports submitted 100% to standard and by the fifth (5th) of every month.

C.7.4.1.2.3 Workload. Reference C.12, PWS Workload.

C.7.4.1.3 Refuse Removal, Collection.

DESCRIPTION. The Contractor shall pick up and dispose of waste (dining facility, municipal/residential, other regulated, bulk, and green) that is in compliance with Federal, State, and Local laws and makes sense from the Government's environmental and economically advantageous perspective. This service shall be provided Monday through Friday with special collection schedules for Federal holidays, special events, and Rotational support.

C.7.4.1.3.1 Tasks. The Contractor shall:

a. **Refuse and Recycling Collection**. The Contractor shall empty Government provided containers, at a minimum of once per week, but before their capacity is exceeded. The Contractor shall establish vehicle routes and collection schedules to be submitted to the COR within five (5) calendar days prior to start of contract performance. The Contractor may adjust the schedule at any time but as a minimum the COR and Contractor will monitor fill capacities during the first thirty (30) days of performance to ensure standards are met. The COR and customer shall be notified prior to changes to the schedules or routes (TE C.7-26-WL). The Contractor shall pick up all litter, waste, and recyclable material on the ground

within a ten (10) foot radius of the container. The Contractor shall separate the various types of recyclable materials (see section C.7.4.1.4).

b. **Food Service Facilities.** The Contractor shall empty containers to dispose of food waste at least three (3) non-consecutive days a week when service facility is in operation.

c. **Refuse.** The Contractor shall place labeled containers for garbage, at designated locations outside facilities that will be emptied on scheduled pickup days. Pickup shall be accomplished at least once per week.

d. **Recycling**. The Contractor shall place two (2) labeled containers for recyclables (one for commingled and one for cardboard only), at designated locations outside facilities that will be emptied on scheduled pickup days. Pickup shall be accomplished at least once per week.

e. **Bulk Item Pickup**. The Contractor shall Pick up bulk items as requested by service order or arranged by the COR. Bulk items may consist of (but are not limited to) furniture, consumer electronics and appliances that do not contain Ozone Depleting Substances. The Contractor shall divert recyclable items to the Post Recycling Center. The Contractor shall divert discarded consumer electronics to Building 630. Bulk items **shall not** be picked up from the Military Family Housing.

f. **Unscheduled Collections**. The Contractor shall make collections and disposals within one (1) business day of notification from the COR.

g. **Special Events**. The Contractor shall provide or re-position event waste containers for a designated length of time as directed by the COR and remove the event containers and dispose of waste within twenty-four (24) hours after the event.

h. **Rotational Unit Collection**. The Contractor shall provide pick-up of solid waste and recyclable materials as coordinated with the Rotational Unit through the Support Rotational Unit Component (S-RUC). The coordination shall include a determination of the number and location for trash and recycling bins, as well as the pick-up schedule within the rotational unit areas (RUFMA, RUBA). Support for Rotational Units is considered Reimbursable Work, and therefore, must be agreed to by the unit responsible for payment prior to providing the service. However, as a general rule, the Contractor shall pre-position and provide no less than twelve (12) dumpsters (a combination of refuse and recycling dumpsters, as necessary) in the rotational unit areas (RUFMA, RUBA) and collect and dispose of the refuse/recycling materials. The Contractor shall set a schedule, monitor, and inspect the dumpsters for overflow and shall make additional pick-ups when necessary to ensure health and safety standards and to prevent scavenging by ravens and coyotes. Any overflow shall be cleaned up by the Contractor in a timely manner.

i. **Construction and Demolition Debris (C&D)**. The Contractor shall provide roll-off containers for collection of C&D. Concrete and asphalt (inert C&D) shall be transported to the designated recycling/disposal location as determined by the Qualified Recycling Program

(QRP) Manager or COR. Other C&D (i.e. shingles, wood, drywall, etc.) shall be recycled or disposed of as directed by QRP Manager or COR.

j. **Inclement Weather Schedule**. The Contractor shall collect refuse and recyclable material during periods of inclement weather. In cases of severe weather, the COR may authorize exceptions. When exceptions are granted, the Contractor shall make up all missed collections within twenty-four (24) hours after the severe weather has terminated, or as the COR authorizes.

k. **Route Parameters/ Points of Collection**. The Contractor shall make collection between the hours of 0700 and 1600, Monday through Friday. Collection outside these hours shall require prior approval of the COR. The Contractor shall consider points of collection in collection operations and services. The Contractor shall position bulk containers for customer ease in depositing refuse and recycling which may require repositioning containers. The Contractor shall also position containers to minimize interference with adjacent parking areas, sidewalks, roadways, overhead utilities, trees and other potential obstructions.

l. **Government-Provided Containers**. The Contractor shall collect refuse and recyclable materials from government-provided containers only. The Contractor shall inform the COR of any suspected instances of container abuse (vandalism, unauthorized dumping, etc.) or of the need to completely replace a container.

m. **Weighing of Vehicles**. The Contractor shall weigh all vehicles used in the collection of refuse and recyclable materials on state certified vehicle scales. Incoming and outgoing vehicle weights shall be recorded on a daily log.

C.7.4.1.3.2 Standards. The Contractor shall comply with the performance requirements defined in the PWS. Complete 100% of output to standard and 100% to weekly schedule for all waste.

C.7.4.1.3.3 Workload. Reference C.12, PWS Workload. Also, reference, TE C.7-27-WL, Recyclable Materials Collection Data

C.7.4.1.4 Recyclable Materials Processing.

DESCRIPTION. The Contractor shall pick up and dispose of recyclables (dining facility, municipal/barracks, other regulated, bulk, and green) that is in compliance with Federal/state/local laws and makes sense from an environmental and economically advantageous perspective. Federal law requires installations to use recyclable material sales proceeds to cover Qualified Recycling Program (QRP) costs.

C.7.4.1.4.1 Tasks. The Contractor shall operate a qualified recycling program. The Contractor shall conduct direct sales of recyclable commodities. The Government will retain revenues generated by the resale of recyclable commodities. The Contractor shall compare vendors each time a sale is made to ensure the Government is receiving the highest value available for the items.

a. **Recyclable Materials**. The Contractor shall recycle at a minimum the following items: Industrial scrap metal, glass (clear, brown, green), office paper, newspaper, cardboard/pressboard, and plastics. Additional items may be recycled with QRP Manager approval.

b. **Pickup Points**. The Contractor shall provide sufficient recycling containers at each facility.

c. **Recycling Center (RC)**. The Contractor shall collect, transport, separate recyclable materials, and operate and maintain the RC. Notify the Directorate of Public Works Operations & Maintenance Division or designated customer service entity for facility maintenance or repair requirements. The Contractor shall ensure that no additional sorting or solid waste processing stations of any type will be implemented without the written Government approval through DPW Environmental.

d. **Marketing and Resale**. The Contractor shall market, sell, and arrange transportation for recyclable materials at the highest return. Contractor shall provide supporting data monthly to validate highest return sale based on a minimum of three sources. Revenues from the recyclable materials program will be returned to the Government.

e. **Chipping at Compost Facility**. The Contractor shall at the facility: Chip all shrubs, tree limbs and uncontaminated lumber delivered that is not suitable or desirable for reuse. Items deemed "not suitable for reuse" shall be ground up/chipped and composted. When required by the QRP Manager, the Contractor shall grind clean (non-treated, non-painted, no extraneous debris) wood chips to a size specified by the Government to be used for dust suppression in the range area. The Contractor is required to conduct 100% monitoring of personnel depositing items in this area to ensure appropriate segregation and removal of prohibited items.

f. **Debagging at Compost Facility.** The Contractor shall debag all yard waste not in biodegradable bags. Properly debagged waste shall be free of visible bag material. The compost facility has an associated "woodpile." This woodpile has recently been restructured to include a "Solid Waste Commodities Yard (SWCY)." The Contractor is required to conduct 100% monitoring of personnel debagging in this area to ensure appropriate segregation and removal of prohibited items.

g. **Material Placement at Compost Facility**. The Contractor shall mix all chipped and unchipped organic waste, and place the mixed waste into the Ag Bag composting system. The waste shall be free from contamination. If there are questions regarding contamination, consult with the QRP Manager. The Contractor is required to conduct 100% monitoring of personnel depositing items in this area to ensure appropriate segregation and removal of prohibited items.

h. **Material Disposition at Compost Facility**. The Contractor shall make compost available on a six (6) day work schedule during normal landfill working hours and maintain

an adequate supply of compost material for use based upon demand subject to availability of feed compost material.

i. **Appliance Recycling**. The Contractor shall ensure all appliances are purged of refrigerants by a certified technician in accordance with current applicable Federal, State, and Local laws, regulations, and directives. Contractor is required to conduct 100% monitoring of personnel depositing items in this area to ensure appropriate segregation.

j. **Asphalt/Concrete Recycling**. The Contractor shall perform asphalt/concrete crushing. The Contractor shall process all material to a size designated by the COR. Contractor is required to conduct 100% monitoring of personnel depositing items in this area to ensure appropriate segregation

C.7.4.1.4.2 Standards. The Contractor shall comply with the performance requirements defined in the PWS. Recycling rate 60% or more, measured by ton weight.

C.7.4.1.4.3 Workload. Reference C.12, PWS Workload. Also, reference TE C.7-26-WL, Refuse Collection Points and Schedule

C.7.4.1.5 Refuse Removal, Disposal.

DESCRIPTION. The Contractor shall dispose of waste (dining facility, municipal/residential, other regulated, bulk, and green) that is in compliance with Federal, State, local laws and makes sense from an environmental and economically advantageous perspective.

C.7.4.1.5.1 Tasks.

Landfill Operations. The Contractor shall perform landfill operations to the requirements of this contract as well as the Joint Technical Document (JTD) for the NTC & Fort Irwin Main Post Class III Sanitary Landfill dated April 1999, and current federal, state, county, and local laws or regulations. Achieve a diversion rate of 60% based on total weight by tons.

a. The Contractor shall not accept refuse from contractors not identified on the listing provided by the Government or by Memorandum signed by the COR or Environmental Division Chief.

(1) The Landfill shall perform normal operations from 0700 to 1530. In support of rotational units and approval by the COR, the Contractor shall extend hours of landfill operations. Coordination of extended hours is the responsibility of the rotational units.

(2) The Contractor is required to conduct 100% monitoring of personnel depositing items in this area to ensure appropriate segregation.

b. **Entry Control and Weighing of Vehicles**. The Contractor shall weigh 100% of all authorized vehicles disposing of acceptable materials (light and heavy) on State-certified vehicle scales at the landfill. If the landfill scales are inoperative, the scales at the

Directorate of Logistics facilities shall be used (near the bulk POL facility). Incoming and outgoing vehicle weights shall be recorded on the daily log for each vehicle processed. The Contractor shall ensure all material leaving the landfill (i.e., recycle materials, compost, and concrete and asphalt) are accurately weighed and recorded. The Contractor shall notify the COR or QAP each time the landfill intake, either by weight or vehicle count, is nearing the daily permitted limits to ensure priority acceptance of remaining material.

c. **Equipment Calibration**. The Contractor shall ensure that calibration is accomplished for the truck scale. A copy of the calibration and certification shall be maintained at the landfill scale house at all times. Certification must meet Federal, State, and Local laws and other requirements.

d. **Scale House Operations**. The Contractor shall use the landfill scale house and/or Directorate of Logistics (DOL) scale when required.

(1) During contingencies and installation exercises, the DOL facilities (near the bulk POL facility) may not be available for public use. In those situations, the landfill scale house is responsible for conducting additional scale operations.

(2) Additional scale operations may include a couple of commercial vehicles and several military personnel performing Do-It-Yourself (DITY) household goods moves. The Contractor is not required to document these operations other than the required weight tickets for the customer(s).

(3) Upon the requirement of using the DOL scale house to weigh vehicle(s) entering the landfill, the Contractor shall ensure the scale staff shall transfer their operation from the landfill scale to the DOL scale as required. When using the DOL scale, the DOL staff has first priority to use the scale and will provide their own staff.

(4) At the scale house, the Contractor shall inspect each incoming load to determine the nature of the material being delivered. Loads containing hazardous waste will have the hazardous waste removed for proper disposal. The Contractor shall maintain a Hazardous Waste-Rejection Log for all hazardous material diverted from the landfill.

Bailer/Bagger Operations. The Contractor shall remove all prohibited items and all items that will cause damage to the system. Contractor shall conduct a 100% inspection of all Solid waste (SW) before entry to the Bailer/Bagger

(1) Contractor shall conduct all routine maintenance and preventative maintenance on system in accordance with the established Bailer/Bagger maintenance plan.

(2) Equipment failures due to negligence or miss-use will be repaired at contractor expense.

(3) The Bailing House shall be kept clean and hazard free at all times.

C.7.4.1.5.2 Standards. All equipment failures shall be reported within one (1) hour. No equipment failures due to contractor negligence, misuse, or failure to remove prohibited items. Equipment shall not be non-operational for longer than one (1) working day. Any non-operational period exceeding one (1) day will require the contractor to propose an alternate plan of disposal.

C.7.4.1.5.3 Workload. Reference C.12, PWS Workload.

C.7.4.1.6 <u>Container Maintenance</u>.

DESCRIPTION. The Contractor shall provide maintenance on Government-owned containers utilized for non-hazardous refuse and recycling (dining facility, municipal/residential, other regulated, bulk, and green) that is in compliance with Federal, State, and Local laws and regulations. This includes maintaining, repairing, cleaning and painting containers and dumpsters.

C.7.4.1.6.1 Tasks.

a. **<u>Bulk Container Maintenance and Repair</u>**. The Contractor shall perform maintenance to ensure containers operate properly. Furnish the maintenance schedule to the COR. Provide replacement containers for all containers removed (for more than one (1) hour) for cleaning, painting, or repair. The Contractor shall patch holes larger than 2" x 2", perform corrosion control, and ensure no visual cracking on fork mounts.

b. **<u>Bulk Container Cleaning</u>.** The Contractor shall clean bulk containers to ensure they are free of unpleasant odors, dirt, debris, and pests. The Contractor shall furnish the cleaning schedule to the COR.

c. **<u>Bulk Container Painting</u>.** The Contractor shall paint bulk containers to maintain the post color scheme. If there are questions regarding the color scheme, consult with the COR. Containers shall be cleaned and prepped prior to painting.

C.7.4.1.6.2 Standards. The Contractor shall maintain serviceable, clean dumpsters at all required locations..

C.7.4.1.6.3 Workload. Reference C.12, PWS Workload. TE C.7-26-WL, Refuse Collection Points and Schedule.

C.7.4.2 <u>Pest Control Services.</u>

C.7.4.2.a <u>Pest Control, Management.</u>

DESCRIPTION. The Contractor shall develop, implement, and manage a Pest Control Service Program, both indoor and outdoor. The geographic scope for all Pest Control services shall be within the Installation boundaries, including Barstow Daggett and the Barstow Outreach Center, excluding Military Family Housing and Goldstone managed facilities.

C.7.4.2.a.1 Tasks.

a. **<u>Integrated Pest Management Plan (IPMP)</u>**. The Contractor shall develop the Integrated Pest Management Plan (IPMP) required by EPA and implemented by DoDI

4150.07 and DoD MOM #2, and the DoD Final Governing Standards (CDRL C.7-33). The IPMP shall include, but not be limited to, overall objectives, schedules, frequencies, training, and a list of pesticides and Material Safety Data Sheets (MSDS).

b. **Pest Management Records**. The Contractor shall prepare, submit, and maintain daily and monthly pest management records and reports for each pest management service provided to include surveillance, non-chemical controls and pesticide applications (CDRL C.7-34). The Contractor shall submit DA Form 1532 on a monthly basis.

c. **Contractor Pest Control Work Plan**. The Contractor shall develop and maintain a detailed Contractor Work Plan (CWP) (CDRL C.7-35). The CWP shall specify the schedule, technical approach, and resources required for the planning, execution, and completion of the performance objectives.

d. **Expertise and Necessary Personnel.** All Contractor Personnel shall understand Integrated Pest Management (IPM) principles and practices and be capable of implementing them. The Contractor shall have the background and experience to be capable of identifying pest and knowledgeable about pest life cycles, habits and the conditions that affect pest populations. The Contractor shall have sufficient knowledge and experience to properly identify the Threatened, Endangered and Sensitive (TES) species and appropriate carcass disposal methods.

e. **Licensing and Certification.**

(1) **Business License.** The Contractor shall possess a business license issued by the State of California to provide pest control services. The Contractor shall provide proof of licensing to the Government prior to contract award.

(2) **Certification.** All Contractor personnel employed who will apply or supervise the application of pesticides under this contract shall possess commercial certification by the State of California in the appropriate EPA-approved State categories for the work requirements of this contract. The Contractor shall posses proper pesticide applicator certification categories (TE C.7-31-SPEC, Applicator Certifications). All Contractor personnel who apply pesticides shall have full commercial and DOD certification. Neither private applicator certification nor registered technician certification are acceptable. Proof of State and DOD certification shall be provided to the Government prior to start of contract. The Contractor shall provide proof of certification to the DPW Division of Environmental Services COR prior to conducting pest control applications.

f. **Mixing & Storage Facilities (Off-Site)/Labor.**

Contractor shall provide certified personnel and adequate storage and mixing facilities off Fort Irwin. Facilities will not be provided on the installation to store or mix chemicals. The Contractor shall provide a staff that applies pesticide, herbicide, fungicide and rodenticide that are State of California-certified.

g. **Additional Requirements.**

(1) **Vehicles.** Vehicles used for pest control operations shall not be used for other purposes in connection with this contract. Vehicles shall be secured at all times to prevent unauthorized access. All pesticides carried on vehicles shall be stored in a locked compartment separate from the cab of the vehicle. Vehicles shall be equipped with a fire extinguisher, emergency wash water, a portable emergency eye wash and a portable spill decontamination kit. Vehicles shall be marked as required by State of California law.

(2) **Equipment**. The Government shall furnish access to an approved computerized reporting system (a file or program only). The Contractor shall repair and maintain all equipment in accordance with the manufacturer's instructions. Equipment shall be in good operating condition, free of visible deterioration, shall not leak, and shall be calibrated to apply pesticides in accordance with the pesticide product label. Proof of calibration may be requested by the Government. Equipment that has failed shall be replaced and/or repaired by the Contractor prior to resuming operations. The Contractor shall clearly and plainly mark all pesticide application equipment including rodent bait stations and glue traps with the Contractor's name, a point-of-contact, and phone number. The Contractor shall assume responsibility for all Contractor-owned equipment or other items. The Contractor shall submit any equipment, facilities and/or repair materials provided by the Contractor to the Government for approval prior to purchases or start of any repair.

(3) **Pesticides**. The Contractor shall procure, handle, store, and apply pesticides in strict accordance with the EPA registered pesticide label. All pesticides shall be used in accordance with Federal, State of California, and Local laws, and Installation regulations. Annually, prior to use, the Contractor shall request approval for all pesticides using the Pesticide Use Proposal (PUP) (CDRL C.7-36)._The Contractor shall maintain a binder containing labels and Material Safety Data Sheets (MSDS) for all pesticides used, and have it readily available for the COR's inspection at all times.

h**.** **Pesticide Storage, Mixing and Disposal**.

(1) **Pesticide Storage**. The Contractor shall not store pesticides on Government property. All pesticides shall be stored off Government property or inside the secured Contractor vehicles.

(2) **Pesticide Mixing**. The Contractor shall not mix pesticides on Government property. All pesticides must be mixed prior to arrival at the Installation.

(3) **Pesticide Disposal**. All pesticides, rinse water, and containers shall be disposed of in accordance with label directions. The Contractor shall dispose of any pesticides, pesticide containers, pesticide residue, pesticide rinse water, or any pesticide contaminated article at an authorized disposal area off of Government property.

(4) **Pesticide Spills**. The Contractor shall immediately report all spills of hazardous material to the Contracting Officer and shall be financially responsible for the clean-up of any spills. Spills shall be managed in accordance with the Installation's spill contingency and countermeasure plan. The Contractor shall have on-hand spill containment equipment and materials necessary to contain spills of pesticides and other pest control materials and supplies that are on the Installation.

(5) **Personnel Protective Equipment**. The Contractor shall provide personal protective equipment (PPE) to each of their pest control applicators. This equipment shall include, at a minimum, the PPE required by the applicable pesticide labels and MSDSs.

(6) **Occupied Spaces**. The Contractor shall ensure liquid or aerosol pesticide shall not be applied in occupied spaces when people are present. Dust pesticide formulations shall not be applied in occupied spaces if the dust can be carried by air currents to people. Gel baits, cockroach, rodent and ant bait stations or other pesticide formulations that do not volatize or carry on air currents may be applied in occupied spaces.

i. **Contractor Furnished Materials and Vehicles**.

(1) The Contractor shall furnish as Contractor Furnished Materials (CFM): Pesticides, solvents and wetting agents, carriers, dilutants, and related pesticide compounds and materials to be used in the pesticide operation for the Government.

(2) The Contractor shall comply with standards in TE C.7-30-SPEC to ensure an acceptable level of pest control.

j. **Quality Control**. The Contractor's Quality Control procedures shall address the area of Pest Control as one of the functional areas covered in their Quality Control Plan.

C.7.4.2.a.2 Standards. The Contractor shall comply with the performance requirements as outlined in the PWS and as they apply to Service (Preventive Maintenance (PM) and Scheduling). IPMP complete and approved, and training and certification accomplished 100% to standard and schedule. Pest Management Records submitted 100% to standard and by the fifth (5th) of every month. Contractor Work Plan accomplished 100% to standard and schedule.

C.7.4.2.a.3 Workload. Reference C.12, PWS Workload.

C.7.4.2.b. Pest Control, Indoor.

DESCRIPTION. The Contractor shall conduct an Indoor Pest Control Service Program. The Contractor shall perform pest control service using biological, physical, mechanical, chemical or other advanced techniques that may become available during the life of this contract.

C.7.4.2.b.1 Tasks.

Surveys and Treatment.

(1) The Contractor shall conduct indoor surveys for disease causing and nuisance pests and contaminants.

(2) The Contractor shall conduct indoor pest control treatment as necessary in facilities outlined in the Integrated Pest Management Program (IPMP).

(3) The Contractor shall comply with standards in TE C.7-30-SPEC to ensure an acceptable level of pest control.

(4) The Contractor shall apply pesticides to conform to the product's label as mandated by the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), PL 92-516, as well as applicable Federal, State, and Local ordinances, regulations and laws.

(5) The Contractor shall ensure that pesticide applications avoid food, food commodities, food handling equipment, or areas of food preparation or distribution without proper cover to ensure against pesticide contamination. The Contractor shall ensure that immediate areas of pesticide application are free of humans, pets, wildlife, and honey bees.

(6) The Contractor shall ensure that pesticides are not applied within fifty (50) feet of any indoor well.

(7) The Contractor shall apply pesticides in medical treatment facilities in accordance with TE C.7-30-SPEC, Pest Control Standards.

(8) The Contractor shall fumigate pest infested food or textile stocks with a volume of less than one-hundred (100) cubic feet.

C.7.4.2.b.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. Completes 95% or more of required scheduled services within established time frames. Emergency- completed within twenty-four (24) hours, Urgent- completed within seven (7) days, and Routine completed within thirty (30) days.

C.7.4.2.b.3 Workload. Reference C.12, PWS Workload.

C.7.4.2.c <u>Pest Control, Outdoor.</u>

DESCRIPTION.

a. The Contractor shall conduct an Outdoor Pest Control Service Program. The Contractor shall perform pest control service using biological, physical, mechanical, chemical or other advanced techniques that may become available during the life of this contract.

b. Outdoor pest control shall be inclusive of all control measures required to complete the task. However, only Government personnel will conduct: 1) Any/all live snake removal, 2) live coyote removal, and 3) Any depredation activity for Ravens beyond the inspection and repair of nets.

C.7.4.2.c.1 Tasks.

a. **<u>Surveys and Treatment</u>**.

(1) The Contractor shall conduct outdoor surveys for disease causing and nuisance pests and invasive/noxious plant species.

(2) The Contractor shall conduct outdoor pest control treatment as necessary in facilities outlined in the Integrated Pest Management Program (IPMP).

(3) The Contractor shall comply with standards in TE C.7-30-SPEC to ensure an acceptable level of pest control.

(4) The Contractor shall apply pesticides/herbicides to conform to the product's label as mandated by the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), PL 92-516, as well as applicable State, Federal, and Local ordinances, regulations and laws.

(5) The Contractor shall ensure that immediate areas of pesticide/herbicide application are free of humans, pets, wildlife, and honey bees.

(6) The Contractor shall ensure that pesticides are not applied within fifty (50) feet of any natural springs or outdoor wells.

(7) The Contractor shall fumigate pest infested food or textile stocks with a volume of less than one-hundred (100) cubic feet.

(8) The Contractor shall ensure noxious/invasive plant species removal in proximity of water sources will be conducted using only approved methods so as to avoid water contamination (TE C.7-32-WL Water Sources/Springs).

b. **Raven Net Installation, Inspection and Repair**. The Contractor shall inspect, install, and repair all raven bird netting within the Cantonment Area, excluding the Military Family Housing Area. Installation and repair shall include clean-up of fecal matter in and around netting areas as required. The Contractor shall only remove bird nests when and as directed by the COR (TE C.7-33-WL).

c. **Dead Animal Removal and Identification of Endangered Species**. The Contractor shall furnish all vehicles, equipment, and properly trained personnel to identify Threatened Endangered Species (TES) and to complete the task of retrieval/removal of dead animals (TE C.7-33-WL).

(1) The Contractor shall retrieve all “road killed” animals from all Fort Irwin lands in a timely manner. In the case of an “After Hours” animal kill, the Contractor shall provide refrigerated storage for all after hour’s animal carcass recovery inclusive of proper collection and storage of all Threatened Endangered Species (TES).

(2) The Contractor shall provide a POC for notification 24/7 and shall report on-site within 1 hour of notification and shall retrieve the carcass within 4 hours of notification.

(3) The Contractor shall develop and maintain a carcass recovery log book that shall be maintained separately from the “Observation Form” that shall contain not less than, name of responder, type of vehicle used for recovery, reported by (include name and contact number), date of recovery, time call received and time carcass was recovered, location of recovery (including ten (10) digit grid coordinate of the recovery site), specify species of carcass recovered and identify if recovery was a TES species or not and final disposition.

(4) The Contractor shall furnish adequate vehicles and responsible operators to complete the task of retrieval of dead (road killed) animals ranging up to several hundred pounds.

(5) The Contractor shall ensure that all dead animals retrieved from Fort Irwin lands shall be disposed of in the “dead animal” pit located within the landfill area. Disposition of TES species will be by direction of the COR.

(6) The Contractor shall obtain from the DPW-Environmental Wildlife Manager (located at Building 602 office) a “Road Kill” Observation Report form, keeping a supply of blank forms on hand.

(7) The Contractor shall complete the “Road Kill” Observation Report form for each carcass recovery.

(8) The Contractor shall retain a completed Observation Report form on file. Contractor shall forward a copy of the report form to the DPW Lead Environmental Wildlife Biologist for tracking purposes within two (2) working days after the disposal of the carcass.

C.7.4.2.c.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. Completes 95% or more of required scheduled services within established time frames. Emergency- completed within twenty-four (24) hours, Urgent- completed within seven (7) days, and Routine completed within thirty (30) days.

C.7.4.2.c.3 Workload. Reference C.12, PWS Workload and TE C.7-33-WL.

SECTION C.8
DIRECTORATE OF EMERGENCY SERVICES (DES)

C.8.1 Vehicle and Weapons Registration.

DESCRIPTION. The Contractor shall operate and maintain a centralized Vehicle and Weapons Registration Center currently located at the In/Out Processing Center, Building 312 and at the Installation's Visitor Information Center (VIC), Building 9.

C.8.1.1 Tasks. The Contractor shall:

a. Ensure all employees responsible for updating personal data have received a favorable local background clearance and the ability to apply for and obtain a favorable national background clearance.

b. Register all eligible persons with privately owned vehicles, provided they meet the established Post, State and Federal regulatory requirements.

c. Maintain a current manual and automated registration system of all eligible persons on Post with privately owned vehicles, weapons, or bicycles.

d. Use Government-approved registration forms and the Government-provided registration database.

e. Maintain current, accurate, uniform data to maximize the capabilities of the Centralized Office Police Suite (COPS) database.

f. Cross-reference files and data between manual and automated registration systems.

g. Procure and maintain a ninety (90) day supply of Government-approved forms and stickers.

h. Provide visitors with National Training Center (NTC) registration requirements for vehicles, weapons, and bicycles.

i. Provide database information upon request.

j. Maintain Vehicle Registration files and Driving Record Cards. This will include the; documentation of points assessed by the Magistrate Court, and provided by the Directorate of Emergency Services.

k. Register weapons on the installation. Review proof of ownership; issue/maintain control documents and provide registrants with excerpts from NTC Regulation 190-1, and information/overview papers/packets concerning Installation, State and Federal requirements.

C.8.1.2 Standards. The Contractor shall comply with the performance requirements outlined in the Performance Work Statement (PWS). Vehicle registration information must be input with no less than a 95% accuracy rate based upon data entry compared to registration cards. Weapons registration information must be input with no less than a 100% accuracy rate based upon data entry compared to registration cards. Registration information must be input no later than twenty-four (24) hours after receipt. As a minimum, 95 % of customers will experience a wait time of fifteen (15) minutes or less.

C.8.1.3 Workload. Reference C.12, PWS Workload. Also, reference: TE-C.8-1-WL, Emergency Services Monthly Activity Report.

C.8.2 <u>Crossing Guards</u>.

DESCRIPTION. The Contractor shall provide visible and vigilant school crossing guard presence and traffic control services for the installation to ensure the safety of pedestrian and motor vehicle traffic. Guards shall demonstrate professionalism, proficiency, timely reporting of incidents or appropriate accident response. The Contractor shall comply with all applicable publications, policies, and procedures listed below. Designated locations are subject to change, prior to the commencement of the school year. The Government may coordinate any changes to locations with the Contractor. Unless otherwise specified, hours of operation are Monday through Friday, excluding legal holidays, for one (1) hour in the morning and one hour and thirty minutes in the afternoon. On the half-day schedule, service duration will change from forty-five (45) minutes to thirty-five (35) minutes in the afternoon. The specific hours of operation will be coordinated with the school district, and minor adjustments in the hours of operation will not require a contract modification.

C.8.2.1 Tasks. The Contractor shall:

a. Provide crossing guards at designated locations (TE C.8-2-WL), approximately one hundred eighty (180) school days per year.

b. Ensure personnel performing crossing guard duties are certified to administer cardio-pulmonary resuscitation (CPR) and first aid.

c. Record and report in writing any situations or violations that endanger public safety, whether the action or inaction is by a motorist or a pedestrian, to the Desk Sergeant at Building 326 and/or report by telephone to the Desk Sergeant at (760) 380-2707.

d. Wear a reflective vest, have a handheld “STOP” sign, and writing implements in their possession while on duty.

C.8.2.2 Standards. The Contractor shall comply with the performance requirements defined in the PWS. Make available the number of persons required to fill duty positions for each daily shift. All personnel must be qualified in First Aid, CPR training, and have a favorable background check on file and at least 95% of equipment. No less than 95% of violations documented and reported appropriately.

C.8.2.3 Workload. Reference C.12, PWS Workload. Also, reference: TE C.8-2-WL, Crossing Guard Hours of Operation and Location

C.8.3 <u>Fire Protection and Emergency Services</u>.

DESCRIPTION. The Contractor shall provide fire protection services, which includes the fire prevention and fire suppression function. The Government will furnish the motorized fire apparatus and miscellaneous equipment listed in TE C.3-2-GFP.

C.8.3.1 Tasks.

a. The Contractor shall provide continuous fire protection and rescue services in compliance with the terms of this Performance Work Statement (PWS), mandatory or other applicable publications specified in C.11, established law and the Code of Federal Regulations (CFR). Turn-out/Roll-out and travel times shall occur within the standards outlined in DoDI 6055.06 except for remote areas. The Contractor shall respond to calls for assistance to include but not limited to:

(1) Traffic Accident Extrication Rescue. Extrication is the physical removal of a victim from a vehicle by cutting, prying, and or dismantling vehicle components. Properly qualified Contractor personnel shall ensure victims are stabilized, removed from the vehicle, placed on a backboard and properly restrained to prevent further injury.

(2) Medical Aid. Of the twenty-four (24) personnel assigned as Firefighters, nine (9) are required to be Firefighter/Paramedic (FF/Para) certified. A total of three (3) FF/Para will be assigned as follows: One per fire station (2 total) and one FF/Para at the Air Ambulance Detachment to act as Flight Paramedic. Blood borne pathogen protocols are followed to protect the rescuer and the patient.

(3) Aircraft Rescue Fire Fighting (ARFF). Qualified Contractor personnel shall stabilize the crash scene and, if circumstances permit, remove injured pilots, crew members and passengers from the aircraft.

(4) Confined Space Rescue. Qualified Contractor personnel shall provide rescue services for personnel trapped or incapacitated in a confined space.

(5) Burning Building Rescue. The Contractor shall provide rescue services to building occupants in the event of a structure fire. Rescue personnel shall be trained through classroom instruction and realistic training scenarios.

(6) High Angle Rescue. The Contractor shall have a properly qualified rescue team available for high angle rescue.

(7) Trench Rescue. The Contractor shall have qualified personnel available for trench rescue operations.

(8) Swift Water Rescue. The Contractor shall have qualified personnel available to provide swift water rescue services.

(9) Hazardous Materials (HAZMAT) Chemical Biological Radiological Nuclear and High Yield Explosives (CBRNE) First Response. Secure the affected area, evacuate personnel, and perform rescue as necessary in compliance with the Garrison Plan to include NTC policies and regulations, applicable Army guidance, disaster or emergency response plans, and the Office of Domestic Preparedness Emergency Responder Guidelines. The

Contractor shall ensure that the appropriate personnel are notified and assigned to mitigate spills.

(10) Fire Prevention. Provide fire prevention services as required by and specified within NFPA, NFire Code, NTC 420-2, AR 385-16, and applicable regulations or policies cited in Section C.11 of the contract. Inclusive are services such as: The planning and execution of scheduled and unscheduled building fire inspections; post fire investigations and reporting; the inspection of building / room / office space firefighting equipment; review of construction projects; promotion of public awareness of fire prevention measures through the Office of Public Affairs and approved Special Events; plan, schedule and conduct organizational level maintenance of portable fire suppression equipment; as well as test, inspect and facilitate repairs to fixed fire suppression equipment, such as building sprinkler systems.

(11) Emergency Response in Accordance with Support Agreements. Request prior permission and report to the COR or Contracting Officer all instances of support rendered to Local, County, State or Federal Agencies under approved support agreements. The Contractor shall track and report all costs associated with the service provided, and present this information to the Government for billing to the responsible Agency.

(12) The Fort Irwin Fire Department (FIFD) will be staffed with personnel certified in fire protection skills at the level of Fire Fighter II (Initial hiring of Fire Fighter Level I personnel is acceptable, however they must be trained to Fire Fighter Level II by a qualified Fire Fighter Level II person IAW DODI 6055.06 within 12 months of hire date), Fire Fighter/Paramedic, HAZMAT/CBRNE, and properly trained in fire prevention. Develop and implement a comprehensive training program to 1) Certify FIFD personnel when required by law or regulation; 2) Provide refresher training when essential certifications or proficiency requirement do dictate; and 3) cover all aspects of fire protection. Frequency of training shall be one occurrence per 3 (three) months for quarterly requirement, one occurrence per 6 (six) months for semi-annual requirement, one occurrence each twelve (12) months for yearly requirement. The Contractor shall maintain a training file for each employee.

(13) Develop, practice for and participate in annually scheduled and unscheduled Disaster/Emergency training exercises pursuant to the terms of this contract, local policies, procedures and an approved Disaster/Emergency Response Plan. The Plan shall define actions required as a result of unforeseen emergencies or events. The plan shall also include provisions for alerting and obtaining assistance from other agencies and subject matter experts in the event problems encountered cannot be resolved by Contractor personnel.

(14) Prepare, maintain and issue a Fire Report using the Department of Defense (DoD) National Fire Reporting System (NFIRS). Required data is entered into the database accurately and timely.

(15) Plan, schedule, conduct and track organizational level maintenance and repair of the FIFD's motorized firefighting and protection apparatus, and associated equipment. Perform maintenance and effect repairs above the organizational level through the Special Purpose Equipment Repair Activity (SPERA).

(16) Plan and execute Fire Chief Off–Duty Emergency Response when required. Ensure that the Fire Chief responds to all Catastrophic Level III Emergencies, within four hours of becoming aware of the emergency. The Contractor shall ensure that a competent assistant Fire Chief is on each shift to provide interim overall supervision of the response and coordination of fire department assets in the absence of the Fire Chief.

(17) Conduct monthly activity reporting in accordance with the Contract Deliverables Requirements List (CDRL C.8-1), entitled "Emergency Services Monthly Activity Report.

(18) Any situation anticipated to result in work hours exceeding established MYE hours will require direct coordination with and approval from the Contracting Officer. An FIFD Labor Summary shall be submitted to the COR in advance of each pay voucher submitted for review and approval**.**

C.8.3.2 Standards. The Contractor shall comply with the performance requirements outlined in the PWS. At a minimum 96% of the number of persons required to staff Fire Fighter duty positions are Fire Fighter II or Firefighter/Paramedic certified. Turn-out/Roll-out shall occur within sixty (60) seconds after dispatch. Travel time shall not exceed five (5) minutes, except for remote areas. At a minimum, 90% of the required individual training as outlined in Table B-1 of AR 420-90, Fire Protection, shall be conducted. Required collective training shall be conducted as follows, without exception: One (1) occurrence in each three (3) month period for quarterly requirements; one (1) occurrence in each six (6) month period for Semi-Annual requirements; and one (1) occurrence in each twelve (12) month period for Annual requirements. 95% of the reported events are mitigated in accordance with the Garrison's site specific HAZMAT/CBRNE Response plan. All assigned vehicles will have current PMCS data (daily, weekly, and monthly) at a 95% rate. An out of service log book shall be present for 100% of downed vehicles. Vehicle service tests shall be conducted at 95% rate. An emergency vehicle technician shall be assigned. All other equipment shall conform to testing, inspections and maintenance actions at a 95% rate. At least 95% of the fire prevention surveys scheduled for that month must be completed. 100% of all installation construction projects must be reviewed. Identify and track fire protection deficiencies. Conduct 95% of protection systems tests and inspections. Reports entered into the database with an accuracy of 95%. Completed summary conducted within twenty-four (24) hours of each incident.

C.8.4 <u>Operate the Emergency Dispatch Center</u>.

a. **<u>FIRE DESCRIPTION</u>.** The Contractor shall provide adequate personnel to operate a single emergency dispatch center 24/7 covering fire emergencies. The centralized dispatching center shall be responsible for receiving 911 and non-emergency calls from the public requiring emergency and non-emergency response from the Fire and Police Departments, located on Fort Irwin and the Barstow-Daggett Airfield. When such calls require police and or ambulance response; the police will then be dispatched to the event, or the call will then be transferred to the appropriate agency for response.

b. **<u>POLICE DESCRIPTION</u>.** The Contractor shall provide adequate personnel to operate a single emergency dispatch center 24/7 covering police emergencies. The centralized dispatching center shall be responsible for receiving 911 and non-emergency calls from the public requiring emergency and non-emergency response from the Fire and Police Departments, located on Fort Irwin and the Barstow-Daggett Airfield. When such calls require police and or ambulance response; the police will then be dispatched to the event, or the call will then be transferred to the appropriate agency for response.

C.8.4.1 Tasks. The Contractor shall:

a. Using applicable National Fire Protection Administration and Army Regulatory guidance, process all incoming 911/emergency calls within specified response timeframes for dispatch and response times required.

b. Carefully screen all calls to determine appropriate response. Medical calls shall be routed to WACH-ER; fire backup, fire and gas leak calls are primary fire calls, with police backup. Law Enforcement calls shall be routed to the Police Department, and animal control incidents will be routed to the appropriate domestic animal or wildlife managers or enforcement activity. Medical backup shall be dispatched as appropriate.

c. Provide Telecommunicator Level II certified dispatchers trained in California Law Enforcement Telecommunication System (C.L.E.T.S)., Centralized Office Police Suite (COPS), and Integrated Commercial Intrusion Detection System (ICIDS).

C.8.4.2 Standards. The Contractor shall comply with the performance requirements defined in the PWS.

FIRE. At least 90% of the calls received shall have an accurate dispatch action appropriately forwarding the call within sixty (60) seconds. Personnel shall be certified and trained at no less than 90%.

POLICE. At least 90% of the calls received shall have an accurate and appropriate dispatch action within sixty (60) seconds. Personnel shall be certified and trained at no less than 90%.

C.8.4.3 Workload. Reference C.12, PWS Workload. Also, reference: TE-C.8-1-WL, Emergency Services Monthly Activity Report. The Emergency Dispatch Center is to be operated 24/7.

C.8.5 Intrusion Detection System (IDS) and Fire Alarm Systems.

DESCRIPTION. The Contractor shall operate and maintain an IDS system, which is a fully automatic intrusion detection system that uses ultrasonic motion detectors, magnetic switches, and duress switches to indicate that a secure area has been breached. The Contractor shall operate and maintain the fire alarm system, which provides notification of an event in each facility that requires intervention by fire suppression personnel. This includes the requirement to inspect, test, repair and replace Fire Alarm Systems and Intrusion Detection Systems (IDS)

C.8.5.1 Tasks. The Contractor shall:

a. Install additional components; relocate, maintain and repair existing IDS and Fire Alarm systems and panels as required.

b. Ensure only appropriately trained personnel with a Secret or interim clearance are allowed to perform work on the systems.

c. Report to the site of a malfunctioning IDS system within two (2) hours of notification and complete system repairs within five (5) hours from time of arrival. Notify the COR if repairs or responses are expected to exceed established time standards.

d. Maintain a Preventive Maintenance (PM) file that shows all services performed as established in the IDS Service Manual (maintenance should be in accordance with manufacturer's standards or recommendations) and the Fire Alarm System maintenance instructions. Ensure all systems needing repair have a valid work request submitted. Maintain and update a work request status log.

e. Continually monitor the Fire Alarm System to identify performance problems from the Emergency Dispatch Center.

f. Inspect and test the Fire Alarm System in accordance with NFPA requirements.

g. Inspect and test quarterly the auxiliary alarm systems listed in TE C.8.3-WL, Alarm and IDS Systems.

C.8.5.2 Standards. The Contractor shall comply with the performance requirements defined in the PWS. Provide and maintain required Integrated Intrusion Detection System (ICIDS). Maintain required closed circuit televisions and sensors. Maintain system reliability rate of at least 100 % with no borrowed man power in place of alarm system. Provide properly trained maintenance personnel with a Secret clearance. Test Fire sprinkler systems, maintain reliability rate of 90%. All systems that need repair have a valid service order.

C.8.5.3 Workload. Reference C.12, PWS Workload. Also, reference: TE C.8-3-WL, Alarm and IDS Systems.

SECTION C.9
U. S. ARMY MEDICAL DEPARTMENT ACTIVITY (MEDDAC)

C.9.1 Healthcare Facilities Repair and Maintenance. The Contractor shall provide a dedicated team, services, materials, equipment, and transportation required to fully perform maintenance services associated with the preventive maintenance, code compliance, corrective maintenance, and repair/replacement programs at the Weed Army Community Hospital (WACH) and other medical facilities at Fort Irwin, CA. The Government will provide the Contractor with maintenance office areas and associated tool rooms. During the life of this contract there will be periods of surge in workload requirements based on Joint Commission Surveys. This is anticipated to occur at a maximum of twice over the life of this contract. This surge is reflected in the historical workload data provided.

Maintenance and repair services shall be accomplished in accordance with codes, directives, and criteria governing the operation of a medical facility to include but not limited to, The Joint Commission (TJC); National Fire Protection Association (NFPA), latest applicable edition; Military Handbook (MIL-HDBK-1191), Medical Facility Construction; Uniform Building Code (UBC), 1997 edition; American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Guides; American Disability Act (ADA) Standards; National Standard Plumbing Code; NFPA 70, National Electric Code; and the Environmental Protection Agency (EPA). Conditions may arise that will prevent the performance of normal repair and maintenance work during normal working hours. Work may be required in critical areas such as exam rooms, operating rooms, out-patient treatment areas, patient rooms, or other sensitive areas that shall be performed during non-working hours and coordinated with the Hospital Facility Manager.

C.9.1.1 Tasks. The Contractor shall provide all labor, materials, and equipment necessary to complete the following maintenance and repair activities:

a. Develop, implement, and maintain a program for operation, repair, and maintenance of all medical and dental facilities, equipment, and installed building systems IAW manufacturers recommended guidance. Prepare a monthly program of Preventive Maintenance Activities for the facilities and real property installed equipment (RPIE). This report shall be provided to the facility manager at the start of each month.

b. Maintain buildings, building components and systems. Evaluate the preventive maintenance needs of the facility and RPIE and recommend changes to reflect industry standards.

c. Prepare, maintain, and submit complete and accurate reports, records, and service orders. Provide records required by TJC. Perform an update of the RPIE inventory to reflect all equipment changes to the medical facilities and enter the updated RPIE data into the maintenance management system.

d. Identify facilities and equipment under warranty, enforce warranties, arrange warranty repair, and if necessary, transport the equipment to and from the point of repair.

e. Notify Hospital Facility Manager when major modifications are required to maintain code compliance and when minor changes are needed in the maintenance program.

f. Ensure that all completed work meets or exceeds critical reliability rate or tolerances specified or included in applicable codes, directives and criteria governing the operation of a medical facility.

g. Develop and implement a program for procurement and maintenance of all equipment operation and maintenance manuals and instructions.

h. Have a Maintenance Superintendent or designated alternate on duty at the Hospital during normal duty hours, Monday through Friday, 0700 to 1600.

i. Maintain the capability to respond within one hour twenty-four (24) hours-a day to meet emergency requirements. The Contractor shall provide contact information for its designated representative(s).

j. Dedicated team shall have a minimum of three (3) years experience in their respective trades to complete maintenance and repairs on hospital or dental facilities and equipment. See various systems utilized in section C.9.1.1r. The Contractor shall submit employee qualifications to the COR for review and approval.

k. Prevent employees with communicable or infectious diseases from performing work in the medical or dental facilities.

l. Ensure that employees working with medical gas systems meet the minimum qualification requirements, to include specialized training, in accordance with National Fire Protection Association (NFPA) standards.

m. When required, wear outer protective clothing, uniforms, masks, caps, and gowns supplied by the medical facilities. Attire shall only be worn in the area it is required and shall not be removed from the area.

n. Coordinate all work with the Hospital Facility Manager prior to starting any maintenance or repairs.

o. Schedule operations, maintenance, repair, and construction work to cause minimum disruption to the normal activities of the medical facilities.

p. The Contractor shall utilize Defense Medical Logistics Support System (DMLSS) to manage work requests (TE C.9-2-SPEC, Managing Work Requests with DMLSS).

q. Perform maintenance and repairs regardless of origin. Particular attention shall be placed on fire barriers and fire doors.

r. Ensure that all employees performing maintenance and repairs in patient treatment facilities are trained in the unique aspects of hospital and clinic building repair and maintenance. Training programs shall include, but not be limited to, the following systems:

(1) Central refrigeration system
(2) Central steam generating system
(3) Central supervisory monitoring and control system
(4) Chillers/heating ventilation and air conditioners (HVAC)
(5) Diesel generators
(6) Medical gas and air systems
(7) Fire detection/suppression system
(8) Electric switchgear
(9) Transformers
(10) Automatic transfer switches
(11) Operation of fire alarm systems, electric switch gear, and shut off/isolation valves for critical systems
(12) Utilization of as-built drawings

s. Establish and maintain training records for personnel engaged in maintenance and repair of patient care facilities to ensure compliance with TJC standards.

t. Clean equipment rooms, mechanical spaces, electrical closets, maintenance office areas, and maintenance storage areas.

u. Remove debris, rubble, and trash from maintenance and repair areas each workday.

C.9.1.2 Standards. The Contractor shall comply with the performance requirements defined in this section of the PWS.

a. Buildings and all building systems shall be maintained in continuous operating condition.

b. Completed work shall meet critical reliability rate or tolerances specified or included in applicable codes, directives, and criteria governing operation of a medical facility.

c. Employees shall have a minimum of three (3) years experience and appropriately licensed and certified in their respective trades.

d. Capability of maintaining and repairing the medical gas system using employees or other labor resources meeting minimum qualification standards.

e. All work requiring shut down of utilities shall be coordinated with the Hospital Facility Manager.

f. Routine inspections, repairs, and maintenance shall be accomplished during normal duty hours, except as approved by the Hospital Facility Manager or as required by the contract.

g. The Hospital Facility Manager shall be notified in writing as soon as it is determined that utilities must be shutdown or work will interrupt or hinder patient care.

h. Operations, maintenance, repair, and construction work shall be scheduled to minimize disruption of the normal activities of the area. Blocking of walkways, driveways, roads, and parking areas requires prior approval by the Hospital Facility Manager.

i. Equipment rooms, mechanical spaces, electrical closets, maintenance office areas, and maintenance storage areas shall be clean and uncluttered.

j. Debris, rubble, and trash, including such materials as cut out putty and caulking, broken glass, empty paint containers, cartons, dirty rags, waste, etc. shall be removed and disposed of daily from maintenance and repair areas.

k. Personnel training and qualification records shall demonstrate compliance with TJC standards.

l. TJC standards as taken from the current TJC Manual for hospitals shall be met.

C.9.2 Special Provisions. The Contractor shall utilize Defense Medical Logistics Support System (DMLSS) or its replacement system. The system shall be updated within 5 working days of completion of service orders.

a. Healthcare facility maintenance performed by the Contractor shall utilize the Government-provided DMLSS facilities maintenance management system to plan, track, and record all preventive maintenance and all unscheduled repair or maintenance for Fort Irwin MEDDAC facilities (TE C.9-1-WL, MEDDAC Facilities).

b. The Contractor shall be provided computers. If the Contractor requires additional hardware, it shall be furnished to the Government for setup and approval to operate on the Government's local area network (LAN). The Government retains the authority to set up or configure hardware and software to comply with the operations of the Government LAN and Defense Network System (DNS). When Contractor-owned hardware is placed in service on a Government LAN or DNS, prior to removal of the hardware from the site the hardware must be cleared of any or all Government proprietary information and programs. The COR will be responsible for approving removal of Contractor-owned hardware. All personnel requiring access to the LAN/DNS are required to have a current National Agency Check (NAC) or equivalent.

c. During maintenance contract support phase-in the Contractor shall conduct a Real Property Installed Equipment (RPIE) survey to complete or update the RPIE inventory. The RPIE information shall be reviewed and updated at least annually thereafter. At Army

medical facilities, RPIE is maintained and managed in the DMLSS-FM Facility System Inventory Module. It was designed to be utilized for all maintenance significant items of equipment and facility infrastructure. The Contractor shall utilize DMLSS required fields (TE C.9-2-SPEC, Managing Work Requests on DMLSS).

d. The Contractor shall utilize DMLSS FM for tracking work and costs associated with operation and maintenance of all facilities specified in TE C.9-1-WL, MEDDAC Facilities. The Government will provide DMLSS training on-site. Additional training will be available at various locations. Any cost associated with training shall be the responsibility of the Contractor. Coordination for the on-site training and setup of the DMLSS application must be coordinated with the COR.

e. The Contractor shall utilize and demonstrate operational skill set to utilize the following DMLSS modules:

(1) System Services – Table Maintenance Utilities
(2) System Services – Record Management
(3) Customer Support – Work Request
(4) Customer Support on the Web – Work Request
(5) Facility Management – Facilities System Inventory
(6) Facility Management – Maintenance Procedure
(7) Facility Management – PM Schedule
(8) Facility Management – Work Request
(9) Facility Management – Directory
(10) Facility Management – User Preferences
(11) Facility Management – Business Objects

The Government will install the DMLSS FM software for the Contractor to use on on-site client computers in conjunction with this contract. The Government will provide up to forty (40) hours of training on the use of the software to the Contractor's employees over a one-week period.

C.9.3 <u>Maintain Utilities and Equipment Inventory</u>. The Contractor shall maintain a current maintenance management inventory on all utility systems and equipment through the utilization of DMLSS. This management system shall remain current, with all changes to the database made within thirty (30) days of the date of change. The management system shall remain Government property. The Contractor shall input all necessary information to maintain accurate inventory on all utility systems and RPIE. Information shall include but not be limited to RPIE hierarchy schema, room number, other location (where applicable), nomenclature, manufacturer, model, serial number, RPIE number, Bar Code number, equipment capacity, equipment's specification, life expectancy, installation date, acquisition price, and warranty data. A report on changes to the facility system inventory adjustments shall be covered in the monthly reporting requirements. Contractors shall place a combination Bar Code RFID label on all newly installed and existing equipment/components. The Contractor shall maintain a current inventory with data Bar Codes on all equipment items being maintained. The Contractor shall record in the system all prescribed information on all new items installed or replaced during the period of the

contract, and archive all items removed from service. The update to the equipment inventory shall occur within thirty (30) days of acceptance by the Government for the installed or replaced equipment items that require periodic maintenance. The Contractor shall be responsible for maintaining the equipment inventory current throughout the duration of the contract performance period.

C.9.4 Maintenance Procedures and PM Schedules. The Contractor shall insure the maintenance procedures associated with the equipment items, that creates PM Schedules of recurring maintenance; 1) provides adequate scheduled maintenance to achieve life expectancy of the equipment items; 2) provides a reliable infrastructure within the facilities; and 3) meets manufacture warranty requirements. The Government will provide initial information and frequency from historic data from which the contractor may base their PM schedule and plan. The contractor shall submit recommended changes to the PM schedule and program to the COR for review/concurrence.

C.9.5 Key Performance Indicators. The Contractor shall maintain information on selected Key Performance Indicators. Those key performance indicators include but are not necessarily limited to the following:

a. Number of work requests originated by facility occupants

b. Number of work requests originated by facility maintainer (the Contractor)

c. Number of work requests originated by other facility maintainers (e.g. DPW)

d. Number of Critical Systems failures as defined by current Assistant Chief of Staff for Installation, environment, and Facilities Management (ACSIEFM) Critical Systems Failure Guidance.

These Key Performance Indicators will be reported monthly as part of the Quality Control Program.

C.9.6 Quality Control Program. The Contractor shall be required to maintain quality control documentation in the DMLSS system. The Contractor shall furnish the QC inspector(s) name, type of inspections (random or scheduled), inspection percent, and frequency along with any other data required to initiate the DMLSS QC program. The Contractor shall document findings in the DMLSS QC program.

C.9.7 Workload. Reference C.12, PWS Workload. Also, reference, TE C.9-1-WL, MEDDAC Facilities.

SECTION C.10
PERFORMANCE REQUIREMENTS SUMMARY (PRS)

See Enclosure

SECTION C.11
PUBLICATIONS

Publications applicable to services to be performed under this contract are provided in this Section for convenience and may not be all inclusive. Publications have been segregated into two categories: Mandatory and Advisory. Contractor is responsible to maintain knowledge and compliance with the latest mandatory Government publications. The web site to provide the latest information is the Consolidated Army Publications and Forms Index [DA PAM 25-30] located at: http://www.apd.army.mil/pamdocs/PAM2530_Adv_Search.htm
Army engineering publications are also available at:
http://armypubs.army.mil/eng/index.html

a. The Contractor shall adhere to the requirements and performance standards listed in the mandatory regulations, publications, manuals, technical bulletins, pamphlets, circulars, permits, codes, directives, files, handbooks, guides, common tables of allowances including supplements, amendments, or revisions during the life of the contract.

b. A mandatory publication is a Government or third-party publication referenced in the Contract, or this section (C.11) that the Contractor is obliged to follow guidance/ procedure specified by the publication in performance to meet the desired or stated objective of that publication.

(1) The Contractor shall follow the guidance/procedure in those publications identified as mandatory only to the extent specified in this contract or procedurally necessary for compliance to policy, regulation/law, and the adequacy of services performed.

(2) Compliance with all applicable National Standards, specifications, and industry accepted practices are mandatory requirements for all work, tasks or standards associated with this contract.

(3) When specific parts of publications identified as mandatory are not referenced herein section C.11 or are necessary for compliance to policy, regulation/law, and the adequacy of services performed, the remainder of that publication may be considered advisory.

(4) Contractor shall comply with the preventative maintenance requirements of the Operation & Maintenance Manuals associated with individual equipment.

c. An advisory publication is a Government or third-party publication referenced in the Contract which the contractor may use for information and guidance, but is not binding for compliance.

d. The Government will make available publications listed as mandatory at Contract Performance Start Date. Supplements, amendments, or revisions to mandatory publications may be issued during the term of the Contract, and shall be in full force and effective

immediately upon receipt by the Contractor. The Contractor shall post and update mandatory publications as change notices are provided by the Government.

e. Upon completion of this contract, the Contractor shall return to the Government all publications made available to the Contractor by the Government.

C.11.1 Mandatory Publication -The following shall be referred to for compliance:

DIRECTORATE OF PLANS, TRAINING, MOBILIZATION AND SECURITY

AR 25-12	COMSEC
AR 190-40	Serious Incident Report
AR 350-1	Army Training
AR 350-28	Army Exercises
AR 380-5	INFOSEC
AR 530-1	OPSEC
AR 600-8-105	Military Orders
AR 600-20	Army Command Policy
AR 525-13	Force Protection
DoDI 2000.11	Force Protection
DoDD 2000.18	Department of Defense Installation Chemical, Biological, Radiological, Nuclear and High-Yield Explosive Emergency Response Guidelines
DoD Directive 3020.26 AR 500-3	Continuity of Operations
FM 3-0	Operations
FM 6-0	Command and Control
FM 7-0	Army Training
UFC 4-010-23	Emergency Operations Center Planning and Design

DIRECTORATE OF HUMAN RESOURCES

Incoming and Outgoing Mail

AR 25-51	Army Regulation, Official Mail and Distribution Management
CFR Part 102-192	Mail Management
DA PAM 25-52	Department of the Army Pamphlet, Mail Facility Security and Handling

DoDI 4525.8-41	Department of Defense Instruction, Official Mail
DoD Manual 4525.8-M	Official Mail Manual
18 United States Code	Regarding Suspicious Mail
39 United States Code	Regarding Suspicious Mail

Personal Mail Services

AR 600-8-3	Unit Postal Operations
DoD 4525.6-M	DoD Postal Manual
39 USC	Postal Service

DIRECTORATE OF PUBLIC WORKS

Army Regulations	Description
AR 190-11	Physical Security of Arms, Ammunition and Explosives
AR 190-13	Army Physical Security Program
AR 190-51	Security of Unclassified Army Property
AR 200-1	Environmental Protection and Enhancement
AR 215-2	Utilization of Real Property
AR 380-5	Department of the Army Information Security Program
AR 420-1	Army Facilities Management
AR 420-10	Management of Installation Directorate of Engineering and Housing
AR 420-49	Utility Services
AR 740-7	Safeguarding of DLA Sensitive Inventory Items, Controlled Substances, and Pilferable Items of Supply

Technical and Field Manuals

EM 385-1-1	Safety and Health Requirements Manual
FM 19-30	Physical Security
TM 5-600	Bridge Inspection, Maintenance and Repair
TM 5-610	Preventive Maintenance for Facilities Engineering, Buildings and Structures
TM 5-617	Facilities Engineering: Maintenance and Repair of Roofs
TM 5-618	Paints and Protective Coatings
TM 5-620	Facilities Engineering Maintenance and Repair, of Architectural and Structural Elements of Buildings and Structures

TM 5-623	Pavement Maintenance Management
TM 5-624	Maintenance and Repair of Surface Areas
TM 5-626	Unsurfaced Road Maintenance Management
TM 5-629	Weed Control and Plant Growth Regulation
TM 5-634	Solid Waste Management
TM 5-642	Operator and Maintenance, Small Heating Systems
TM 5-650	Central Boiler Plants
TM 5-662	Swimming Pool Operations and Maintenance
TM 5-663	Child Development Center Play Area Inspection and Maintenance Program
TM 5-682	Facilities Engineering: Electrical Facilities Safety
TM 5-683	Facilities Engineering Electrical Interior Facilities
TM 5-684	Facilities Engineering - Electrical Exterior Facilities
TM 5-685	Operation, Maintenance and Repair and Repair of Auxiliary Generators
TM 5-803-5	Installation Design
TM 5-803-11	Children's Outdoor Play Areas
TM 5-803-12	Planning of Outdoor Recreation Areas
TM 5-803-13	Landscape Design and Planting Criteria
TM 5-811-1	Electric Power Supply and Distribution
TM 5-811-3	Electrical Design: Lightning and Static Electricity Protection
TM 5-811-5	Army Aviation Lighting
TM 5-811-6	Electric Power Plant Supply
TM 5-811-7	Electrical Design, Cathodic Protection
TM 5-813-1	Water Supply: Sources And General Considerations
TM 5-813-3	Water Supply, Water Treatment
TM 5-813-4	Water Supply, Water Storage
TM 5-813-5	Water Supply, Water Distribution
TM 5-813-9	Water Supply: Pumping Stations
TM 5-814-5	Sanitary Landfill
TM 5-814-9	Central Vehicle Wash Facilities

TM 5-818-5	Dewatering and Groundwater Control (Incl C1)
TM 5-818-6	Grouting Methods and Equipment (Incl C1)
TM 5-820-1	Surface Drainage Facilities for Airfields and Heliports
TM 5-820-3	Drainage and Erosion Control Structures for Airfields and Heliports
TM 5-820-4	Drainage for Areas Other than Airfields (Incl C1)
TM 5-822-2	General Provisions and Geometric Design for Roads, Streets, Walks, and Open Storage Areas
TM 5-822-5	Pavement Design for Roads, Streets, Walks and Open Storage Areas (Incl C1)
TM 5-822-7	Standard Practice for Concrete Pavements
TM 5-822-9	Repair of Rigid Pavements Using Epoxy Resin Grouts, Mortars and Concretes
TM 5-822-10	Standard Practice for Pavement Recycling
TM 5-822-11	Standard Practice for Sealing Joints and Cracks Rigid and Flexible Pavements
TM 5-822-12	Design of Aggregate Surfaced Roads and Airfields Areas, Elastic Layered Methods
TM 5-822-13	Pavement Design for Roads, Streets, and Open Storage
TM 5-822-14	Soil Stabilization for Pavements
TM 5-823-4	Marking of Army Airfield-Heliport Operational and Maintenance Facilities (Incl C1)
TM 5-826-6	Procedures For U.S. Army and U.S. Air Force Airfield Pavement Condition Surveys
TM 5-830-3	Dust Control for Roads, Airfields and Adjacent Areas
TM 36-250	Preparation of Hazardous Material for Military Air Shipment

Technical Bulletins and Pamphlets	**Description**
ASTM F2107-01	Standard Guide for Construction and Maintenance of Skinned Areas on Sports Fields
DA PAM 750-2	Soldiers' Guide for Field Maintenance Operations
DA PAM 750-8	The Army Maintenance Management System (TAMMS) Users Manual
DoD 4165.63M	DoD Housing Management
TB 43-0142	Safety Inspection and Testing of Lifting Devices (28 Feb 97)
TB 43-0212	Purging, Cleaning, and Coating Interior Ferrous and Terne Sheet, Fuel Tanks

TB 420-20	Engineered Performance Standards for Real Property Maintenance: Activities: Pipe fitting, Plumbing, Handbook
TB 420-21	Engineered Performance Standards for public Works Maintenance
TB MED 575	Occupational and Environmental Health Swimming Pools and Bathing Facilities
TB MED 576	Occupational and Environmental Health Sanitary Control and Surveillance of Water Supplied Installations

Other References

American Petroleum Institute (API) publication Recommended Practices (RP) 2015.
CTA 50-909, Field and Garrison Furnishings and Equipment

Federal Natural Gas Pipeline Safety Act of 1968 (49 U.S.C. Sec. 1671 et seq.) and the regulations contained in Parts 190, 191, and 192 of Title 49 of the Code of Federal Regulations

Integrated Pest Management Plan (IPMP) required by EPA and implemented by DODI 4150.7 and DOD MOM #2, and the DOD Final Governing Standards

National Fire Protection Association (NFPA) Standard No. 327

PDMF	Packaging Data Micro File
PWTB 420-47-03	Integrated Solid Waste Management
PWTB 420-47-05	Source Reduction Planning
PWTB 420-49-07	Solid Waste Options
PWTB 420-49-08	Decision-Maker's Guide to Solid Waste Management, Volume II
TB MED 576	Occupational and Environmental Health, Sanitary Control
TM 38-410	Storage and Handling of Hazardous Material
UFGS	United Facilities Specifications Manual (Unified *Facilities* Guide *Specifications)*
ICC	International Construction Code Books (Replacement for Uniform Construction Code Books – UCC Codes)

DIRECTORATE OF EMERGENCY SERVICES

Vehicle and Weapons Registration

AR 190-13	Army Physical Security Program
50 USC 797	Internal Security Act of 1950

Crossing Guards

AR 190-5	Motor Vehicle Traffic Supervision
AR 525-13	Anti-Terrorism
AR 190-45	Law Enforcement Reporting

Fire Protection and Emergency Services

AR 190-5	Motor Vehicle Traffic Supervision
AR 190-45	Law Enforcement Reporting
AR 420-90	Fire Protection
AR 525-13	Anti-Terrorism
NFPA 70	National Fire Protection Association National Electric Code
NFPA 1221	National Fire Protection Association Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems
DoDI 6055.06	DoD Fire and Emergency Services (F&ES) Program
DoDI 6055.06M	DoD Fire & Emergency Services (F&ES) Certification Program

Emergency Dispatch Center

Fire

AR 420-1	Army Facilities Management
DoDI 6055.06	DoD Fire and Emergency Services (F&ES) Program
NFPA 1221	Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems

Police

AR 190-5	Motor Vehicle Traffic Supervision
AR-190-11	Physical Security of Arms, Ammunition, and Explosives
AR 190-14	Carrying of Firearms and Use of Force for Law Enforcement and Security Duties

Intrusion Detection Systems and Fire Alarm Systems

AR 190-13	The Army Physical Security Program

U. S. ARMY MEDICAL DEPARTMENT ACTIVITY

Maintenance and repair services shall be accomplished in accordance with codes, directives, and criteria governing the operation of a medical facility such as

TJC	The Joint Commission

NFPA	National Fire Protection Association
MIL-HDBK-1191	Medical Facility Construction
UBC	Uniform Building Code
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers Guides
ADA Standards	Americans with Disabilities Act Standards
PHCC	National Standard Plumbing Code
NFPA 70/NEC	National Electric Code
EPA	Environmental Protection Agency

Mandatory Fort Irwin (Garrison) Policy Letters/Description

Policy Letter 1	Pet Control
Policy Letter 3	Voluntary Separated Persons
Policy Letter 4	Key and Essential Personnel
Policy Letter 5	Authorized Residents
Policy Letter 6	Reserved Parking
Policy Letter 7	AAFES and DECA Authorized Patrons
Policy Letter 8	BAH for single Sergeants and below
Policy Letter 9	Personal Protective Equipment
Policy Letter 10	Child Supervision and Curfew
Policy Letter 11	Ft Irwin Environmental Policy
Policy Letter 12	Registered Sex Offenders

Mandatory NTC Regulations

NTC REG 190-1	Retention, Possession, Storage, and Use of Non-Government Owned Weapons and Ammunition
NTC REG 190-5	Military Police Motor Vehicle Traffic and Vehicle Registration

Environmental Permitting Requirements (DPW Permits Available Electronically)

CWIMB	California Waste Integrated Management Board

LEA	Local Enforcement Agency Permit
RWQCB	Regional Water Quality Control Board Permit

<u>Other Mandatory References</u>

National/NTC and Federal Standards

CFR	Code of Federal Regulations (CFR) 1910.179 - 1910.192
10 CFR 436	Federal Energy Management and Planning Programs
29 CFR	Occupational Safety and Health, Department of Labor
36 CFR 800	National Historic Preservation Act40 CFR
40 CFR 61 Subpart M	National Emission Standard for Asbestos
40 CFR 260-265	Protection of Environment
40 CFR 302	Protection of Environment; Designation, Reportable Quantities, and Notification
40 CFR 763	Asbestos Hazard Emergency Response Act (AHERA)
41 CFR 101–25.112	Energy Conservation Policy
41 CFR 102-192	Mail Management
49 CFR	Transportation
15 USC 2225	Fire prevention and control guidelines for places of public accommodation
15 USC 2227	Fire safety systems in federally assisted buildings
18 USC	Crimes and Criminal Procedures (related to mail operations)
29 USC Chapter 15	Occupational Safety and Health Act of 1970
29 USC 794	Americans with Disabilities Act Guidelines (ADAAG) of 1990 and Uniform Federal Accessibility Standards (UFAS)
39 USC	Postal Service
42 USC 4152	Standards for Design, Construction, and Alteration of Buildings; Administrator of General Services
42 USC 4321–4370	National Environmental Policy Act
42 USC 13101	Pollution Prevention: Findings and Policy
50 USC 797	Internal Security Act of 1950
ACP 121	Communications Instructions-General
ACP 121 US SUP-1	Communications Instructions-General (U)
ACP 131	Communications Instructions-Operating Signals

ACP 134C	Allied Communication Publication
ACSIM	Furnishings Manual
ANSI	American National Standards Institute (ANSI) and Manufacturer Instructions
CAA	Clean Air Act and Amendments and 40 CDR, Part 82, Subpart F
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CWA	Clean Water Act
EM 385-1-1	Safety and Health Requirements Manual
	EPA Certification Requirements, Section 608 and 609 or the 1990
	Executive Order Number 12088
	Federal Communications Commission Regulation, Part 68
FIFRA PL 92-516	Federal Insecticide, Fungicide, and Rodenticide Act
	Fort Irwin-Installation Solid Waste Management Plan
	Fort Irwin Installation Landscaping Manual
HVAC	American Society of Heating, Refrigerating and Air Conditioning Engineers Guides
NEIEP	National Elevator Industry Education Program
NIST 135	National Institute of Standards and Technology Handbook 135
OSHA 2 CFR 1910.41	Occupational Safety and Health Standards
PL 94–163	Energy Policy and Conservation Act
PL 93–291	The Archaeological and Historic Preservation Act of 1974
PL 93–498	Federal Fire Prevention and Control Act of 1974
PL 100–572	Lead Contamination Control Act
PL 101–549	The Clean Air Act Amendments of 1990, Title VI: Stratospheric Ozone and Global Climate Protection
PL 109–58	Energy Policy Act of 2005
RCRA	Resource conservation and Recovery Act of 1976
SARA Section 211	Superfund Amendments and Reauthorization Act of 1986
SWANA	Solid Waste Association of North America
UBC	Uniform Building Code

California Laws/Regulations and Policies

Title 8 CCR	California Code of Regulations (CCR), Articles 99 and 100, Cranes and Other Hoisting Equipment
Title 14 CCR	CAL Recycle
Title 19 CCR	Forestry and Fire Protection
Title 22 CCR	State of California Administrative Code Title 22, Section 65547; Calif. Code Title 17.7605; and TB Med 576, Appendix G on chlorine safety
Title 23 CCR	California EPA – State Water Resources
Title 27 CCR	California Code of Regulations (CCR), Environmental Protection, Division D - Solid Waste

C.11.2 <u>Advisory Publications</u>:

Advisory Army Regulations

AR 95-2	Airspace, Airfields/Heliports, Flight Activities, Air Traffic
AR 350-50	Combat Training Center Program (NTC)
AR 360-1	Army Public Affairs Program
AR 380-13	Acquisition and Storage of Information Concerning Nonaffiliated Persons and Organizations
AR 500-5	Army Mobilization
AR 700-47	Defense Standardization and Specifications Manual
AR 740-3	Stock Readiness

Advisory DA Pamphlets

TM 5-811-5	Army Aviation Lighting
TM 5-823-4	Marking of Army Airfield-Heliport Operations and Maintenance Facilities

Common Table of Allowances

CTA 50-909	Field and Garrison Furnishings and Equipment
CTA 50-970	Expandable/Durable Items

DoD References

DoD 4160.21-M	Defense Material Disposition Manual

DoD 4515.13-R	Department of Defense Air Transportation Eligibility

Federal Aviation Administration Publications (FAA PUBS)

7110.10	Flight Services
7110.65C FAA Handbook	Air Traffic Control Handbook
7930.2	National Notice to Airmen (NOTAM) System
FAA Advisory Circular 70/7460-1	

Other References

ASTM ES 24-93	American Society for Testing Materials ES 24-93
CPC	California Penal Code (CPC)
CVC	California Vehicle Code (CVC)
JTR	Joint Travel Regulation
NFPA 30	Flammable and Combustible Liquids Code
NFPA Standard 43A	Code for Storage of Liquid and Solid Oxidizing Materials
NFPA Standard 801	Recommended Fire Protection Practices for Facilities Handling Radioactive Material
NFPH 1686	Storage and Handling of Hazardous Material

SECTION C.12
Anticipated PWS Annual Workload

The Contractor shall develop their proposal based on the workload tables in this section, as well as, in accordance with relevant Technical Exhibits provide in Section J.. The workload quantities listed in each section's workload table are estimated and are subject to variations.

C.12.1 Specific Requirements

Section C.12.1, Specific Annual Workload, estimates and the number of items in a specific service area may also be listed. The Contractor shall use the workload listed to develop their proposals.

Paragraph Number	Requirement	Workload Driver	Estimated Workload (Annual Total or Number of Items)
C.1.7	Prepare Phase-In/Phase-Out Plan	Number of detailed plans	1
C.1.9.1	Prepare listing of Contractor personnel	Number of detailed lists completed	12
C.1.10.4.1	Prepare Installation Status Reports (ISR)	Number of ISR data input sessions	4
C.1.11.1	Prepare Management Plan	Number of detailed plans completed	1
C.1.11.2	Prepare Life Cycle Management Plan	Number of detailed plans completed	3
C.1.11.3	Prepare Quality Control Plan	Number of detailed plans completed	2
C.1.11.4	Prepare Property Management Plan (PMP)	Number of detailed plans completed	1
C.1.11.5	Prepare Maintenance Program Plan	Number of detailed plans completed	1
C.1.11.6	Prepare Continuity of Operations (COOP) Plan	Number of detailed plans completed	1
C.1.11.6	Prepare Reserve Components Roster	Number of detailed plans completed	4
C.1.11.7	Prepare Physical Security Plan	Number of detailed plans completed	1
C.1.11.8	Prepare Risk Management Plan	Number of detailed plans completed	1
C.1.11.10	Prepare Annual Report	Number of detailed plans completed	1
C.1.11.9	Prepare Contractor Internal Control Plan against Fraud,	Number of detailed plans completed	1

	Waste and Abuse		
C.1.12	Prepare Standard Operating Procedures	Number of detailed plans completed	4
C.1.13.2.e	Prepare Summary of Customer Comments	Number of detailed summaries of comments	12
C.1.13.4	Prepare Quality Control Program Reports	Number of detailed plans completed	12
C.1.13.6	Participate in Performance Evaluation Meetings	Number of meetings attended	12
C.1.14.a	Participate in NTC and Fort Irwin Safety Council Meetings	Number of meetings attended	12
C.1.14.e	Prepare Injury and Illness Prevention Program Plan	Number of detailed plans completed	1
C.1.23.1.b	Prepare Actual Overtime Worked Report	Number of detailed reports completed	12
C.1.24.1.a	Prepare SF 294, Subcontracting Report for Individual Contracts	Number of detailed reports completed	2
C.1.24.1.b	Prepare SF 295, Summary Subcontracting Report	Number of detailed records completed	2
C.3.2.c	Report of Government Furnished Property Records, Adjusted Credits	Number of detailed records completed	12
C.3.2.c	Report of Government Furnished Property Records, Adjusted Debits	Number of detailed records completed	12
C.3.2.c	Report of Government Furnished Training Aids/ Training Devices	Number of detailed reports completed	12
C.3.2.d	Government Furnished Agency Peculiar Property	Number of detailed reports completed	12
C.3.2.d	Government Furnished Agency Peculiar Property	Number of detailed reports completed	12
C.3.4.3	Purchase Request Listings	Number of purchase requests listings completed	12
C.3.5.6	Heavy Equipment	Number of heavy equipment service orders (DPW)	600
C.3.5.6.j	Consolidated Maintenance Schedule	Number of detailed reports completed	1
C.3.5.6.j	Monthly Service Report	Number of detailed reports completed	12
C.3.5.6.j	Material Condition Readiness Report	Number of detailed reports completed	12

C.3.5.8.e	GFP Status Report	Number of detailed reports completed	12
C.5.1.a	GOC Operations	Number of operational (24/7) days	365
C.5.1.a	GOC Operations – Personnel	Number of total man-hours Not to Exceed	14,560
C.5.1.e	Prepare GOC Daily Activity Report	Number of detailed reports completed	365
C.5.1.e	Prepare GOC Daily Personnel Status Reports	Number of detailed reports completed	365
C.6.1.a	Central Mailroom Hours of Operations	Number of operational hours	2,000
C.6.1	Inbound Bulk Mail Received	Number of bulk mail items received, in thousands	54,000
C.6.1	Inbound Mail, Special Services (Express Mail, Registered, Certified)	Number of special services processed	1,285
C.6.1.1.a	Mailbox and Distribution Quick List	Number of detailed lists completed	4
C.6.1.1.g	Mail Statistics Report	Number of detailed reports completed	12
C.6.1.1.g	Monthly Account Expenditures Report	Number of detailed reports completed	12
C.6.1.1.g	Consolidated Quarterly Postage and Account Expenditures Report	Number of detailed reports completed	4
C.6.1.1.g	Record of Meter Readings Report	Number of detailed reports completed	12
C.6.2	Outbound Official Mail Volume	Number of bulk mail items sent, in thousands	20,000
C.6.2	Outbound Mail, Special Services (Registered, Certified)	Number of special services processed	3,100
C.6.3	Post Locator Telephone Inquiries	Number of inquiries processes	4,500
C.6.3	Redirected Personal and Official Mail	Number of redirects processed, in thousands	31,000
C.7.1.1	Life Cycle Management Report	Number of detailed reports completed	12
C.7.1.1.2	DPW Monthly Activity Report	Number of detailed reports completed	12
C.7.1.1.3	Service orders	Total Number of PM, Project, Repair, and Service Orders (Routine, Urgent, and Emergency)	40,000

C.7.1.1.3	Routine	Number of Routine service orders	36,000
C.7.1.1.3	Urgent	Number of Urgent service orders	3,850
C.7.1.1.3	Emergency	Number of Emergency service orders	150
C.7.1.1.3	After-Hour	Number of After-Hour service orders	1,100
C.7.1.1.4	Davis Bacon Projects	Number of man-hours	40,000
C.7.1.1.4.1.d	Davis Bacon Cost Estimates	Number of detailed estimate completed	52
C.7.1.1.4.1.h	Davis Bacon Project Report	Number of detailed reports completed	52
C.7.1.1.4.1.j	Worksheet 1354 – Real Property	Number of detailed worksheets completed	52
C.7.1.1.5.d	Pollution Incident Summary	Number of detailed summaries completed	12
C.7.1.1.6.c	Hazardous Waste Management Plan	Number of detailed plans completed	1
C.7.1.1.6.e	Hazardous Waste Inspection Report	Number of detailed reports completed	12
C.7.1.1.6.k, C.7.1.5.1.d	Refrigerant Accountability Report	Number of detailed reports completed	12
C.7.1.3	Work Reception Center	Number of operational hours	2,250
C.7.1.3	Work Control	Number of work control service orders	750
C.7.1.3.1.g	DPW Daily Report	Number of detailed reports completed	250
C.7.1.4	Parts and Materials Warehouse	Number of operational hours	2,000
C.7.1.5	Excess Inventory Disposal	Number of demands	50
C.7.2.1	Buildings and Structures – Repairs Section	Number of Routine service orders	6,200
C.7.2.1	Buildings and Structures – Repairs Section	Number of Urgent service orders	1,800
C.7.2.1	Buildings and Structures – Repairs Section	Number of Emergency service orders	60
C.7.2.1	Buildings and Structures – Repairs Section	Number of Preventive Maintenance service orders	375
C.7.2.1	Waterless Urinals	Number of Urinals	362
C.7.2.1	Sign Shop	Number of Routine service orders	350
C.7.2.1.1.c	DPW Operation & Maintenance (O&M)	Number of detailed plans completed	1

	Preventive Maintenance and Service Plan		
C.7.2.1.1.d	Pavement, Roof, and Utility Conservation Analysis	Number of detailed analyses completed	1
C.7.2.1.1.e	Message update for portable electric signs	Number of updates	20
C.7.2.2.1.a	Equipment Files	Number of entries in the Real/Non-Real Property and Fixed Equipment Asset Files	1,100
C.7.2.2.1.b	As-Built Drawings	Number of "As-Builts" completed	100
C.7.2.2.1.(4)	AutoCAD Support Services	Number of AutoCad drawings, maps, plans updated	1,000
C.7.2.3	Appliance and Food Service Equipment	Number of Routine service orders	1500
C.7.2.3	Appliance and Food Service Equipment	Number of Urgent service orders	500
C.7.2.3	Appliance and Food Service Equipment	Number of Emergency service orders	2
C.7.2.3	Barracks Appliances	Number of appliances (kitchen, cleaning, and entertainment)	2,400
C.7.2.3	DFAC and Other Food Facility Appliances	Number of appliances (including food cooking and processing, fans, condensers, disposals, exhaust hoods, etc.)	410
C.7.2.4	Locksmith Services – Personnel	Number of total man-hours	4,160
C.7.2.5	Wash Racks	Number of wash racks	6
C.7.2.5	Wash Racks Service orders	Number of service orders	150
C.7.2.5.1.a	Cleanings of basket strainers, screens, filters, with change-outs as required.	Number of cleanings (all wash rack facilities)	72
C.7.2.5.1.d	Rotational Cycles using the wash racks	Number of rotational cycles	12
C.7.2.5.1.3	Wash Rack Water Analysis	Number of detailed analyses completed	4
C.7.2.5.1.g	Wash Rack Operating Log	Number of detailed logs completed	12
C.7.2.6	Swimming Pool	Number of swimming pool operating hours, including non-customer	5,145

		hours	
C.7.2.6.1.c and i	Pool Operating Log	Number of detailed logs completed	12
C.7.2.6.1.g	Swimming Pool Strainer	Number of cleanings of the swimming pool strainer	365
C.7.2.6.1.i, C.7.3.9.1.h	Pump Efficiency Report	Number of detailed reports completed	1
C.7.2.7	Flight Operations – Lighting, Electrical Grounding, and Lightning Protection Equipment	Number of man-hours	80
C.7.2.8	Rotational Use Area	Number of man-hours	480
C.7.2.8	Grading Rotational support areas	Number of occurrences	6 per year
C.7.2.9	Elevators	Number of man-hours	50
C.7.2.10	Fuel Dispensing	Number of man-hours	40
C.7.2.11	Electrical System Services	Number of Routine service orders	850
C.7.2.11	Electrical System Services	Number of Urgent service orders	475
C.7.2.11	Electrical System Services	Number of Emergency service orders	12
C.7.2.11	Electrical System Services	Number of Preventive Maintenance service orders	1,300
C.7.2.11.1.b.(2)	SCE Contact Log	Number of detailed logs completed	24
C.7.2.11.1.c	Outdoor Lights Survey	Number of detailed surveys completed	12
C.7.2.11.1.d	Solar Lights	Number of units (est.)	300
C.7.2.11.1.e	Traffic Signals	Number of Units	9
C.7.3.1.1.a.(6) and f.(4).(i)	UH Waiting List	Number of detailed lists completed	52
C.7.3.1.1.f.(3)	BOM Status Report	Number of detailed reports completed	52
C.7.3.1.1.f.(4).(ii)	Roster of Personnel Occupying Unaccompanied Housing	Number of detailed rosters completed	52
C.7.3.1.1.f.(4).(iii)	Unaccompanied Housing (UH) Inventory and Utilization Data	Number of detailed data sets completed	4
C.7.3.1.1.f.(4).(iv)	Total Occupant Days Summary Report	Number of detailed reports completed	12
C.7.3.1.1.g.(4) and C.7.3.1.1.g.(6).(v)	FMO Furnishings Inventory	Number of detailed inventories completed	1

C.7.3.1.1.g.(7)	Furniture Exchange	Number of complete barracks furniture exchanges	3
C.7.3.2	Landscape Maintenance	Number of Routine service orders	400
C.7.3.2	Landscape Maintenance	Number of Urgent service orders	0
C.7.3.2	Landscape Maintenance	Number of Emergency service orders	1
C.7.3.3	Sports Field Maintenance	Number of service orders	100
C.7.3.4	Inclement Weather Debris Removal	Number of inclement weather events	6
C.7.3.5	Custodial Services	Number of man-hours	70,000
C.7.3.5.1.a	Custodial Plan and Schedule	Number of detailed schedules completed	1
C.7.3.6	Tactical Vehicle Trails	Number of miles to maintain	153
C.7.3.6.1.a	Tactical Vehicle Trails, Surfaced and Unsurfaced Areas (non-street marking)	Number of service orders	40
C.7.3.6.1.a	Surfaced and Unsurfaced Area Work Plan	Number of detailed plans completed	1
C.7.3.6.1.e	Street Marking	Number of service orders	275
C.7.3.7	LPG Storage and Distribution – Operations	Number of man-hours	2,000
C.7.3.7.1.c	LPG Operations Plan	Number of detailed plans completed	1
C.7.3.7.1.c	LPG Deliveries Report	Number of detailed reports completed	12
C.7.3.7.1.c	LPG Storage Report	Number of detailed reports completed	365
C.7.3.8	LPG Storage and Distribution – Maintenance and Repair	Number of service orders	50
C.7.3.8	LPG Storage and Distribution – Maintenance and Repair	Number of man-hours	6,400
C.7.3.8	LPG Storage	Number of storage tanks	28
C.7.3.8	LPG Distribution	Number of miles of gas lines	14.8
C.7.3.8	LPG Distribution	Number of gas valves	49
C.7.3.8.1.c	LPG Leaks Report	Number of detailed reports completed	1
C.7.3.9	Water Filtration Systems	Number of man-hours	3,000
C.7.3.10	HVAC and Chiller	Number of Routine service orders	700

C.7.3.10	HVAC and Chiller	Number of Urgent service orders	350
C.7.3.10	HVAC and Chiller	Number of Emergency service orders	2
C.7.3.10	HVAC and Chiller	Number of Preventive Maintenance service orders	7,000
C.7.3.10, C.7.2.1	Boilers (Both steam and non-steam)	Number of Routine service orders	110
C.7.3.10, C.7.2.1	Boilers (Both steam and non	Number of Urgent service orders	80
C.7.3.10, C.7.2.1	Boilers (Both steam and non	Number of Emergency service orders	1
C.7.3.10, C.7.2.1	Boilers (Both steam and non	Number of Preventive Maintenance service orders	1,860
C.7.3.10.1.a	Gas Fired Heating Unit Status Report	Number of detailed reports completed	1
C.7.3.10.1.c	Chilled Water Compressor Test Report	Number of detailed reports completed	2
C.7.3.10.1.q.(1)	Utilities Operating Log-Boilers	Number of detailed logs completed	12
C.7.4.1.2.1.a	Installation Solid Waste Management Plan	Number of detailed plans completed	1
C.7.4.1.2.1.d.(3)	Permit Report to the CIWMD/LEA	Number of detailed reports completed	4
C.7.4.1.3	Dining Facilities	Number of dining facilities	13
C.7.4.1.3	Dumpsters in Cantonment Area	Number of locations	216
C.7.4.1.5.1.a	Landfill Operations	Number of man-hours	20,000
C.7.4.1.6	Waste Management – Maintenance and Repair	Number of Routine service orders	75
C.7.4.1.6	Waste Management – Maintenance and Repair	Number of Urgent service orders	5
C.7.4.2.a.1.a	Integrated Pest Management Plan (IPMP)	Number of detailed plans completed	1
C.7.4.2.a.1.b	Pest Management Records	Number of detailed records completed	12
C.7.4.2.a.1.c	Contractor Work Plan (Pest Control)	Number of detailed plans completed	12
C.7.4.2.a.1.g	Pesticide Use Proposal	Number of detailed proposals completed	1
C.8.1	Vehicle and Weapons Registration	Number of registrations, passes, and other activities	6,000

C.8.1.1.a.(16)	Fort Irwin Fire Department Monthly Activity Report (MAR)	Number of detailed reports completed	24
C.8.2	Crossing Guards	Number of man-hours	3,260
C.8.3.1.a.(1)	Fire Crews	Number of personnel assigned as firefighters	24
C.8.3.1.a.(10)	Fire Inspections	Number of fire inspections	3,120
C.8.3.1.a.(17)	Fire Crews	Number of fire crew man-hours	177,632
C.8.4	Emergency Dispatch Center	Number of emergency response incidents	2,000
C.8.5	Fire Alarms	Number of fire alarms	52
C.8.5	Intrusion Detection Systems	Number of intrusion detection systems	109
C.8.5	Sprinkler Systems	Number of sprinkler systems (134 buildings)	234
C.8.5	Fire Alarms and Intrusion Detection Systems	Number of Routine service orders	100
C.8.5	Fire Alarms and Intrusion Detection Systems	Number of Urgent service orders	20
C.9.1	Healthcare Facilities Repair and Maintenance	Number of Routine service orders	850
C.9.1	Healthcare Facilities Repair and Maintenance	Number of Urgent service orders	65
C.9.1	Healthcare Facilities Repair and Maintenance	Number of Emergency service orders	5
C.9.1	Healthcare Facilities Repair and Maintenance	Number of Preventive Maintenance service orders	1,600