PERFORMANCE WORK STATEMENT FOR

TEST AND REPLACE FIRE SUPPRESSION SPRINKLER HEADS, B1284

F.E. Warren Air Force Base, Wyoming

6 May 2026

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1. Description of Services.

The Contractor shall provide all management, tools, supplies, equipment, and labor necessary to perform fire sprinkler head compliance testing services at F.E. Warren Air Force Base, Wyoming, in accordance with all applicable federal, state, local laws and regulations and this performance work statement (PWS).

The Contractor shall perform the following:

BASE BID: Perform fire sprinkler head removal, replacement, and sample management in the following buildings. The Contractor shall strictly limit removal to only the specific sprinkler heads designated as samples for testing; this is not a full-system replacement project.

Sampling Requirements: The scope requires the extraction of a representative sample of sprinklers from each system type and each individual system zone within the building. In accordance with NFPA 25, the Contractor must pull a minimum of four (4) sprinklers or 1% of the total number of sprinklers, whichever is greater, per zone. To ensure a truly representative sample, the selected sprinkler heads must be a random pull from across the designated zone; selected sample heads shall not be located adjacent to one another.

Purpose of Testing: The Contractor is removing these samples so they can be shipped to a certified laboratory for operational performance testing (i.e., plunge testing) as required by NFPA 25. This laboratory testing is conducted to verify the sprinkler heads' thermal sensitivity, response time, and overall operational readiness to ensure they have not degraded due to age, loading, or environmental conditions.

Contractor to field verify all conditions, including zone layouts, sprinkler types, and quantities, prior to bidding.

Building 1284: Contains both Wet and Dry sprinkler systems.

Building 1292: Contains a Wet sprinkler system.

Building 1501: Contains both Wet and Dry sprinkler systems.

BID OPTION 001: Perform all services as described in the Base Bid for Building 930, which contains a Dry sprinkler system.

BID OPTION 002: Perform all services as described in the Base Bid for Building 762, which contains a Dry sprinkler system.

GENERAL REQUIREMENTS FOR ALL BID ITEMS: The Contractor is responsible for the complete process, including system draining (for both wet and dry systems), removal of existing sprinkler heads, installation of new government-approved replacement heads, and system

refilling/testing. The Contractor shall ensure all designated sample sprinkler heads are removed and sent to the laboratory. The Contractor is solely responsible for their proper packaging, labeling, and shipment to a designated testing laboratory. All costs associated with the laboratory testing, packaging, and shipment of samples shall be included in the bid for each respective item. Base Bid and all Bid Options are contingent upon funding availability. The Government may elect to award the Base Bid only, or the Base Bid and any combination of the Bid Options.

1.1. Basic Services.

The Contractor shall provide all management, tools, supplies, equipment, and labor necessary to perform fire sprinkler head compliance testing services for the buildings listed herein at F. E. Warren Air Force Base, Wyoming, in accordance with all applicable federal, state, local laws, regulations, and the requirements in this Performance Work Statement (PWS).

The work involves multiple fire sprinkler system types across several facilities. The Contractor shall be responsible for all procedures unique to servicing both wet and dry pipe systems. The specific systems are located as follows:

Building 1284: Contains both Wet and Dry sprinkler systems.

Building 1292: Contains a Wet sprinkler system.

Building 1501: Contains both Wet and Dry sprinkler systems.

Building 930: Contains a Dry sprinkler system.

Building 762: Contains a Dry sprinkler system.

The Government will provide access to any existing drawings for the contractor to review prior to bidding; however, the Government does not guarantee the drawings are accurate as-built drawings. The Contractor shall field verify all conditions, including specific system configurations (wet/dry), sprinkler quantities, head types, and accessibility in all listed buildings prior to submitting a bid.

The work includes the removal of a representative sample of existing sprinkler heads, the installation of new Government-approved replacement heads, and the complete management of the removed samples. the Contractor shall be solely responsible for the proper packaging, labeling, and shipment of all removed sprinkler heads to a designated, certified testing laboratory. All costs associated with packaging and shipment shall be included in the bid. The contractor shall provide laboratory reports identifying the results of testing, to include control numbers and locations where the sample head was taken.

The Contractor shall perform all required system draining, head replacement, system refilling (air

and/or water), and leak-checking. The Contractor shall be responsible for returning each fire sprinkler system to its original, fully operational condition upon completion of the work in each zone. All work areas shall be returned to their original state of cleanliness.

1.1.1. The Contractor shall be responsible for all coordination with the F.E. Warren Fire Department and the alarm monitoring company to place the fire alarm system(s) in "TEST" mode before any work begins and to return them to normal service upon completion. Refer to section 4.4.

1.1.2. The Contractor shall provide a detailed work schedule to the Contracting Officer (CO) and the designated Government inspector before the start of work. The schedule must outline the planned work for each building and system type.

1.1.3. The Contractor shall protect all existing, adjacent Government property, including walls, ceilings, floors, and furnishings. The Contractor shall properly and immediately remedy, to the Government's satisfaction, all damage that occurs as a result of their operations, at no additional cost.

1.1.4. The Contractor's employees shall park their personal and company vehicles only in areas assigned by the Government inspector.

1.1.5. Hazardous Materials. This work is not anticipated to involve the disturbance of hazardous materials. However, if any suspicious materials are encountered that are not part of the sprinkler system itself, the Contractor shall immediately stop work in that specific location and notify the Government inspector for directions before proceeding.

1.2. Special Services.

1.2.1 Material Transport and Housekeeping: The Contractor shall be responsible for the orderly transport of all tools, new materials, and packaged samples throughout the facility. Hallways, doorways, and access routes shall be kept clear and free of obstruction. All work areas must be cleaned of all debris, residual water, and equipment at the conclusion of each workday.

1.2.2 Weather Requirements: While work is primarily indoors, the Contractor shall be responsible for securing any materials or equipment stored or staged outside of the buildings in the event of anticipated weather.

1.2.3 Physical Security and Site Safety: It is the responsibility of the Contractor to provide for the physical security of their tools, equipment, and designated material staging area(s). The Contractor shall ensure their immediate work area is clearly identified and safe for any building occupants in the vicinity.

1.2.4 Site Conditions: The Government assumes no responsibility for the actual conditions of the fire sprinkler systems beyond the information provided in any available drawings. Conditions

existing at the time of the Contractor's site investigation for bidding purposes will be maintained by the Government insofar as possible. The Contractor is solely responsible for verifying all site conditions, including but not limited to, system pressures, accessibility, and the specific model and condition of existing sprinkler heads.

1.2.5 Damages: The Contractor shall promptly repair any damage caused to adjacent facilities, including ceilings, walls, floors, or furnishings, resulting from their operations, at no additional cost to the Government. The Government reserves the right to inspect all repair work, and the Contractor shall be required to perform repairs to the Government's complete satisfaction.

1.3 Review of Technical Submittals

1.3.1. Review of Technical Submittals (such as replacement sprinkler head product data, cut sheets, and testing laboratory qualifications) by the Government will not be construed as a complete check, but indicates only that the submittals are in general conformance with the project requirements and with the information given in the Contract Documents. This approval shall not relieve the Contractor from responsibility for errors and omissions. The Contractor remains solely responsible for the field verification of existing sprinkler head specifications (including K-factor, temperature rating, thread size, and orientation), system compatibility, and the means, methods, techniques, and procedures for satisfactory removal, installation, and system restoration.

2. Services Summary.

The contractor service delivery requirements are summarized into performance objectives that relate directly to standards of performance required to meet mission-essential needs. For the Performance Objective to be met, service delivery must be in substantial compliance with applicable performance standards. The Performance Threshold describes the minimum overall levels of service delivery required for acceptable quality control. Failure to meet these Performance Thresholds means that contractor Quality Control is unacceptable. The following is a list of the key performance objectives that will be verified as contractually compliant by Government personnel; however, inspection of any contract requirement is authorized.

Performance Objective	PWS Para.	Performance Standard	Performance Threshold	Method of Surveillance
SS-1: Correct Sprinkler Head Exchange and System Restoration		All new sprinkler heads are the correct model, installed without leaks, in	100% of all installed sprinkler heads must be leak-free upon system reactivation. No more than one	100% Final Inspection by COR; Periodic inspections during

		accordance with NFPA 25 and manufacturer's instructions. The system is returned to full operational service.	(1) instance of incorrect procedure (e.g., using the wrong wrench) requiring rework per building.	performance.
SS-2: Proper Sample Management and Shipment		All removed sprinkler head samples are correctly tagged with location data, packaged, and shipped to the designated lab. Tracking information is provided to the COR.	100% of samples must be correctly tagged and shipped. Tracking numbers must be provided to the COR within 24 hours of shipment.	Review of Contractor's shipping documentation and tracking numbers.
SS-3: Safety and Site Coordination		All required notifications (COR, Fire Dept, Alarm Co.) are made on time. Work areas are kept clean daily. All damages are promptly reported and repaired.	100% compliance with all pre-work notification requirements. No more than two (2) notices from the COR regarding site cleanliness per week. 100% of damages must be reported to the COR within 2 hours of occurrence.	COR daily log; Random inspections; Review of notification records.
SS-4: Timely Submittal of Deliverables		Contractor provides all required deliverables (e.g., final testing reports) within the timeframes specified in the contract.	Final testing reports must be submitted to the COR no later than five (5) business days after receipt by the contractor from the testing laboratory.	Review of correspondence and submittal dates.

3. Government Furnished Property and/or Services

3.1. Government Furnished Property.

3.1.1. None.

3.2. Government Furnished Services.

3.2.1. Utilities. The Government will furnish the electricity and water required for the accomplishment of service in accordance with (IAW) this PWS. This includes the water necessary for the refilling of all fire sprinkler systems after work is completed. The Contractor shall coordinate all work to cause minimal disruption to building occupants.

3.3. Government Property Incidental to the Place of Performance.

3.3.1. None.

4. General Information.

4.1. Quality Control.

The contractor is required to control the quality-of-service delivery and offer to the Government for acceptance only services which conform to contract requirements. The overall control of quality must meet the specified performance thresholds for each requirement in the Performance Requirements Summary.

4.1.1. Quality Control Plan

The contractor shall develop and maintain a quality control plan (QCP) to ensure fire sprinkler head sampling, replacement, and system restoration operations provide a continuous, cost-effective, and efficient operation. The contractor shall develop and implement procedures to track, identify, prevent, remedy, and ensure non-recurrence of defective services (such as improper head installation, incorrect sampling quantities, or system leaks). As a minimum, the contractor shall develop quality control procedures addressing the areas identified in the Performance Requirements Summary. The contractor's QCP shall be submitted to the Contracting Officer (CO) within 10 business days after contract award. The plan must be satisfactory to the Government within 30 calendar days for it to be accepted and implemented.

4.2. Quality Assurance

The Government will evaluate the contractor's performance by appointing a representative(s) to monitor performance to ensure services are received. The Government representative will evaluate the contractor's performance through on-site inspections and receipt of customer complaints. The Government will inspect each task as completed, including leak-checks of the

restored systems. The Government will investigate complaints received from facility occupants or management. The Government representative shall make final determination of the validity of customer complaint(s) in cases of disagreement with customer(s). Remedies for non-conforming services will be resolved IAW the applicable Inspection/Acceptance clause attached within the contract.

The buildings will remain occupied during the performance of this contract. The Contractor is responsible for coordinating with the COR and facility managers to minimize disruptions to ongoing base operations. The Contractor assumes full responsibility for all removed sprinkler head samples immediately upon extraction and must ensure their secure packaging and shipment to the testing laboratory.

4.2.1. The Contracting Officer's Representative (COR) is the authorized Government representative(s) who will perform assessments of the contractor's performance. After the contract award, the identity of the COR(s), with a letter defining their duties and authority will be promptly furnished to the successful bidder/offeror.

4.2.2. The COR(s) will inform the contract manager when discrepancies occur and will request corrective action. The COR(s) will make a notation of the discrepancy on their surveillance checklist with the date and time the discrepancy was noted and will request the contract manager (or authorized representative) to acknowledge the discrepancy.

4.2.3. Any matter concerning a change to the scope, prices, terms, or conditions of this contract shall be referred to the Contracting Officer and NOT to the COR(s).

4.2.4. The services to be performed by the contractor during the period of this contract shall (at all times and places) be subject to review by the Contracting Officer or authorized representative(s).

4.3. Security Requirements.

The contractor shall be responsible for all passes issued to their employees under this contract. Applications shall be coordinated by the Contracting Officer or designated representative. At the time of application, Security Forces will conduct a background check on employees. Upon termination of employment or contract completion, the contractor shall be responsible for returning identification cards/base passes to Security Forces within 24 hours.

4.3.1. REAL ID-Compliant Identification.

IAW DoDM 5200.08V3_DAFMAN 31-101V3_DAFGM 2024-01, *Installation Perimeter Access Control.* Base access and Common Access Cards (CAC) requests will require REAL ID-Compliant identification for Base access and CAC creation. Failure of the vendor to ensure personnel have REAL ID-compliant identification will result in denial of Base access and CAC requests.

4.4. Physical Security.

The contractor shall be responsible for safeguarding all Government property and facilities where work is being performed. At the close of each work period, Government facilities, equipment, and all accessed fire protection systems (e.g., control valves, riser rooms) shall be properly secured, and the fire sprinkler systems must be returned to their normal, fully operational status unless otherwise coordinated and approved by the COR.

4.4.1. Key Control. The contractor shall establish and implement methods of ensuring that all keys/key cards issued to the contractor by the government are not lost or misplaced and are not used by unauthorized persons. The contractor shall not duplicate any keys issued by the government.

NOTE: All references to keys also include key cards. No keys issued to the contractor by the government shall be duplicated. The contractor shall develop procedures covering key control. Such procedures shall include turn-in of any issued keys by personnel who no longer require access to locked areas or upon completion of the project. Key Control Plan, if needed, shall be submitted for approval prior to any keys being issued.

4.4.1.1. The contractor shall immediately report the occurrences of a lost or duplicate key to the contracting officer.

4.4.1.2. In the event keys, other than master keys, are lost or duplicated, the contractor shall, upon written direction of the contracting officer, rekey or replace the affected lock or locks; however, the government, at its option, may replace the affected lock or locks or perform rekeying. When the replacement of locks or rekeying is performed by the government, the total cost of rekeying or the replacement of the lock or locks shall be deducted from the monthly payment due the contractor. In the event a master key is lost or duplicated, all locks and keys for that system shall be replaced by the government and the total cost deducted from the monthly payment due the contractor.

4.4.1.3. The contractor shall prohibit the use of keys issued by the government by any persons other than the contractor's employees. The contractor shall prohibit the opening of locked areas by contractor employees to permit entrance of persons other than contractor's employees engaged in the performance of assigned work in those areas, or personnel authorized entrance by the Contracting Officer.

4.4.2. Lock Combinations. The contractor shall establish and implement methods of ensuring that all lock combinations (e.g., mechanical room cipher locks) are not revealed to unauthorized people. The contractor shall ensure that lock combinations are changed when personnel having access to the combinations no longer have a need to know such combinations. To initiate a combination change, the contractor must formally notify the Base Lock Shop through the

Contracting Officer's Representative (COR). These procedures shall be included in the contractor's Quality Control Plan.

4.4.2.1. The Contractor is not authorized to record lock combinations without written approval by the COR.

4.5. Operational Security (OPSEC)

The contractor shall adhere to the following minimum requirements in support of this requirement:

4.5.1. All contractors, subcontractors, their employees, associates, and consultants who have access to critical information and indicators must comply with the Air Force-sponsored Operations Security (OPSEC) program.

4.5.2. OPSEC is an information-related capability that preserves friendly essential secrecy by using a process to identify, control, and protect critical information and indicators. If critical information and indicators are disclosed, it could allow adversaries or potential adversaries to identify and exploit friendly vulnerabilities leading to increased risk to mission failure or the loss of life. The desired effect of OPSEC is to influence the adversary's behavior and actions by reducing the adversary's ability to collect and exploit critical information and indicators about friendly activities.

4.5.3. Responsibilities:

4.5.3.1. Contractors must ensure employees receive OPSEC education that includes an overview of the OPSEC process, the definition of OPSEC, its purpose, what is critical information, the individual's role in protecting critical information, and the general adversary threat to the AF's critical information. Additionally, OPSEC education must include updated threat information, changes to critical information and indicators, new procedures and/or OPSEC measures implemented, altered, or deleted by the organization.

4.5.3.2. DoW Contractors with OPSEC requirements or that have access to critical information and indicators shall complete initial and annually-recurring refresher training. Accomplishment of initial OPSEC training must not exceed 90 days from initial assignment to a contract with OPSEC requirements. Access to mission-critical information will not be allowed until OPSEC education has been completed and documented.

4.5.3.3. OPSEC education is a continuous requirement. The host unit OPSEC coordinator must track OPSEC training statistics to include the personnel working on the contract, when each individual received the required initial OPSEC training, and when refresher training is due and/or completed.

4.5.4. Contractor personnel shall not discuss government operations in public or over unprotected or unencrypted communications. Controlled unclassified information (CUI) may

only be transmitted as directed in this PWS.

4.5.5. The Contractor shall not post to company websites, publications, newsletters, or other media any images, data, or information that reveal sensitive government operations, personnel, equipment, and/or classified or controlled unclassified information. When in doubt, company press releases related to this contract should be coordinated through the COR or CO, as applicable.

4.5.6. Prior to seeking approval through the F. E. Warren AFB Public Affairs, any information to be released outside of official U.S. Government channels, via any media (to include electronic communications), must be approved through an OPSEC review. All personnel must promptly report OPSEC-related incidents, issues, and concerns to the host-unit OPSEC coordinator.

4.5.7. Contractor shall restrict access to those individuals with a valid need-to-know who are actually providing services under the contract. Further dissemination to other contractors, subcontractors, or other government agencies and private individuals or organizations is prohibited unless authorized in writing.

4.5.8. Because observation of events, operations, physical changes, etc., may reveal National Security information, specific restrictions are needed to preclude unintentional release of this information to unauthorized parties. Unauthorized disclosure and transfer of National Security Information is punishable under 18 USC § 793. Therefore, contractor personnel shall not disclose to unauthorized third parties, post to unofficial sites (including Social Networking sites) any images, data/information, or observed events that reveal sensitive government operations, personnel, equipment, including, but not limited to:

4.5.8.1. Tactics, techniques, and procedures, production, or work schedules, any visible or concealed modifications, upgrades, additions to vessels, aircraft, or weapons or equipment; increases, change, or decreases in work/deployment frequency or government personnel, vehicle, vessel, or aircraft movements; specialized equipment orders, deliveries, shipments, etc. Unauthorized disclosures and attempts to solicit this type of information by unauthorized third parties or others not affiliated with this contract shall be reported to the COR or CO, as applicable.

4.5.8.2. Government issued badges, identification shall be removed and/or concealed from plain sight when off base and shall not be left in vehicles or unprotected areas. Badges and passes may not be duplicated, copied, or loaned to others. Lost or stolen identification badges, vehicle passes, etc., will be immediately reported to the COR, CO, and/or Installation Security Office.

4.6. Anti-Terrorism

4.6.1. Notification: If the Contractor (contract employees/subcontractors) identify any suspicious activity, they shall contact the Base Defense Operations Center (BDOC) at 307-773-3501 (On-installation)/Missile Security Control (MSC) at 307-773-2701 (Off-installation) and

notify the CO and COR (if appointed) that they contacted the BDOC and/or MSC.

4.6.2. Training. Contractor employees that require routine physical access to a Federally-controlled facility or military installation shall complete Level I antiterrorism awareness training within 30 days of requiring access and annually thereafter and send a copy of their employees' training certificate(s) to the CO and COR (if assigned). Training is located at Joint Knowledge Online (JKO) website: https://jkodirect.jten.mil/Atlas2/page/login/Login.jsf

4.7. Location/Hours of Operation.

4.7.1. Location.

Location: The place of performance is at F.E. Warren AFB, WY, specifically within the buildings identified in Section 1 of this SOW. Because this work requires physical mechanical labor on facility infrastructure, telework is strictly prohibited for this contract.

4.7.2. Normal Hours of Operation. The contractor shall perform the services required under this contract during the hours listed within Table 1, Location and Hours of Work. The contractor may work (with prior approval of the CO) extended hours to ensure timely completion of work at no additional cost to the Government.

4.7.3. Recognized Holidays. The contractor is not required to provide service on the following days, unless otherwise noted:

- New Year's Day (January 1).
- Birthday of Martin Luther King, Jr. (Third Monday in January).
- Washington's Birthday (Third Monday in February).
- Memorial Day (Last Monday in May).
- Juneteenth National Independence Day (June 19).
- Independence Day (July 4).
- Labor Day (First Monday in September).
- Columbus Day (Second Monday in October).
- Veterans Day (November 11).
- Thanksgiving Day (Fourth Thursday in November).
- Christmas Day (December 25).

If the holiday falls on Saturday, it is observed on Friday. If the holiday falls on a Sunday, it is observed on Monday.

Table 1. Location and Hours of Work

Building No.	Name of Facility	Days	Time

1284	Base Supply/MPF	Monday - Friday	0800 – 1600 hrs
1292	Missile Ops	Monday – Friday	0800 – 1600 hrs
1501	Vehicle Heat Parking	Monday - Friday	0800 – 1600 hrs
930	Base Engineer Pavements and Grounds Facility	Monday - Friday	0800 – 1600 hrs
762	Auto Skill Center	Monday - Friday	0800 – 1600 hrs

4.7.4. Emergency Services. On occasion, services may be required to support an activation or exercise of contingency plans outside the normal duty hours described above. The contractor's responsibilities for emergency support are described in through WFSM Shop 4099, Fire Department 2931, or Alarm shop 3745.

The Period of Performance (PoP) shall be 90 calendar days for the complete removal, replacement, and sample shipping for the Base Bid buildings (Buildings 1284, 1292, and 1501). If Bid Option 001 (Building 930) is awarded by the Government, the total PoP shall be increased to 120 calendar days. If Bid Option 002 (Building 762) is awarded by the Government, the total PoP shall be increased to 150 calendar days.

4.8. Conservation of Utilities.

The contractor shall instruct employees in utilities conservation practices. The contractor shall be responsible for operating under conditions which prevent the waste of utilities which include the following:

4.8.1. Lights shall be used only in areas where and when work is being performed.

4.8.2. Mechanical equipment controls for heating, ventilation, and air conditioning systems shall not be adjusted by the contractor or by contractor employees unless authorized.

4.8.3. Water faucets or valves shall be turned off after the required use has been accomplished.

Water faucets, drains, or valves (including all fire sprinkler system main drains and inspector's test valves) shall be fully closed and secured immediately after the required use has been accomplished to prevent water waste and potential flooding.

4.8.4. Government telephones shall not be used by contractor.

4.9. Environmental Controls.

4.9.1. Compliance with Laws and Regulations. The contractor shall be knowledgeable of and comply with all applicable Interstate, federal, state, and local laws, regulations, and requirements regarding environmental protection, to include **Section 01 57 19.05 32, Environmental Protection**. In the event environmental laws/regulations change during the

term of this contract, the contractor is required to comply as such laws come into effect. If there is an increase or decrease in cost because of the change, the contractor shall inform the CO pursuant to notice requirements and negotiate a modification to the contract.

4.9.2. Notification of Environmental Spills. If the contractor spills or releases any substance contained in 40 CFR 302 into the environment, the contractor or its agent shall immediately report the incident to the F.E. Warren AFB Fire Dept at 911 (landline) or 307-773-2931 (cell phone). The liability for the spill or release of such substance(s) rests solely with the contractor and its agent.

4.9.3. Hazardous Material (HM). If hazardous materials will be used in the execution of this contract, the contractor shall comply with all federal, state and local regulations concerning the use, storage, and reporting of HM in accordance with DAFMAN 32-7002, Environmental Compliance and Pollution Prevention. The contractor shall be required to obtain authorization per the Installation Hazardous Materials Management Program before ordering or purchasing any hazardous product and may not bring a HM onto F.E. Warren AFB property, nor use a HM, until the contractor receives all required authorizations. This authorization process may take up to three weeks. The contractor shall provide the information listed in **Attachment 1 of Section 01 57 19.05 32** to request authorization for all hazardous materials proposed for use on FE Warren AFB.

4.9.4. Green Procurement Program (GPP). In performance of this contract, contractors shall use Environmental Protection Agency (EPA) designated recycled content products, Information Technology (IT) Energy Star products/appliances, Federal Energy Management Program (FEMP) Designated Energy Efficient Low Stand By Power products/appliances, U.S. Department of Agriculture (USDA) Bio based/Bio preferred products, Environmentally preferable products, Electronic Product Environmental Assessment Tool (EPEAT) registered products, Water Sense or other water efficient products, non- or Low Ozone depleting substances under the Significant New Alternatives Policy (SNAP), non or Low toxic or hazardous constituents (e.g. non-VOC paint) and any other environmentally sustainable product/method, to the greatest extent possible.

4.9.5 Refuse Disposal, Recycling, and Clean up.

4.9.5.1 The costs of refuse disposal, such as handling, transportation, dumping fees as applicable, and other similar costs, shall be included in the contact price. All demolition items removed from the site for disposal shall be disposed of off base.

4.9.5.2 The Contractor shall remove from the site accumulated debris, rubbish, and other materials resulting from the demolition operation as needed to ensure no trash or debris is blowing out of the dumpster.

4.9.5.3 The Contractor will not be permitted to deposit refuse in existing garbage cans

or refuse dumpsters. Contractor shall be required to provide and maintain their own containers.

4.9.5.4 Daily site cleanup shall be accomplished by the Contractor. This clean up shall include the placing of demolition materials in a neat and orderly arrangement on the job site. Equipment and materials must not block access to the existing facilities. Rubbish, debris, rubble, and garbage shall be disposed of in a refuse container daily. Any routes on the installation that are used by the contractor for moving their equipment shall remain free from dirt and mud.

4.9.5.5 The Contractor shall perform all removal operations in accordance with all federal, state, regional, and local regulations, standards, codes, and specifications.

4.9.5.6 Burning of combustible materials from demolished structures will not be permitted.

4.9.5.7 A full Storm Water Pollution Protection Plan will not be required.

4.10. Safety Requirements.

4.10.1. In performing work under this contract, the contractor shall:

4.10.1.1. Conform to the safety requirements contained in the contract for all activities related to the accomplishment of the work. Comply with the rules, regulations, standards, and requirements of the Dept. of Defense (DoD), Environmental Protection Agency (EPA), and Occupational Safety and Health Administration (OSHA) regarding occupational safety, health, and fall protection.

4.10.1.2. Record and report promptly (within one hour), to the contracting officer or designated COR, all available facts relating to each instance of damage to Government property or injury to either contractor or Government personnel.

4.10.1.3. In the event of an accident/mishap, take reasonable and prudent action to establish control of the accident/mishap scene, prevent further damage to persons or property, and preserve evidence until released by the accident/mishap investigative authority through the CO.

4.10.1.4. All work areas and staging sites are subject to fire and safety inspections without notice. Any violation of fire and safety standards may result in work stoppage at the expense of the contractor.

4.10.2. Safety and Health Plan.

The contractor shall submit a safety and Health Plan and corresponding site safety

checklist to the CO within 10 business days after contract award or any contract modification that affects personnel safety and health. This requirement includes preparing, implementing, and maintaining a confined space program (if applicable). The contractor's plan shall include appropriate measures to ensure the contractor reacts promptly to investigate, correct, and track alleged safety and health violations and/or uncontrolled hazards in the contractor work areas.

4.11. Privatized Utility Systems.

4.11.1. The electrical distribution utility system at F.E. Warren Air Force Base has been sold to High West Energy ("System Owner") as part of the USAF Utilities Privatization (UP) effort. Therefore, the System Owner is the sole provider of these utility services to the installation and should be viewed just like any other local utility Contractor.

4.11.2. Newly installed system infrastructure and modifications of (or connections to) existing system infrastructure identified in the specifications and drawings must be coordinated with the System Owner prior to the contract start date. The System Owner must be integrated into the design, inspection of construction, tie-in to existing utilities, and conveyance of any exterior utilities. The preferred process for connecting facilities is to request that the System Owner install the required connecting facilities, up to a point of demarcation to be identified by the Government, as a connection charge. However, if a connection charge cannot be negotiated, work may be accomplished by the Prime Construction Contractor and later connected to the System Owner's system, provided that the System Owner's connection criteria, as set forth in its utility services contract with the Government, are met. Any fees associated with connecting Contractor constructed infrastructure to the System Owner's system must be negotiated with the System Owner. All work on the system or facilities expected to connect to the system shall comply with the System Owner's specifications and construction standards.

In no event shall the Contractor cap, connect to, or otherwise touch the System Owner's infrastructure without the System Owner's express written permission. This also applies in the event of a utility strike involving the System Owner's infrastructure.

4.11.3. System Owner Office Hours:

- Monday thru Thursday, 7:30am – 5:00pm MST

4.11.4. If the Contractor requests the System Owner's efforts outside of the above identified business hours, additional costs may be incurred by the Contractor due to the scheduling of the request.
For a non-emergency, the System Owner may be contacted at:

- Project Manager
    - 307-365-6458
- HWE Main Office

- 6270 CR 212, PO Box 519
  Pine Bluffs, WY 82082
- 307-245-3261

For emergencies or utility strikes involving the System Owner's infrastructure, please follow standard procedures identified on the Dig Permit Request Checklist.

4.12. Continuation of Essential DoD Contractor Services During Crisis.

IAW DFARS 237.7602(a), it is determined that the Fire Sprinkler Head Compliance Testing services required under this contract have NOT been identified as an essential service. In the event of a crisis or emergency base closure, the Contractor shall cease operations and secure the work site until notified by the Contracting Officer or COR that normal operations may resume.

4.13. Contractor Personnel.

4.13.1. Contract Manager: The contractor shall provide a Contract Manager who shall be responsible for the overall performance of the services outlined in this PWS. The Contract Manager shall be physically on-site at all times during the performance of the work and system testing. The name and contact information of the Contract Manager shall be provided to the Contracting Officer (CO) in writing prior to the beginning of the performance period. The Contract Manager must be able to read, write, speak, and understand English fluently.

4.13.1.1 The Contract Manager shall have full authority to act for the contractor on all contract matters relating to the daily operations of this project.

4.13.2. Contractor Employees: The contractor shall not employ persons for work on this contract if such an employee is identified to the contractor by the CO, Security Forces, or the COR as a potential threat to health, safety, security, general well-being, or operational mission of the installation and its population.

4.13.2.1. Contractor personnel shall present a neat appearance and be easily and always recognizable as contractor employees while on the installation. This shall be accomplished by wearing distinctive clothing bearing the name of the company or by wearing appropriate, clearly visible identification badges that contain the company name and the employee's name in English.

4.14. Records. The contractor shall be responsible for creating, maintaining, and submitting only those records that are specifically cited in this PWS (e.g., sample tracking numbers, final laboratory test reports, safety plans, quality control plans). If requested by the Government, the contractor shall provide the original record, or a reproducible copy of any such record, to the COR or CO within five (5) working days of receipt of the request.

4.15. Controlled Unclassified Information (CUI).

4.15.1. Contractors shall follow CUI safeguarding and dissemination controls in accordance with Part 2002 of Title 32, CFR, DoDI 5200.48, Controlled Unclassified Information, and DoDI 5200.48_DAFI 16-1403, Controlled Unclassified Information.

4.15.2. Unlike classified information, an individual or organization generally does not need to demonstrate a need-to-know to access CUI, unless required by a law, regulation, or government-wide policy, but must have a lawful governmental purpose for such access.

4.15.3. Marking Requirements. Contractors shall follow CUI marking requirements in accordance with DoDI 5200.48 and DoDI 5200.48_DAFI 16-1403.

4.15.4. Dissemination. Contractors shall follow CUI dissemination requirements in accordance with DoDI 5200.48 and DoDI 5200.48_DAFI 16-1403.

4.15.5. Storage. Contractors shall follow CUI storage requirements in accordance with DoDI 5200.48 and DoDI 5200.48_DAFI 16-1403. During working hours, steps shall be taken to minimize the risk of access by unauthorized personnel, such as not reading, discussing, or leaving CUI information unattended where unauthorized personnel are present. After working hours, CUI information will be stored in unlocked containers, desks, or cabinets if the government or government-contract building provides security for continuous monitoring of access. If building security is not provided, the information shall be stored in locked desks, file cabinets, bookcases, locked rooms, or similarly secured areas.

4.15.6. Transmission. Contractors shall follow CUI transmission requirements in accordance with DoDI 5200.48 and DoDI 5200.48_DAFI 16-1403. CUI information and material may be transmitted via first class mail, parcel post, or, bulk shipments. When practical, CUI information may be transmitted electronically (e.g., data, website, or e-mail), via approved secure communications systems or systems utilizing other protective measures such as Public Key Infrastructure or transport layer security (e.g., https). Avoid wireless telephone transmission of CUI when other options are available. CUI transmission via facsimile machine is permitted; however, the sender is responsible for determining whether appropriate protection will be available at the receiving location before transmission (e.g., facsimile machine attended by a person authorized to receive CUI; facsimile machine located in a controlled government environment). ***Contractors will remain cognizant of aggregation and compilation of CUI based on the potential to generate classified information pursuant to security classification guidance***.

4.15.7. Disposition.

4.15.7.1. Contractors shall follow CUI disposition requirements in accordance with DoDI 5200.48 and DoDI 5200.48_DAFI 16-1403.

4.15.7.2. Record and non-record copies of CUI documents will be disposed of in accordance with

Chapter 33 of Title 44, U.S.C. and the DoD Components' records management directives. When destroying CUI, including in electronic form, agencies must do so in a manner making it unreadable, indecipherable, and irrecoverable. If the law, regulation, or government-wide policy specifies a method of destruction, agencies must use the method prescribed.

4.15.7.3. Record and non-record CUI documents may be destroyed by means approved for destroying classified information or by any other means making it unreadable, indecipherable, and unrecoverable the original information such as those identified in NIST SP 800-88 and in accordance with Section 2002.14 of Title 32, CFR.

4.15.8. Disclosure.

4.15.8.1. Contractors shall follow CUI disclosure requirements in accordance with DoDI 5200.48 and DoDI 5200.48_DAFI 16-1403.

4.15.8.2. Contractor shall immediately notify the Contracting Officer and servicing Information Protection Office of unauthorized disclosure of CUI.

4.16. Special Qualifications and Training.

4.16.1. The Contractor must be a licensed commercial fire protection contractor with a minimum of three (3) years of documented experience performing inspection, testing, and maintenance of water-based fire protection systems in accordance with NFPA 25.

4.16.2 On-site technicians performing the removal, installation, and system restoration must possess relevant industry qualifications, such as a NICET (National Institute for Certification in Engineering Technologies) Level II certification or higher in "Inspection and Testing of Water-Based Systems," or equivalent journeyman-level pipefitter/fire sprinkler fitter experience. Certifications shall be submitted to Government for approval.

4.16.3. The designated testing laboratory utilized by the Contractor to evaluate the removed sprinkler samples must be a recognized, independent, and qualified testing facility capable of performing the required NFPA 25 plunge tests and performance evaluations (e.g., UL, FM Approvals, or a specialized fire sprinkler testing laboratory). Laboratory accreditation shall be submitted to Government for approval.

5. Project Information.

5.1 Temporary Fueling Facility.

Not applicable.

5.2 Temporary Utilities.

5.2.1 The Government will furnish utilities (water and electricity) to the contractor at no cost from existing points of connection, where available.

5.2.2 All costs of making connections and extensions (e.g., extension cords, hoses for draining) shall be paid by the Contractor.

5.3 Temporary Sanitation Facilities.
The contractor may utilize existing authorized restroom facilities within the occupied buildings, provided they are maintained in a clean and sanitary condition by the contractor's employees. If designated base facilities are not available or are revoked by the COR due to misuse, the contractor shall provide self-contained sanitary toilets at a location determined by the COR.

5.4 Temporary Fire Protection.
Because the Contractor will be temporarily deactivating the buildings' primary fire sprinkler systems, the contractor shall provide and maintain temporary portable fire extinguishers in the immediate work areas during the deactivation period, as determined adequate by the Base Fire Department and NFPA standards. Temporary Fire Protection Plan shall be submitted to the Government for review and approval. Plan must contain information regarding all facilities being affected by work.

5.5 Field Office and Telephone.
A Field office is not required.

5.6 Project Sign.
Project signage is NOT permitted.

5.7 Project Supervision.

5.7.1 The contractor shall provide a competent superintendent or lead technician for the project. This person, or a designated representative, must be readily available when not at the project site. Each subcontractor shall maintain a competent foreman or representative on the job when work is in progress for their portion of the contract. Together, they shall cooperate and be responsible for the proper and timely layout, coordination, execution, and completion of the work.

5.7.2 The Contractor shall lay out and perform its work at such a time and manner to avoid delay or interference with the facility's daily operations. Anticipate and resolve conflicts before work begins. Submit questions to the Contracting Officer or authorized COR for resolution before proceeding with the work in question.

5.8 Project Meetings.
5.8.1. General Meetings: The contractor shall conduct coordination/progress meetings at the project site as necessary. Attendees shall include the COR, facility managers, any other necessary Government Representatives, subcontractors, and others concerned with project progress, coordination, or performance. These representatives shall be familiar with the project and authorized to conclude matters relating to coordination and progress.

5.8.2. Pre-Work Facility Meetings: Prior to commencing work at each individual building, the Contractor shall hold a mandatory pre-work coordination meeting at that specific location. The building's Facility Manager and the COR must be present. During this meeting, all parties shall exchange contact information, discuss the Contractor's planned progress path through the building, and thoroughly coordinate any impacts the work (e.g., system draining, alarms placed on "TEST," restricted access) will have on the facility's daily operations.

5.9 Field Engineering.

Not Applicable.

5.10 Quality Control and Inspections.

5.10.1 The services to be performed by the Contractor during the period of this contract shall (at all times and places) be subject to review by the Contracting Officer and the COR. Any matter concerning a change to the scope, prices, terms, or conditions of this contract shall be referred to the Contracting Officer and NOT to the COR.

5.10.2 The Government will evaluate the contractor’s performance by appointing a representative(s) to monitor performance to ensure services are received. All work (including leak checks upon system depressurization) shall be inspected by a Government Inspector prior to contract completion for that specific zone or building.

5.11 Barricades, Warning Signs, and Access Control.

5.11.1 Contractor shall erect temporary safety barriers, warning signs, and devices as appropriate to control foot traffic and to warn and protect the workmen, building occupants, and the public from overhead work, ladders, and lifts. All signs shall be of professional quality.

5.11.2 Not Applicable. (Exterior security fencing is not required for this indoor scope of work).

5.11.3 Contractors shall barricade or restrict access to areas where overhead work (sprinkler head removal/installation) is actively occurring. Coordinate with the Fire Dept. (90CES/CEF – (307)-773-2931) and facility managers to assure that adequate emergency egress is always maintained for building occupants.

5.12 Restoration of Property.

5.12.1 The contractor shall promptly remedy all damage or loss resulting from activities or operations under this contract (e.g., water damage from improper draining, dropped tools). Restore equivalent to original conditions.

5.12.2 Contractors shall restore disturbed areas to a condition equivalent to or better than which

existed previously.

5.12.3 The contractor shall carefully remove and replace any drop-ceiling tiles required to access sprinkler piping. Any ceiling tiles, grid components, or surrounding fixtures damaged by the contractor during the process shall be replaced with matching materials at no additional cost to the Government.

6.0 Requirements for the Project.

6.1 Special Requirements for Site Utilities.

6.1.1 The Contractor shall ensure that only trained, qualified, and (where applicable by state/local regulations) licensed fire sprinkler technicians or pipefitters perform work on the fire suppression systems.

6.1.2 The Contractor shall coordinate all system draining, isolation, and reactivation with the COR, facility manager, and the Base Fire Department to ensure building life-safety systems are down for the absolute minimum time required.

6.2 Digging Permits and Excavation.

Not Applicable. No exterior digging or excavation is authorized or required for this indoor mechanical project.

6.3 Welding, Cutting and Brazing Permits (Hot Work).

6.3.1 Hot work is not anticipated for the standard unthreading and replacement of fire sprinkler heads. However, if any unforeseen condition requires welding, torch cutting, sweating, brazing, or similar operation using an open flame or producing sparks, a permit is strictly required.

6.3.2 The Contractor shall make application on AF Form 592 through the Base Fire Department (90 CES/CEFT) before any hot work begins. Fire extinguishers must be on hand during these operations, and the Contractor shall comply with NFPA 51B.

6.4 Spill Prevention and Water Management.

6.4.1 The Contractor is responsible for the safe and controlled draining of both wet and dry fire sprinkler systems. The Contractor shall develop a plan for routing drained system water (which is often stagnant, discolored, and foul-smelling) to appropriate sanitary drains or exterior locations approved by the COR. Contractor shall submit plan to the Government for review and approval prior to conducting this work.

6.4.2 The Contractor shall utilize buckets, tarps, and drop cloths to capture any residual water trapped in the piping when individual sprinkler heads are removed, ensuring no water damage occurs to Government property, flooring, or equipment.

6.5 Disposal and Clean Up.

6.5.1 Sprinkler Head Samples: As previously stated, removed sprinkler heads are NOT to be disposed of. They shall become the samples for testing and must be packaged and shipped to the testing laboratory.

6.5.2 General Debris: The Contractor shall remove all standard debris, waste, and surplus materials (e.g., old Teflon tape, empty boxes from new heads, discarded drop cloths) from the immediate work areas each day and from the premises upon project completion.

6.5.3 Disposal of general trash shall be at an off-base location at an established landfill or other approved site. Use of base dumpsters for Contractor waste is prohibited unless explicitly authorized by the COR.

6.6 Acceptance of Work.

No work shall be accepted without a final inspection. A final inspection will be made of the contract work in each building once the new heads are installed and the system is fully pressurized. The Contractor shall request the final inspection from the COR at least seven (7) work days prior to the desired inspection date to allow for proper coordination. The inspection must find no leaks, no system faults, and no facility damage.

6.7 Transfer and Acceptance of Military Real Property.

If required by the Government for capitalization purposes, the Contractor shall coordinate with the Government representative to provide cost and quantity data for the newly installed sprinkler heads to complete DD Form 1354, “Transfer and Acceptance of Military Real Property,” upon project completion.

6.8 Hazardous Materials (Asbestos/Lead).

6.8.1 Abatement of asbestos or lead is NOT part of this contract.

6.8.2 If the Contractor encounters suspect hazardous materials while accessing the sprinkler systems (e.g., crumbling drywall or suspect ceiling tiles), the Contractor shall immediately stop work in that area and notify the COR.

6.9 Existing Drawings.

The Government will provide access to existing available drawings of the buildings' fire protection systems. The Government cannot guarantee the accuracy of existing drawings. They are provided for reference only. The Contractor must field-verify the accuracy of the drawings, including head locations, system types (wet/dry), and quantities prior to bidding.

7. Appendices

A. Publications/Instructions

- NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems (2023 Edition)
- Applicable Unified Facilities Criteria (UFC) for Fire Protection Engineering

B. Deliverables

- Contractor Quality Control Plan (QCP)
- Contractor Safety and Health Plan
- Project Schedule
- Sprinkler Sample Shipping Tracking Numbers
- Final Laboratory Testing Reports (for all sampled heads)

C. List of Buildings and Sprinkler System Types

- *(Includes Buildings 1284, 1292, 1501, 930, and 762 as detailed in Section 1.X)*

D. Inspection Checklist

- *(To be provided by COR or developed in Contractor's QCP)*

APPENDIX A – Publications/Instructions

Publication/Instruction /Name	Date	Applicable Paragraph/Chapter	PWS Paragraph
NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-	2023 Edition	Entire Document Applicable	PWS Para. 1.1, 2.0, 4.16
Section 01 57 19.05 32: Environmental Protection	Current	Entire Document Applicable	PWS Para. 4.9.1
DAFMAN 32-7002: Environmental Compliance and Pollution	Current	Entire Document Applicable	PWS Para. 4.9.3
NFPA 51B: Standard for Fire Prevention During Welding, Cutting, and	Current	Entire Document Applicable (If Hot Work is required)	PWS Para. 6.3.2

Publication available at:

*http://dtic.mil/whs/directives/corres/pdf/302

041p.pdf

APPENDIX B – Deliverables

All deliverables must meet professional standards and the requirements set forth in the

applicable contractual documents. The Contractor shall be responsible for delivering all specified end items. The end items listed in the table below are outputs which fall within the scope of this effort.

Title	Submission Date	Distribution	Copies
List of Contractor Qualifications & Experience (NFPA 25 compliance)	With proposal submission	CO	1 each
Contractor Quality Control Plan (QCP)	Within 10 business days after contract award	CO / COR	1 each
Safety and Health Plan	Within 10 business days after contract award	CO / COR	1 each
Project Work Schedule	Minimum 5 business days prior to start of work	CO / COR	1 each
Hazardous Materials Authorization Request and SDS (e.g., thread sealant)	Three weeks prior to planned use on F.E. Warren AFB	CO / Base Environmental	1 each
AT Level I Training Certificate(s)	Within 30 days of requiring access and annually thereafter	COR	1 each
OPSEC Training Certificates	Within 90 days of assignment and annually thereafter	COR	1 each
Sprinkler Sample Shipping Tracking Numbers	Within 24 hours of sample shipment	COR	1 each
Final Laboratory Testing Reports	Within five (5) business days of receipt from the testing laboratory	CO / COR	1 each

APPENDIX C – Fire Protection System Types

The following table outlines the locations and specific fire protection system types applicable to this Statement of Work. The Contractor must field-verify all conditions and quantities prior to bidding.
Note: As per NFPA 25, a representative sample consists of a minimum of four (4) sprinklers or 1 percent of the number of sprinklers per sample area (per system type), whichever is greater.

Building No.	Facility Name	Sprinkler System Type(s) Present	Requirement
Building 1284	Base Supply/MPF	Wet Pipe and Dry Pipe Sytems	Remove samples from both systems, replace, and ship for

			testing.
Building 1292	Missile Ops	Wet Pipe System	Remove samples, replace, and ship for testing.
Building 1501	Vehicle Heat Parking	Wet Pipe and Dry Pipe Systems	Remove samples from both systems, replace, and ship for testing.
Building 930	Base Engineer Pavements and Grounds Facility	Dry Pipe System	Remove samples, replace, and ship for testing.
Building 762	Auto Skill Center	Dry Pipe System	Remove samples, replace, and ship for testing.