STATEMENT OF WORK

Custodial Deep Cleaning Services
BLDG. 901
JBSA Randolph, Texas
17 June 2026

1. Scope of Work. The Contractor shall provide all management, tools, equipment, supplies, and labor necessary to perform a comprehensive Custodial Deep Clean at Building 901 Floors 1, 2, and 3. The objective of this deep clean is to perform restorative maintenance that exceeds routine custodial care, bringing the facility up to a high standard of cleanliness and extending the lifecycle of the facility's interior surfaces. All work shall be performed in accordance with applicable Headquarters Air Force (HAF) standards and commercial best practices. The contractor shall ensure the following:

1.1 Hard Surface Floors (Strip, Seal, and Wax - or Scrub and Recoat): All non-carpeted floors shall undergo restorative floor care. Old finish shall be completely removed (stripped), floors neutralized, and new layers of high-grade, slip-resistant finish applied. The final surface shall have a uniform, high-gloss appearance free of scuffs, scratches, and buildup in corners/baseboards.

1.1.1 Appearance and Coats: After stripping, the Contractor shall apply a new floor finish, consisting of one sealant layer and a minimum of three (3) top-coats. The final result shall be a uniform, high-gloss finish that is free of streaks, swirls, and debris.

1.1.2 Slip Resistance: All finished hard-surface floors must meet or exceed the minimum static coefficient of friction of 0.5 as measured in accordance with ANSI A326.3. The Contractor is responsible for ensuring compliance and may be required to provide product data sheets or test results upon request.

1.2 Carpeted Floors (Deep Soil Extraction): All carpets shall undergo deep cleaning using hot water extraction or an equivalent commercial restorative method. This includes pre-treating heavily soiled traffic areas and removing all spots, stains, and embedded dirt. Carpets must be left clean, uniformly blended, and completely dry.

1.3 Restrooms & Locker Rooms (Restorative Sanitation & Descaling): Perform a heavy-duty deep clean of all restrooms. This includes aggressive machine-scrubbing of floor grout, complete descaling and mineral removal from all toilets, urinals, and sinks, and deep sanitation of all partitions and walls from floor to ceiling.

1.3.1 There are six (6) restrooms and are consistent on all floors.

1.4 High Dusting & Vents (Detail Dusting): Clean and sanitize all HVAC intake/exhaust vents, light fixtures, ceiling fans, high corners, and window blinds. Ensure complete removal of accumulated dust, cobwebs, and debris that is outside the reach of routine daily cleaning.

1.5 Baseboards & Edges (Detail Scrubbing): Manually scrub all baseboards, floor edges, and corners to remove accumulated dirt, mop-splash, and floor finish buildup.

Square Footage:

Area	Restroom SF	Carpet SF	Hard Floor SF	Total Cleaned SF
1st FL	338	6543	1743	8624
2nd FL	338	7521	765	8624
3rd FL	310	7135	759	8204

2. Location. Project work is to be performed at 266 F. Street West, Building 901, JBSA Randolph AFB, Texas.

3. Quality Standards. The contractor shall ensure the cleaning methods and solutions used are appropriate for the material type (hard wood, carpet, glazed ceramic tile, and painted drywall) to avoid further damage. All work must comply with industry standards for the required cleaning, ensuring no fading, damage or discoloration. Special attention shall be given to the removal of stains and heavy dirt buildup using professional-grade, non-toxic cleaning agents. The contractor shall ensure only environmentally friendly, non-toxic cleaning solutions are used to ensure the safety of all occupants that may be sensitive to increased chemicals.

3.1 The Contractor must list these products and provide their Safety Data Sheets (SDS) to the Government POC for approval prior to the start of work.

4. **Protection and Government Property.** The contractor shall protect government property to the extent necessary to prevent damage to government property. The contractor may remove movable furniture (rolling office chairs, waste baskets, other small objects from the floor), however fixed desks and other large stationary furniture items cannot be moved. The Contractor shall be responsible for cleaning and refinishing the floor area around these items. The contractor shall repair and/or replace any damaged items at no additional cost to the Government, and to the satisfaction of the Point of Contact (POC).

4.1 In accordance with (IAW) RFO 28.306, the contractor shall maintain the minimum insurance required. Additionally, the contractor must provide a Certificate of Insurance before commencing work.

5. Clean Up. The Contractor is solely responsible for the lawful, off-site disposal of all waste generated from this contract, including used stripping chemicals and floor-finish slurry. All waste disposal must be performed in strict accordance with all applicable Federal, State, and local environmental laws and regulations. The Government will not provide an on-base disposal site for contractor-generated waste. The cost of proper waste management and disposal shall be included in the Contractor's proposed price.

6. Inspection/Acceptance. The Government shall inspect all work performed by the contractor. The contractor representative and the Government POC shall complete a joint walkthrough to determine if the area is cleaned according to manufacturer guidelines and customer

specifications. The Government POC shall deem the work is complete and acceptable to the Government.

7. Point of Contact. The contractor shall acknowledge Mr. Terrance Goldsmith as the Government POC who can be contacted at email address: terrance.goldsmith.1@us.af.mil. When needed, they shall provide their contact individual number.

8. Scheduling. All work shall be coordinated and scheduled with the project POC identified in paragraph 7 in such a way as to minimize disruption to facility operations. The Government POC will coordinate on JBSA installation access passes for the contractor and team. Changes to the schedule shall be immediately identified and provided to the Government POC. The contractor shall notify the Government POC in writing of any conditions that shall prevent satisfactory start and completion of work.

9. Hours of Operation. Due to the intensive nature of deep cleaning (e.g., floor stripping, carpet extraction drying times), all work for this specific requirement must be scheduled and performed **after normal duty hours, on weekends, or during federal holidays** to minimize disruption to Building 901 operations. Exact times must be coordinated with the Facility Manager at least five (5) business days prior to execution.

10. Environmental Compliance. The contractor shall comply with all applicable federal, state, and local environmental laws and regulations.

11. Safety. All contractor operations shall be conducted and performed in accordance with Department of Labor, OSHA requirements and Air Force Occupational Safety & Health (AFOSH) standards.

11.1 Safety & Signage: The Contractor must place appropriate hazard warning signs (e.g., "Wet Floor") during all deep cleaning operations.
11.2 Ventilation: The Contractor shall ensure proper ventilation is maintained while using stripping chemicals or carpet extractors to mitigate fumes and aid in drying.

12. Security Requirements. The contractor shall comply with all requirements and procedures IAW Contractor Access to Department of the Air Force Installations. The contractor shall obtain base identification and vehicle passes, if required, for all contractor personnel who make frequent visits to or perform work on the Department of the Air Force installation(s) cited in the contract. All contractor personnel are required to wear or prominently display installation identification badges or contractor-furnished, contractor identification badges while visiting or performing work on the installation. An Entry Access Listing (EAL) shall be turned into the government appointed Project Manager within five business days prior to the start of work on base. The EAL will be sent to Security Forces who will conduct a background check on each employee. Upon clearance and approval, the contractor will be notified to get their base passes from the JBSA Installation Pass and ID section. During performance of the contract, the contractor shall be responsible for obtaining required identification for newly assigned personnel and for prompt return of credentials and vehicle passes for any employee who has quit, been terminated, or no longer requires access to the work site.

12.1. The contractor shall submit a complete list of personnel who will be expected to work on the installation. This list will contain Privacy Act information as required and the expectation that everyone will be able to present a current and valid state identification, to meet local Air Force and installation security requirements. The contractor shall coordinate with the Government POCs to gain facility access.

12.2. Vehicle registration, proof of insurance, and a valid driver's license shall be presented when requested to gain installation access.

12.3 The contractor shall not employ persons for work on this contract if such employee is identified to the Contractor by the Contracting Officer (CO) as a potential threat to the health, safety, security, general well-being or operational mission of the installation and its population.

13. Government Furnished Items. The Government will provide access to water and electrical power at designated locations within the facility for use during contract performance. All other utilities, specialized equipment, floor machines, cleaning solutions, extension cords, safety gear, and supplies are the sole responsibility of the Contractor.

END OF STATEMENT OF WORK