PERFORMANCE WORK STATEMENT (PWS)
Albuquerque Indian Health Center – Building 22 Exterior Door Replacement
April 2026

1. SCOPE

The Contractor shall provide all labor, supervision, materials, tools, equipment, and transportation necessary to replace an exterior door and frame assembly at Building 22, Albuquerque Indian Health Center (AIHC), including all associated work required to deliver a complete and fully functional installation. The work includes removal of the existing door and frame; installation of a new exterior door, frame, and hardware; installation of an automatic door operator and accessible activation devices; restoration of disturbed exterior wall and stucco finishes; and all required testing, commissioning, and closeout documentation. Asbestos abatement of exterior stucco and associated materials shall be performed as necessary to support the work. The work shall result in a safe, code-compliant, and fully functional exterior entrance that meets applicable accessibility requirements and operates reliably under normal building conditions.

2. PROJECT LOCATION

Albuquerque Indian Health Center (AIHC) – Building 22
801 Vassar Drive NE
Albuquerque, NM 87106

3. APPLICABLE STANDARDS AND REFERENCES

The Contractor shall comply with all applicable federal, state, local, and facility-specific requirements, including but not limited to:

- Architectural Barriers Act (ABA)
- ABA Accessibility Standards (ABAAS), Sections 206 and 404
- OSHA 29 CFR 1910 and 1926
- OSHA 29 CFR 1926.1101 – Asbestos
- EPA NESHAP regulations
- NFPA 80 – Fire Doors and Other Opening Protectives (as applicable)
- NFPA 101 – Life Safety Code
- IHS Technical Handbook and Safety Management Program
- Manufacturer (OEM) installation and performance requirements

Where conflicts exist, the most stringent requirement shall apply.

4. PERFORMANCE REQUIREMENTS

4.1 General Requirements

The Contractor shall execute the work in a safe, coordinated, and professional manner. All work shall be performed to industry standards and shall result in a complete and operational system with no deficiencies.

The Contractor is responsible for means and methods of execution, provided all requirements of this PWS are met.

4.2 Asbestos Abatement

The Contractor shall:

- Perform all asbestos abatement, strictly limited to the extent needed, using properly licensed and certified personnel
- Establish containment, regulated areas, and engineering controls
- Implement negative air pressure and dust control measures, as required
- Conduct air monitoring in accordance with regulatory requirements
- Properly handle, package, transport, and dispose of asbestos-containing materials (ACM)
- Provide all required documentation, including waste manifests and clearance reports

Construction activities that disturb building materials shall not proceed until abatement is complete and clearance documentation is accepted by the Government.

4.3 Demolition

The Contractor shall:

- Remove the existing door, frame, and associated components
- Limit disturbance to the minimum area necessary to complete the work
- Protect adjacent structures and finishes from damage
- Immediately notify the COR if additional suspect hazardous materials are encountered

4.4 Installation

The Contractor shall:

- Install new exterior door and frame assembly
- Install all required hardware, seals, thresholds, and weatherproofing components
- Ensure proper anchoring, alignment, and structural integrity
- Install automatic door operator and activation controls
- Coordinate electrical connections required for door operation

All installations shall be in accordance with manufacturer requirements and applicable codes.

4.5 Accessibility Requirements

The door shall be considered part of an accessible route and shall comply with ABAAS.

The Contractor shall ensure:

- Minimum required clear opening width
- Required maneuvering clearances on push and pull sides
- Hardware operable with one hand without tight grasping, pinching, or twisting
- Mounting height of operable parts to applicable codes
- Threshold height and bevel dimensions to applicable codes

Automatic door system shall:

- Comply with ANSI/BHMA A156.10 or A156.19
- Include accessible activation devices within reach range
- Include appropriate safety sensors and controls
- Operate safely and reliably under normal use conditions

4.6 Door Performance Requirements

The Contractor shall ensure the installed door:

- Operates smoothly without binding, sticking, or excessive resistance
- Does not require excessive force to open or close
- Functions properly under actual building conditions

The Contractor shall identify and report any conditions that may affect performance such as, but not limited, to air pressure differentials or structural misalignment.

4.7 Restoration

The Contractor shall:

- Restore exterior wall and stucco finishes to match existing conditions to the maximum extent practicable
- Ensure all repaired areas are weather-tight and visually consistent with adjacent surfaces
- Minimize disturbance to surrounding materials

4.8 Testing and Commissioning

The Contractor shall:

- Test door operation for proper function and alignment
- Verify automatic door system operation and safety features
- Verify accessibility compliance
- Correct all deficiencies prior to final acceptance

5. PRE-CONSTRUCTION AND SUBMITTALS

5.1 Pre-Construction Conference

The Contractor shall participate in a Pre-Construction Risk Assessment meeting (PCRA) with the Contracting Officer's Representative (COR), Facilities, Safety, and other stakeholders prior to the start of work.

The conference shall address, at a minimum:

- Project scope and schedule
- Roles and responsibilities
- Safety and abatement procedures
- Access, staging, and security requirements
- Communication protocols
- Submittal review process

Work shall not begin until the PCRA is completed by the COR or Safety Officer.

5.2 Submittals

Within ten (10) calendar days of Notice to Proceed (NTP), the Contractor shall submit:

- Project/Performance Work Plan
- Detailed project schedule identifying major activities, durations, and critical path
- Asbestos Abatement Plan with Air Monitoring and Clearance Plan
- Site-Specific Health and Safety Plan (HASP)
- Product data and shop drawings for door and operator

Submittals shall be complete, and accurate..

The Contractor shall not proceed with work activities associated with a submittal until that submittal has been reviewed and accepted by the Government.

5.3 Notifications and Coordination

The Contractor shall provide advance written notification to the COR as follows:

- Minimum three (3) business days prior to start of asbestos abatement
- Minimum three (3) business days prior to demolition activities
- Minimum three (3) business days prior to installation activities
- Minimum three (3) business days prior to testing and final inspection

The Contractor shall coordinate all work with the COR and/or Facility Staff to minimize disruption and ensure safety.

The Contractor shall immediately notify the COR of:

- Unexpected site conditions
- Discovery of additional suspect hazardous materials
- Safety incidents or hazards

All submittals must be reviewed and accepted by the Government prior to commencement of associated work.

6. PERIOD OF PERFORMANCE

The Period of Performance shall be forty-five (45) calendar days from NTP.

The Contractor shall submit a schedule and work plan identifying major activities, durations, sequencing approach, and coordination requirements.

The Contractor is responsible for determining means and methods; however, all work shall comply with the following constraints:

- Construction activities shall not proceed until required asbestos abatement and clearance are complete and documented
- Safe and functional ingress/egress shall be maintained at all times
- Work shall be coordinated with facility staff to minimize disruption to facility operations

Failure to meet schedule requirements or coordination obligations may result in corrective action.

7. DELIVERABLES

7.1 Pre-Construction

- Project/Performance Work Plan – Describe the approach to executing the work and shall include, at a minimum, project schedule, staffing plan, work sequencing, site logistics, safety procedures, quality control measures, and coordination requirements.
- Project Schedule (baseline and updates) – A high-level overview of the expected timelines and major project milestones
- Site-specific Asbestos Abatement Plan - Detailing methods, containment, worker protection, air monitoring, waste handling, and regulatory compliance.
- Site-specific HASP - Identifying hazards, control measures, PPE requirements, emergency procedures, and compliance with applicable OSHA and regulatory requirements.
- Product Data and Shop Drawings

Plans and reports shall include only the information necessary to support efficient documentation and review. Where appropriate, documents may reference related plans or reports or be combined when similar in content.

7.2 During Construction

- Meetings with Government representative to provide periodic updates on project progress and next steps
    - Frequency of meetings should be coordinated with the COR or Government representative
- Air monitoring results
- Waste disposal manifests (including asbestos and non-hazardous waste, as applicable)
- Schedule updates, as required

7.3 Post-Abatement

- Clearance certification
- Air clearance documentation

7.4 Closeout

- Testing and inspection reports
- Accessibility compliance verification
- Warranty documentation
- Operation and maintenance manuals
- Final inspection report

All deliverables shall be complete, accurate, and submitted in a timely manner. The Government reserves the right to reject incomplete or inadequate submissions.

All deliverables must be approved prior to final acceptance and payment.

8. SAFETY REQUIREMENTS

8.1 Pre-Construction Risk Assessment (PCRA)

The Contractor shall participate in a Pre-Construction Risk Assessment (PCRA) meeting with the COR, Safety, and Facilities staff prior to the start of work.

The Contractor shall:

- Comply with all PCRA requirements and controls identified during the meeting
- Implement required measures, including but not limited to dust control, containment, and work area isolation, as applicable to the project
- Coordinate with facility staff to ensure work activities do not adversely impact building operations

Work shall not begin until PCRA requirements have been established and acknowledged.

8.2 General Safety Requirements

The Contractor shall:

- Comply with OSHA, EPA, and facility safety requirements
- Provide and utilize appropriate personal protective equipment (PPE)
- Maintain safe work zones and control access
- Implement hazard controls appropriate to the work being performed
- Immediately report hazards, incidents, or unsafe conditions to the COR

Failure to comply with safety requirements may result in work stoppage or removal from the site.

9. WARRANTY

The Contractor shall provide a minimum one (1) year warranty on all labor and materials from the date of Government acceptance.

QUALITY ASSURANCE SURVEILLANCE PLAN (QASP)

1. PURPOSE

This QASP defines the Government's method for monitoring contractor performance and ensuring compliance with the PWS.

2. SURVEILLANCE METHODS

The Government will use the following methods:

- 100% Inspection for critical activities (abatement, clearance, final installation)
- Periodic inspections for ongoing work
- Document review of submittals and reports
- Direct observation of work activities

3. PERFORMANCE STANDARDS

Performance Objective	***Standard***	***Performance Metric***	***AQL***	***Surveillance Method***	***Frequency***	***Remedy***
Asbestos Abatement	Full regulatory compliance	No violations	100%	Inspection, document review	Continuous	Work stoppage, rework
Clearance	Clearance achieved prior to construction	Documentation provided	100%	Document review	Each event	Stop work
Installation	Code-compliant installation	No deficiencies	100%	Inspection	Ongoing	Rework
Accessibility	ABAAS compliance	Full compliance	100%	Inspection/testing	Final	Rework

Door Performance	Operates smoothly	No operational issues	100%	Testing	Final	Rework
Safety	No incidents or violations	Zero tolerance	100%	Observation	Continuous	Stop work
Documentation	Complete and timely	100% submission	100%	Review	Ongoing	Withhold payment

4. ACCEPTANCE CRITERIA

The project will be accepted when:

- All work is completed in accordance with the PWS
- All deficiencies are corrected
- All documentation is submitted and approved
- Final inspection confirms compliance

5. CORRECTIVE ACTIONS

Failure to meet performance standards may result in:

- Re-performance at no additional cost
- Withholding of payment
- Work stoppage
- Removal of personnel from the project

All deficiencies shall be corrected prior to Government acceptance.

END OF DOCUMENT