Performance Work Statement (PWS)

Ski Lift Maintenance Contract

June 17, 2025

1 Contents

1.0 INTRODUCTION.. 4
1.1 Background. 4
1.2 Objectives 4
1.2.1 Description of Services 5
1.2.2 Hours of Operation 5
1.2.3 Specific Tasks: 5
2.0 REQUIREMENTS. 9
2.1 Description of Services 9
2.1.2 General Information. ..... **Error! Bookmark not defined.**
2.1.3 Place of Performance and Hours of Operation 9
2.1.3.1 Place of Performance 9
2.1.3.2 Hours of Operation. 9
2.1.4 Federal Holidays 9
2.1.4.1 Installation Closures. 10
2.1.4.2 Inclement Weather Delay 10
2.1.6 Emergency Services. 10
2.1.6.1 Emergency Medical Treatment 10
2.1.6.2 Accident Reporting 10
2.1.7 Contract Administration and Management. 11
2.1.8 COR/ACOR Functions 11
2.1.9 Quality Control (QC). 12
2.1.10 Subcontract Management. 12
2.1.11 Contractor Employees. 12
2.2 HISTORIC PROPERTY OR ARCHAEOLOGICAL SITE **13**
2.2.1 Repair and Replacement 14
2.3 SPECIAL REQUIREMENTS 14
2.3.1 Security 14
2.3.2 Security Training 16
2.3.3 Safety 17
2.3.4 Training, Physical Requirements, or other Expertise Required. 18
2.3.5 Environmental Requirements 18
3.0 PERFORMANCE REQUIREMENTS AND STANDARDS 19

3.1 Performance Task Requirements, Standards and Acceptable Quality Levels (AQLs ...19
3.2 Quality Assurance (QA).....19
3.3 Quality Control Plan (QCP 19
3.4 Quality Control Files.....20
3.5 Customer Feedback Program 20
4.0 PERFORMANCE REQUIREMENTS SUMMARY (PRS) MATRIX 20
5.0 DELIVERABLES..... 21
6.0 RELATED DOCUMENTS..... 21
6.1 Definitions and Acronyms.....21
6.2 Applicable Directives, Publications. 27
6.3 GOVERNMENT-FURNISHED MATERIAL (GFM)/PROPERTY (GFP)/EQUIPMENT (GFE)...... 27
6.4 CONTRACTOR-FURNISHED MATERIAL (CFM)/PROPERTY (CFP)/EQUIPMENT (CFE)..... 28
6.4.1 Contractor-Furnished Material and Responsibilities.....28
6.4.2 Contractor-Furnished Items.....28
6.4.3 Contractor Facilities.....28
6.5 U.S. DEPARTMENT OF LABOR (DOL) WAGE DETERMINATION (WD). 29

1.0 Introduction. This is a non-personal services contract to provide Maintenance and Inspection of the triple chairlift and rope tow at the Contant Victor Ski Slope. The Government will not exercise any supervision or control over the contract service providers. The Contractor shall perform to the standards specified in this Performance Work Statement (PWS). Contract service providers shall be accountable solely to the Contractor who, in turn is responsible to the Government. The Contractor shall provide all personnel, equipment, supplies, facilities, transportation, tools, materials, supervision, and other items and non-personal services necessary as defined in this PWS.

The personnel rendering the services are not subject; either by the contract's terms or by the manner of its administration, to the supervision and control usually prevailing in relationships between the Government and its employees. Non-personal service contracts are authorized by the Government in accordance with (IAW) Federal Acquisition Regulation (FAR) Subpart 36.104, under general contracting authority, and do not require specific statutory authorization.

1.1 Background. Maintenance and Inspections of triple chairlift and rope handle tow at Victor Constant Ski Area located at West Point, New York 10996 and consists of approximately 2 - Ski lifts, 1 - Borvig Ski Lift and 1 - Handle Tow.

1.2 Objectives. The Contractor shall ensure all work accomplished in the performance of this PWS meets all applicable Federal, State, and Local Laws, Regulations, and Directives to include the publications in Section 7, Related Documents. (Insert additional basic service objectives.)

The Contractor shall compile historical data, prepare required reports, and submit all information as specified by the Deliverables presented in the contract. The Contractor shall ensure all work in support of mission requirements tendered to the Government for acceptance conform to the measurable performance standards of quality, timeliness, and quantity specified in the PWS of this contract.

The intent is to establish work requirements that are performance-based and results-oriented. The Contractor shall determine the best and most cost-effective ways to fulfill (insert name of service(s)) and their component needs, emphasizing innovation and commercial best practices.

The contractor shall provide all trade certifications, expertise, services, materials, supplies, supervision, labor, except where specified as Government furnished to perform all the necessary yearly preventative maintenance to the rope handle tow, triple chair lift and inspection and certification for all wire ropes on the chair lift and handle tow at the Victor Constant Ski Slope West Point, NY 10996, in accordance with (IAW) applicable laws, rules, regulations, codes and guidelines at the United States Military Academy (USMA), West Point, NY 10996.

The contract shall have a base year with 4 option years. Performance period of Sep 2026 through SEP 2031.

WORK TO BE PERFORMED

1.2.1 Description of Services. The contractor shall provide all trade certifications, expertise, services, materials, supplies, supervision, labor, and preventive maintenance on the handle tow, ski chair lift, inspection and certification for all wire ropes on the chair lift and handle tow at the Victor Constant Ski Slope West Point, NY 10996, in accordance with (IAW) all applicable laws, rules, regulations, codes and guidelines at the United States Military Academy (USMA), West Point, NY 10996.

1.2.2 Hours of Operation: The Contractor Shall Perform Services during the normal work hours of 8:00AM – 4:30 PM Monday Thru Friday (Excluding Federal Holidays). No other work hours will be permitted unless requested in writing and approved by the Contracting Officer. The contractor shall coordinate the date and time of the maintenance with CCSB office Bldg. 667A 4th floor.

1.2.3 Specific Tasks: The intent of this service contract is the complete inspection, certification, and maintenance to ensure trouble free and safe operation of the Multi Ski lift Handle Tow and the Borvig Triple Chair Lift located at the Victor Constant Ski Slope. Reference is specifically made to the Borvig instruction manual, 1983 edition and for the handle tow lift references are specifically made to the Multi Ski lift manufacturer's Quality Management requirements for construction, operation, handling, and maintenance of Multi Lifts.

Deficiencies: Contractor shall notify COR immediately upon finding any deficiencies that will not be repaired within these specifications.
The Contractor shall provide a written report of any deficiencies noted during inspections.

The report should include a detailed cost estimate to include parts, labor and materials of what repairs are required and should be submitted to the COR within 24 hours of identification of deficiencies. COR will then determine the proper course of action with the Mission Installation Contracting Command (MICC).

The contractor shall submit a written report to the COR documenting all work performed on the components of the chair lift and rope handle tow.

The contractor shall identify all deficiencies found, corrective measures taken, replacement parts required, quantities and quality of lubricants utilized. The same shall be submitted within 30 days upon completion of services.

The contractor shall ensure triple chair lift and handle rope tow to be in full and safe working order.

Wire Rope Inspection and Certification: Inspection and certification of all wire ropes specified in the performance section shall be performed by an experienced wire rope inspector.

The Contractor shall perform the wire rope inspection in accordance with the ANSI B77.1 standard. See page 155. Section 7.4.1. WIRE ROPE in the ANSI B77.1-1999 Standard for a description of the qualifications and procedures to follow as required for proper wire rope inspection.

STRUCTURES: Check for cracks in welds and general appearance that may indicate deterioration of the structural integrity of each.

Prep, spot prime and fully paint towers as per statement, or as directed by the KO or COR: Towers # 1, 2 & 3, during the base year and 3rd option year. Towers # 4, 5 & 6 during the 2nd. opt year. Towers # 7, 8 & 9 during 1st option and 4th option years. Prep, spot prime and spot paint all other structures. Paint shall be oil base, and color shall remain the same.

GEAR BOX

Check for water accumulation and ensure the oil level is adequate.

SERVICE BRAKE

1.Change hydraulic fluid.

2.Clean and grease piston rod

3.Inspect pads and replace them if necessary.

4.Ensure the shoe to drum gap is within tolerances.

5.Ensure brake functions as designed.

6.Check, adjust, if necessary, that stopping distances are within acceptable standards.

Torque test to 103 ft./lbs. at the APU shaft.

Correct deficiencies as required.

EMERGENCY BRAKE

Remove, clean, check for rust, lubricate with grease and reassemble conical springs.

Inspect pads, replace, if necessary, check gaps and adjust as required.

Ensure bull-wheel rim and brake lining are clean.

Ensure hydraulic cylinders and lines are in good operating condition, hydraulic fluid is adequate.

Torque test to 108 ft. lbs. and ensure emergency brake functions as designed.

Inspect bull-wheel welds and liner.

Correct deficiencies as required.

BACKSTOP

Lubricate dog bearing and under-speed switch.

Clean linkages, dog and area between dog and housing.

Clean, inspect and replace, if necessary, the under-speed switch wheel.

REVERSION TERMINAL

Check and lubricate bearing.

Inspect rubber liner, structure and bull-wheel welds.

COUNTERWEIGHT (see also para-K)

Clean wire rope of all old grease and apply new light grease.

Grease all sheaves.

Ensure counterweight is positioned correctly.

HAUL ROPE (see also para-K)

Clean and lubricate with industrial castor oil.

CHAIRS

Lubricate pivot points at grips.

Inspect welds for cracks and re-weld as necessary.

NOTE: Disassembly of all chair grips are to be done every odd calendar year.

LINE SHEAVES

Ensure all bearings are adequately lubricated.

Insure tightness of all bolts. Visually check all sheaves, replace six (6) liners as required *and ensure all line sheaves are correctly aligned with the haul rope.

*If additional liners need to be replaced contact Contract Monitor (COR).

WIRE ROPE INSPECTION AND CERTIFICATION

Perform a complete and detailed inspection of the counterweight and haul ropes of the chair lift and the handle tow to ensure these wire ropes are safe for their intended use.
Inspect and certify the chair lift and handle tow haul rope, paying particular attention to the splices.
Inspect and certify the counterweight rope, paying particular attention to its' end connections.
The report shall be included in the total PM report on a form applicable to satisfy the requirements of ANSI B77.1 for Aerial Passenger Tramways and signed by the qualified wire rope inspector.

LOW VOLTAGE SAFETY CONTROL SYSTEM

System check, by competent electrician for low voltage control systems on aerial chairlifts, to entire safety control circuitry. Repair, adjust or replace components as required.
Install an additional lift start control operator into the existing electrical control box on the exterior of the bottom lift house. One time requirement to allow lift operators to be in contact with patrons upon a restart.
Provide and maintain a minimum of 4 replacement brittle bars as spares and stored in bottom lift house.

HANDLE TOW MAINTENANCE

Check and service both upper and lower drive stations to include the electric motor, check and grease bearings. Check all remaining mechanical components. Inspect the status and ensure the quality of the gear oil (replace if necessary). The wheel hub bearings and the non-return device at the return station are to be checked and to be lubricated with bearing grease.
Inspect the foundations and anchorages for their proper condition.
Inspect the proper condition of the entire electrical system and its earthing. Inspect all stop switches and safety gates and safety mechanisms. Insure all operate properly.
All screws of the lift construction are to be checked for their firm fit and to be re tightened if necessary. The steel wire rope is to be inspected at the whole length for wire break, intense corrosion, and distortion. The inspection result is to be documented and submitted to the COR or the KO.

Emergencies: The contractor shall respond to emergency services as and when called for by the (COR) or (KO) and within 4 hrs. of notification by same. Including Federal Holidays.

2.0 Requirements.

2.1 Description of Services. Maintenance/Inspection of Ski Lift and Handle Tow

2.1.3 Place of Performance and Hours of Operation.

2.1.3.1 Place of Performance. The work to be performed under this contract will be performed at the following locations on West Point, NY:

a. Victor Constant Ski Slope

2.1.3.2 Hours of Operation. The Government's normal business hours are from 0800 – 1600 hours, excluding Federal holidays or when the Government facility is closed due to local or national emergencies, administrative closings, or similar Government directed facility closings.

2.1.4 Federal Holidays. The Contractor's performance will be required on the Federal public holidays listed below as needed on an on-call basis. Holidays occurring on weekends will be observed as directed by the Federal calendar (5 United States Code (U.S.C) § 6103, Government Organization and Employees, Holidays).

New Year's Day	1st day of January
Martin Luther King Jr.'s Birthday	3rd Monday of January
Presidents Day	3rd Monday of February
Memorial Day	Last Monday of May
Juneteenth	19th day of June
Independence Day	4th day of July
Labor Day	1st Monday of September
Columbus Day	2nd Monday of October
Veterans Day	11th day of November
Thanksgiving Day	4th Thursday of November
Christmas Day	25th day of December

NOTE: When a holiday falls on a Sunday, the following Monday will be observed as a holiday, and, when a holiday falls on a Friday or Saturday, the preceding Thursday is observed as a holiday by U.S. Government Agencies. Federal holidays also include any Presidential or Congressionally designated days off other than the holidays listed above.

2.1.4.1 Installation Closures. When an unforeseen Installation closure occurs on a regularly scheduled day of work, the Contractor shall reschedule the work to be performed the next business day following the closure unless the following day is a Saturday, Sunday, a recognized Federal Holiday, and when routine work is not scheduled for that day.

2.1.4.2 Inclement Weather Delay. If the Contractor determines unsafe weather conditions for continued operations, then the Contractor shall notify the KO if inclement weather suspends operations within (2) hours. The Contractor shall resume operations with KO/COR approval.

2.1.6 Emergency Services.

2.1.6.1 Emergency Medical Treatment. The Contractor or their employees shall immediately notify their supervisor of any accident requiring emergency medical treatment. The Contractor shall notify the KO or COR/ACOR immediately, not later than (NLT) two (2) hours of the incident. The Contractor shall be responsible for the emergency medical treatment services for Contractor personnel. However, the Government will provide, on an emergency basis, medical services for injuries incurred while an employee is performing under the contract. The Contractor shall reimburse the Government for emergency medical services provided, upon receipt of invoice from the medical facility. Reimbursement shall be made to the United States (US) Government.

2.1.6.2 Accident Reporting. The Contractor shall comply with Operational Safety and Health Administration (OSHA) for record keeping and reporting of all accidents resulting in death, injury, occupational disease, or adverse environmental impact. A completed typed original plus one (1) copy of ENG FORM 3394 United States Army Corps of Engineers Accident Investigation Report shall be delivered to the KO within five (5) calendar days of occurrence, whenever an accident involving personal injury or government owned property occurs.

2.1.7 Contract Administration and Management.

2.1.7.1 The following provides the roles and their respective authority during the performance of the contract:

2.1.7.1.1 Contracting Officer (KO). The KO is the only person authorized to direct changes in any of the requirements under this contract, and, notwithstanding any provisions contained elsewhere in this contract, said authority remains solely with the KO. In the event the Contractor makes any change at the direction of any person other than the KO, the change shall be considered to have been made without authority and solely at the risk of the Contractor. All contract administration will be affected by KO. Communications pertaining to contractual administrative matters shall be addressed to the KO. No changes in or deviation from the terms and conditions shall be affected, without a written modification to the contract, executed by the KO authorizing such changes. The KO will approve all submittals and plans required in this PWS.

2.1.7.1.2 Contracting Officer's Representative (COR). The KO will appoint a COR during the performance of this contract.

2.1.7.1.3 COR Authority. A letter of designation will be issued to the COR/ACOR by the KO. A copy of the letter will be sent to the Contractor. The letter of designation states the responsibilities and limitations of the COR/ACOR, especially regarding changes in cost, price estimates, or changes in delivery dates. The COR/ACOR is not authorized to change any of the terms and conditions regarding cost, quantity, or schedule of the resulting order.

2.1.7.3 The Contractor shall not in any way represent the United States (U.S.) Government, or that it has the authority to contract or procure supplies for the account of the United States of America (USA).

2.1.8 COR/ACOR Functions. The COR/ACOR monitors all technical aspects of the contract and assists in contract administration. The COR/ACOR is authorized to perform the following functions: assure the Contractor performs the technical requirements of the contract; perform inspections necessary in connection with contract performance; maintain written and oral

communications with the Contractor concerning technical aspects of the contract; issue written interpretations of technical requirements; monitor, document, and report Contractor's performance and notify both the KO and Contractor of any deficiencies; coordinate availability of Government-Furnished Property, and coordinate site entry of Contractor personnel.

2.1.9 Quality Control (QC). Quality Control is the responsibility of the Contractor. The Contractor shall provide a Quality Control Plan (QCP) five (5) business days before contract start. The Contractor shall provide and maintain a QCP that is acceptable to the KO. Changes to the Contractor's QCP shall be submitted to the KO for review and approval within five (5) business days prior to implementation.

2.1.10 Subcontract Management

2.1.11 Contractor Employees

2.1.11.1 Key Personnel.

2.1.11.1.1 Project Manager (PM). The Contractor shall provide a PM who is responsible for the performance of the work. The PM shall have full authority to act for the Contractor on all contract matters relating to daily operation of the contract. The PM and any individuals designated as key personnel shall be able to understand, speak, read, and write the English language.

2.1.11.1.2 Common Access Card (CAC). Certain administrative personnel will require a Common Access Card to access Government systems. The identified personnel will have at a minimum, a favorable National Agency Check.

2.1.11.1.3 U.S. Residency. All Contractor employees shall be legal U.S. residents. The Contractor personnel shall be able to communicate clearly in the English language.

2.1.11.1.4 Qualification Standards. The Contractor shall throughout this contract utilize properly trained, skilled, and qualified employees or Sub-contractor personnel.

2.1.11.1.5 Contractor Identification. The Contractor shall ensure all personnel are identified as a Contractor to distinguish themselves (e.g., badge, company logo, or uniform) from Government employees. The Contractor shall ensure all correspondence and reports produced are marked as Contractor products or that Contractor participation is disclosed.

2.1.11.1.6 Standards of Conduct. Contractor personnel's conduct shall not reflect discredit upon the Government. The Contractor shall ensure all personnel present a professional appearance while working on the Government Installation. The Contractor's employees shall observe and comply with all local policies and procedures concerning fire, safety, environmental protection, sanitation, security, and possession of firearms or other lethal or illegal weapons or substance. The Contractor shall ensure all Contractor employees, providing services under this contract, conduct themselves and perform services in a professional, safe, and responsible manner. The Contractor shall remove, from the job site, any employee for reasons of misconduct or security. The Contractor shall ensure employee conduct complies with 41 USC 423, Procurement Integrity. The Contractor shall also ensure that no Contractor employees conduct political related activities or events on the Installation. The removal of such a person shall not relieve the Contractor of the requirement to provide personnel to perform adequate and timely service.

2.1.11.1.7 Contractor Hiring Restrictions. The Contractor shall not hire or sub-contract with off duty or former Government employees whose employment would result in a conflict with Joint Ethics Regulation (JER) DoD 5500.07-R.

2.1.12 Business Relations. The Contractor shall successfully integrate and coordinate all activity needed to execute the requirement of this PWS…The Contractor shall ensure customer satisfaction and professional and ethical behavior of all Contractor personnel.

2.2 Historic Property or Archaeological Site. Historic properties and archaeological sites are subject to the provisions of the National Historic Preservation Act (NHPA). The Contractor shall maintain the historic properties on the Installation IAW the NHPA, 54 United States Code (U.S.C) § 300101, National Preservation; 36 Code of Federal Regulations (CFR) Part 800, Advisory Council on Historic Preservation; and United Facilities Guide Specifications (UFGS). The Contractor shall comply with all applicable Federal Historical Structure and Archeological Laws. Location maps can be found at the local DPW.

2.2.1 Repair and Replacement. The Contractor shall report damages to the COR/ACOR within two (2) hours. The Contractor shall repair or replace parts with products similar in appearance to the original. Repairs, renovation, or replacement to historic buildings must be approved by the KO. The Contractor shall coordinate work through the Cultural Resources Manager. The Contractor shall comply with the appropriate provisions and stipulations of the Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Revised 1983) and the Integrated Cultural Resources Management Plan.

2.2.2 Salvage. The Government retains all salvage rights to replace property of value. The Government will determine the value of the property. Items of no value shall be disposed of at the Contractor's expense. For items of value, and for all Government equipment regardless of value, the Contractor shall prepare DD Form 1348-1 for property disposal.

2.3 Special Requirements

2.3.1 Security

2.3.1.1 Access and General Protection/Security Policy and Procedures. The Contractor and all associated Subcontractors' employees shall comply with applicable Installation, facility, and local security policies and procedures. The Contractor workforce shall comply with all personal identity verification (PIV) requirements as directed by Department of Defense (DoD), Headquarters Department of the Army (HQDA), and local policy. The COR/ACOR will request changes in Contractor security matters or processes if the Force Protection Condition (FPCON) at any individual facility or Installation changes.

2.3.1.2 Motor Vehicle Operators. Contractor's personnel, whose tasks involve require operation of any vehicles, shall possess a valid driver's license, certificates, and permits applicable for the type and class of vehicle being operated.

2.3.1.3 Contractor Vehicle Registration.
Currently there is no requirement to register Contractor owned vehicles with the Provost Marshal or DES. However, all vehicles must be registered IAW current state requirements. In

addition, all vehicles must be registered IAW current state requirements. In addition, the Contractor shall maintain a list of all Contractor-owned or operated vehicles and trailers operating on the Installation. The list may be used in case of emergency and/or another contingency. Evidence of vehicle ownership and vehicle liability insurance must be presented upon request.

2.3.1.3.1 Contractor and Vendor Access. All privately-owned vehicles or motorcycles or Contractor or vendor-furnished vehicles and equipment must enter the Installation through the designated secure access control points (ACP). Under the present Installation FPCON, vehicle and equipment operators and passengers must possess identification documents as required by Fort Belvoir DES to access the Installation. Vehicle and equipment operators must also possess and be ready to show a valid state and/or commercial driver's license, current vehicle registration, and proof of state required minimum liability insurance. As determined by the Installation FPCON, an elevated FPCON may require additional security screening and/or limited Installation access. All vehicles must be registered IAW current state requirements in which they are registered.

2.3.1.3.2 All Contractor personnel, not possessing a Common Access Card (CAC), requesting access to West Point will enter through the designated Visitor Control Center (VCC). All Contractor personnel will be required to present a United States National or State issued identification that is capable of being scanned for valid entry. Contractor personnel will receive a visitor’s badge at the VCC with the length of access allowed. The maximum access length for visitor badging is one year. Once issued a valid visitor’s badge Contractor personnel may enter any Manned Access Control Point/Gate. All Contractor personnel and their vehicles, equipment, and packages are subject to inspection or examination (search) at entry/exit of the West Point.

2.3.1.4 Physical Security. (The Contractor shall safeguard all Government equipment, information, and property provided for Contractor use IAW AR 190-13, The Army Physical Security Program. The Contractor shall maintain a physical security checklist or log (e.g., Standard Form (SF) 701, Activity Security Checklist), which will be forwarded to the KO and COR, NLT the 10th of each month, following the month of surveillance. The Contractor shall secure Government facilities, equipment, and materials at the close of each work period. NA

2.3.1.5 Secure Area Access. N/A

2.3.1.6 Employee Terminations. When an employee is terminated from employment on the contract for any reason, the Contractor shall have an out-processing checklist that identifies the Government issued CAC card and Installation Access Badge/Pass has been turned into the COR and property items accounted for and back in proper custody. A signature shall be required on the checklist from the appropriate person acknowledging receipt of the items. Checklists shall be retained for the duration of the contract.

2.3.1.7 Departing Employees. The Contractor shall ensure Contractor employees return security photographic identification cards, permits, CAC, GFP, keys, photo passes, range passes, sensor access (slide) cards and that access to the LAN email has been canceled. All out-processing Contractor employee CACs must be returned to the COR no later than close of business on the last workday. A formal termination or departing memo must be submitted to the COR and security office with the requested items stating they have been collected.

2.3.1.8 Key Control. The Contractor shall establish a control system to ensure no keys issued to the Contractor by the Government are lost, misplaced, or used by unauthorized persons. Government keys shall not be duplicated by the Contractor without the COR's/ACOR's authorization. Procedures developed to control Government keys shall be included in the Contractor's QCP. The Contractor shall comply with AR 190-13 The Army Physical Security Program and AR 190-51 Security of Unclassified Army Property (Sensitive and Non-sensitive, applicable to key and lock).

2.3.2 Security Training.

2.3.2.1 iWATCH Training. The Contractor shall brief the local iWATCH program (training standards provided by the RA's Anti-Terrorism Officer (ATO)) to all the Contractor's employees and associated Subcontractors. This training is used to inform employees of the types of behavior to watch for and instruct employees to report suspicious activity to the COR/ACOR. The Contractor shall complete the training within thirty (30) calendar days of contract award and within five (5) calendar days of new employees commencing performance with the results reported to the COR/ACOR NLT thirty (30) calendar days after contract award.

2.3.2.2 Anti-Terrorism (AT) Level 1 Awareness Training. All Contractor employees, to include Subcontractor employees, requiring access to USAG West Point Installation, facilities and controlled access areas shall complete AT Level I awareness training within thirty (30) calendar days of contract start date and within five (5) calendar days of new employees commencing performance and send to the COR via both electronic and paper copy. The Contractor shall complete the training within thirty (30) calendar days of contract award AT level I awareness training is available at the following website: http://jko.jten.mil.

2.3.2.3 Operational Security (OPSEC) Awareness Training. IAW AR 530-1, Operations Security, Contractor employees shall complete Level I OPSEC Awareness training within thirty (30) calendar days of contract award and send to the COR via both electronic and paper copies. All Contractor personnel shall complete Level I OPSEC Awareness training annually. Level I OPSEC training is available at the following website: https://securityawareness.usalearning.gov/opsec/index.html.

2.3.3 Safety. The Contractor shall safeguard and maintain all Government and Contractor property, as well as provide for the safety and well-being of personnel employed under this contract. The Contractor shall comply with AR 385-10, The Army Safety Program. All Contractor employees shall wear a reflective vest or suitable substitute while working during darkness hours. Contractor shall be responsible for any injury to any Contractor's representative, or others, as well as for any damage to any personal or public property that occurs during the performance of this contract that is caused by the Contractor's fault or negligence.

2.3.3.1 Safety Plan. The Contractor shall develop and implement a safety program for its employees. The Contractor shall submit the Safety Plan to the KO for review and acceptance within ten (10) days of commencement of work. Revisions shall be submitted five (5) calendar days prior to the effective date of change.

2.3.3.2 Occupational Safety and Health Administration (OSHA). The Contractor shall comply with the OSHA standards. The Contractor shall comply with all applicable Federal, State, and Local Laws, Regulations, and Directives. If the Contractor fails or refuses to comply promptly with safety requirements, the Government may issue an order stopping all or part of the work until satisfactory corrective action has been taken. No part of the time lost due to any such order

shall be made the subject of claim for extension of time or for excess costs or damages to/by the Contractor. The Contractor shall be responsible for enforcement of all safety requirements by the Contractor and his Subcontractors/teaming partners and/or joint venture partners.

2.3.3.3 Hot Work Permit. A Hot Work Permit is required any time heat producing devices are used and shall be issued by the Fire Department prior to ANY work being started. Example, welding, grinding, cutting, brazing, etc. Hot Work Permits will be closed by the Fire Department, after hot work is completed, and before personnel responsible for the work clear the job site.

2.3.4 Training, Physical Requirements, or other Expertise Required.

2.3.4.1 Certification and Licensure. The Contractor shall ensure all Contractor's employees and associated Subcontractors are certified or licensed in the specific areas required by the State of New York. The Contractor shall ensure employees are certified or licensed in the appropriate Environmental Protection Agency (EPA) areas required. The Contractor shall ensure all required documentation of certification or licensure for Contractor personnel are filed with the COR/ACOR within twenty-four (24) hours prior to employees commencing performance.

2.3.5 Environmental Requirements.

2.3.5.1 Environmental Compliance. The Contractor shall comply with all Federal, State, Local, and Installation Environmental Laws, Rules, Plans, and Policies. The Contractor shall use and store all materials, chemicals, and equipment used in the performance of services on the Installation IAW with Industry Standards, Local, State and Federal Laws. The Contractor shall be financially responsible for all fines and associated costs for hazardous waste management, transportation, and disposal of waste due to the Contractor's non-compliance. The Contractor shall submit Safety Data Sheets (SDS) for approval on all materials, five (5) days before delivery of the material, to the COR/ACOR. The Contractor shall provide upon request from the COR/ACOR all required data to meet environmental-mandated reporting requirements (e.g., air emission data, hazardous material storage/usage, herbicide/pesticide usage, solid/hazardous waste generation). The Contractor shall provide data to meet reporting deadlines and during compliance inspections upon request from the COR/ACOR.

2.3.5.2 Spill Plan. The Contractor shall notify the COR/ACOR within one (1) hour, if the Contractor spills or releases any hazardous substances, i.e., substances listed in 40 CFR 302, Designation, Reportable Quantities, and Notification. The Contractor shall submit a Spill Plan to the KO for approval within thirty (30) days of contract award IAW Spill Prevention Control and Countermeasure Plan.

3.0 Performance Requirements and Standards.

3.1 Performance Task Requirements, Standards and Acceptable Quality Levels (AQLs).

3.2 Quality Assurance (QA). The Government will evaluate the Contractor's performance under the contract IAW the Government's Quality Assurance Surveillance Plan (QASP). QASPs are considered "living documents," dynamic, adaptable, and subject to modification based on Contractor performance surveillance results. The QASP is not part of the PWS and will not be issued with the solicitation. The QASP focuses on the procedures and processes the Government will implement to assure the Contractor is performing IAW the performance standards within the PWS. The Government plan defines the criteria for how the Contractor's performance will be evaluated, the frequency of surveillance, and the items to be inspected. Although the Government will develop a QASP, Government surveillance of Contractor performance is not limited to the QASP, or the performance objectives, outlined in the Performance Requirements Summary (PRS). The Government retains the right to evaluate all services required by the contract. The Government will conduct inspections and tests in a manner that will not unduly delay the work. If any of the services performed do not conform to contract requirements, the Contractor shall perform the services again at no additional cost to the Government.

3.3 Quality Control Plan (QCP). Quality control is the responsibility of the Contractor. The Contractor shall develop, implement, and maintain an effective quality control program which shall be documented in a QCP to ensure services are performed IAW this PWS. The Contractor shall develop and implement procedures to identify and prevent the recurrence of defective services. The Contractor's QCP is how they assure that the work conforms to contract requirements. The basic principle of the plan is that the Contractor is responsible for quality control. The QCP shall be constructed in such a manner that each SERVICE can be extracted and used for that function only and not contain extraneous information. The Contractor's QCP shall include a separate section, which addresses the Contractor's method of managing quality of work. The QCP shall

include a description of the inspection system to address services listed in this PWS, and a description of the methods to be used for identifying and preventing defects in the quality of services performed. The plan shall include a description of the Contractor's inspection system to include specifics as to areas to be inspected on a scheduled and unscheduled basis, frequency of inspections, and the title and organizational placement of the Contractor's inspectors. No lead person or first line supervisor shall be considered a Quality Control Inspector. The Contractor shall develop, maintain, and submit a QCP to the KO for acceptance within thirty (30) calendar days after the contract is awarded. The Contractor shall submit any proposed changes in the QCP to the KO for written approval five (5) working days prior to implementation.

3.4 Quality Control Files. The Contractor shall maintain files of all inspections or tests conducted by the Contractor, to include any corrective actions taken. These files shall be subject to Government review at the COR's discretion during the contract term, to include any extensions of contract term. The Quality Control Files will be the property of the Government and shall be turned over to the Government upon completion or termination of the contract.

3.5 Customer Feedback Program. The Contractor shall establish and operate a customer feedback program as part of the QCP. Performance Requirements Summary (PRS) Matrix.

4.0 Performance Requirements Summary (PRS) Matrix.

Required Services/ Performance Object	PWS Paragraph Number	Performance Standard	Maximum Allowable Degree of Deviation from Requirement (AQL Level)	Method Of Surveillance	Deduct Schedule
Perform Maintenance, Inspection services on Ski Lift	1.2.3	Complete all work outlined in PWS	No more than one (1) Defect.	Periodic Inspection	Any deviation from the standard may result in a poor CPARS Rating

Wire Rope Inspection and Certification	1.2.3	Complete 100% of Inspection and certification	100% inspection and certification. Written report submitted within timeline.	100% Inspection	Any deviation from the standard may result in a poor CPARS Rating
Deficiencies	1.2.3	Report on all deficiencies	No more than 1 defect missed	Periodic Inspection	Any deviation from the standard may result in a poor CPARS Rating
Handle Tow Maintenance	1.2.3	Complete all work outlined in PWS	No more than one (1) Defect.	Periodic Inspection	Any deviation from the standard may result in a poor CPARS Rating

5.0 Deliverables.

6.0 Related Documents.

6.1 Definitions and Acronyms

6.1.1 Definitions.

6.1.1.1 Acceptable Quality Level (AQL). The AQL is the maximum percent defective (or the number of defects per hundred units) for the purposes of sampling inspection can be considered satisfactory.

6.1.1.2 Alternate Contracting Officer's Representative (ACOR). N/A

6.1.1.3 Bulk Waste. Large items of solid waste such as household appliances, furniture, auto parts, pallets, shelving, piping, stone, concrete rubble, brick, lumber, toys, and other wastes; the size or weight of which precludes or complicates the handling by normal collection, processing, or disposal methods.

6.1.1.4 Cleaning. Removing stains, soil, and dirt; accomplished by chemical or mechanical means.

6.1.1.5 Construction and Demolition (C&D) Waste. The waste building materials, packaging and rubble resulting from construction, remolding, repair, and demolition operation on pavement, housing, commercial buildings, and other structures.

6.1.1.6 Contract Administrator (CA). The official Government representative delegated authority by the KO to administer a contract. This individual, normally working in an appropriate contracting or procurement career field, advises on all technical contractual matters.

6.1.1.7 Contract Discrepancy. A failure of the Contractor to perform IAW contract requirements and specifications, e.g., 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 requirements.

6.1.1.8 Contract Discrepancy Report (CDR). A report used to document other than satisfactory Contractor performance. The CDR requires the Contractor to explain, in writing, why performance is other than satisfactory; how performance shall be returned to satisfactory levels; and how recurrence of the problem shall be prevented in the future.

6.1.1.9 Contractor. A supplier or vendor awarded a contract to provide specific supplies or service to the Government. The term used in this contract refers to the prime.

6.1.1.10 Contractor Acquired Property (CAP). Property acquired, fabricated, or otherwise provided by the Contractor for performing a contract. Contractor retains title.

6.1.1.11 Contracting Officer (KO). A person with authority to enter, administer, and or terminate contracts, and make related determinations and findings on behalf of the Government. Note: The only individual who can legally bind the Government.

6.1.1.12 Contracting Officer's Representative (COR). An employee of the U.S. Government appointed by the KO to help administer the contract. Such appointment shall be in writing and shall state the scope of authority and limitations. This individual has authority to provide technical direction to the Contractor if that direction is within the scope of the contract, does not constitute a change, and has no funding implications. This individual does NOT have authority to change the terms and conditions of the contract.

6.1.1.13 Damage Caused by Contractor. Damages caused by Contractor employees shall be repaired at no cost to the Government. The Contractor shall notify the COR/ACOR and return the damaged area to its previous condition. The Contractor shall furnish all labor, materials, and equipment to perform the repair work including cultivating and applying seed, sprigging, or placing sod. The Contractor shall maintain all turf repair work to ensure successful growth.

6.1.1.14 Damage Report. The Contractor shall submit a monthly damage report to the COR/ACOR that annotates the damage, corrective action, and date corrected.

6.1.1.15 Debris. Includes, paper, cans, bottles, cigarette butts, cardboard, plastic, limbs and branches, pine straw and cones, leaves, rocks, and similar items.

6.1.1.16 Equipment. A tangible item that is functionally complete for its intended purpose, durable, nonexpendable, and needed for the performance of a contract. Equipment is not intended for sale and does not ordinarily lose its identity or become a component part of another article, when put into use. Equipment does not include material, real property, special test equipment or special tooling.

6.1.1.17 General Fund Enterprise Business System (GFEBS). GFEBS is the U.S. Army's web-based enabled financial, asset, and accounting management system that standardizes, streamlines, and shares critical financial data across the Active Army, the Army National Guard, and the Army Reserves. GFEBS is the work management system that the Directorate of Public Works uses for all order types and projects.

6.1.1.18 Government-Furnished Property (GFP). Property in the possession of, or directly acquired by, the Government and subsequently furnished to the Contractor for performance of a contract. Government-furnished property includes spares and property furnished for repair, maintenance, overhaul, or modification. Government-furnished property also includes Contractor-acquired property if the Contractor-acquired property is deliverable under a cost contract when accepted by the Government for continued use under the contract.

6.1.1.19 Government Property. All property owned or leased by the Government. Government property includes both Government-furnished property and Government purchased Contractor-acquired property. Government property includes material, equipment, special tooling, special test equipment, and real property. Government property does not include intellectual property and software.

6.1.1.20 Material. Property that is consumed or expended during the performance of a contract, component parts of a higher assembly, or items that lose their individual identity through incorporation into an end-item. Material does not include equipment, special tooling, or special test equipment or real property.

6.1.1.21 Performance Requirements Summary (PRS). Identifies the key service outputs of the contract that will be evaluated by the Government to ensure contract performance standards are met by the Contractor (other services may also be inspected under the authority of the Inspection of Service Clause).

6.1.1.22 Physical Security. Actions that prevent the loss or damage of Government property.

6.1.1.23 Property. All tangible property, both real and personal.

6.1.1.24 Quality Assurance (QA). Verification that services being performed by the Contractor are IAW acceptable standards.

6.1.1.25 Quality Assurance Evaluator (QAE). A Government representative responsible for performing surveillance and inspection of Contractor performance.

6.1.1.26 Quality Assurance Surveillance Plan (QASP). An organized document written by the Government specifying the surveillance methodology used for surveillance of Contractor performance.

6.1.1.27 Quality Control. All necessary measures taken by the Contractor to assure that the quality of the service or product meets contract requirements.

6.1.1.28 Real Property. DoD Lands, buildings, structures, utility systems, improvements, and appurtenances thereto include equipment attached to and made part of buildings and structures, but not movable equipment. See Federal Management Regulation 102-71.20 (41 CFR 102-71.20).

6.1.1.29 Service/Maintain. These words are interchangeable.

6.1.1.30 Subcontractor. An entity awarded partial performance of work or services by the prime contractor. The Government does not have a contract with a subcontractor.

6.1.1.31 Wide Area Workflow (WAWF). A secure web-based system for electronic invoicing, receipt, and acceptance. WAWF allows Government vendors to submit and track invoices and receipt or accept documents over the web allowing Government personnel to process those invoices in a real-time, paperless environment.

6.1.1.32 Workday. The number of hours per day the Contractor provides services IAW the contract.

6.1.1.33 Work Week. Monday through Friday, unless specified otherwise.

6.1.2 Acronyms.

ACC	Army Contracting Command
ACOR	Alternate Contracting Officer's Representative
AFARS	Army Federal Acquisition Regulation Supplement
AMC	Army Materiel Command
ANSI	American National Standards Institute

AQL	Acceptable Quality Level
AR	Army Regulation
ATO	Anti-Terrorism Officer
CFE	Contractor Furnished Equipment
CFM	Contractor Furnished Material
CFR	Code of Federal Regulations
CLIN	Contract Line-Item Number
CMRA	Contractor Manpower Reporting Application
COR	Contracting Officer's Representative
CORT	Contracting Officer's Representative Tool
CPARS	Contractor Performance Assessment Reporting System
DA	Department of the Army
DFARS	Defense Federal Acquisition Regulation Supplement
DoD	Department of Defense
DOL	Department of Labor
DPW	Directorate of Public Works
FAR	Federal Acquisition Regulation
GFEBS	General Fund Enterprise Business System
GFM	Government-Furnished Material
IAW	In Accordance With
KO	Contracting Officer
N/A	Not Applicable
PM	Preventive Maintenance
POC	Point of Contact
PoP	Period of Performance
PRS	Performance Requirements Summary
PWS	Performance Work Statement
QA	Quality Assurance
QAP	Quality Assurance Program
QASP	Quality Assurance Surveillance Plan
QC	Quality Control
QCP	Quality Control Plan
WAWF	Wide Area Workflow
WD	Wage Determination

6.2 Applicable Directives, Publications.

ACC PAM 70-1	Interim Army Contracting Command – Contracting Officer's Representative Policy Guide
ANSI B77.1-2022	Aerial Tramways, Aerial Lifts, Surface Lifts, Tows and Conveyors
AR 70-13	Management and Oversight of Service Acquisitions
AR 385-10	Army Safety Program
29 CFR Part 1910	Occupational Safety and Health Standards
DA PAM 385-40	Army Accident Investigations and Reporting
DoDI 5000.72	DoD Standard for Contracting Officer's Representative (COR) Certification
EM-385-1-1	Safety and Health Requirements Manual
UFC 3-190-06	Protective Coatings and Paints 01-16-2004
UFC 3-301-01	Structural Engineering, with Change 1 06-01-2013
UFC 3-501-01	Electrical Engineering, with Change 3 02-03-2010
UFC 3-560-01	Electrical Safety, O&M, with Change 5 12-06-2006

6.3 Government-Furnished Material (GFM)/Property (GFP)/Equipment (GFE).

6.3.1 Utilities. The Government will provide access to water and electrical services. The Contractor shall obtain written approval from DPW prior to installing connections and meters. The Contractor shall instruct employees in utilities conservation practices. The Contractor shall be responsible for operating under conditions that preclude the waste of utilities, which include turning off the water faucets or valves after using the required amount to accomplish cleaning vehicles and equipment.

6.4 Contractor-Furnished Material (CFM)/Property (CFP)/Equipment (CFE). All Contractor furnished, material, property and equipment shall meet applicable Federal, State, Local, DoD and Army Laws, Codes, and Regulations. Examples are provided below:

6.4.1 Contractor-Furnished Material and Responsibilities. The Contractor shall furnish all supplies, equipment, facilities, and services required to perform work under this contract.

6.4.2 Contractor-Furnished Items. The Contractor shall provide all facilities, vehicles, equipment, parts, tools, fuel, oil, materials, and any other items required to perform all Contract requirements. The Contractor's property shall be operational as intended by the manufacturer, and be safe, clean, and suitable for use at a Military Installation. All Contractor furnished property and equipment are always subject to KO inspection.

6.4.2.1 Identification of Contractor Vehicles and Trailers. The company name shall be displayed on each of the Contractor’s vehicles and trailers in a manner and size that is clearly visible. All vehicles and trailers shall display a valid State license plate and meet current local and State vehicle registration requirements.7.5.2.2 The Contractor's equipment and other slow-moving equipment shall be equipped with the slow-moving vehicle sign.

6.4.3 Contractor Facilities. The Contractor shall secure the necessary office space and other facilities required for the performance of this contract, off the Military Installation.

6.4.3.1 Damage Caused by Contractor. Damages caused by Contractor employees shall be repaired at no cost to the Government. In all instances where Contractor’s employees damage Government property or equipment, the Contractor shall provide a verbal report to the KO within four (4) hours of occurrence. The Contractor shall notify the COR/ACOR and return the damaged area to its previous condition. All damage done by the Contractor and/or his sub-

Contractor/s shall become the Contractor's responsibility. The Contractor shall furnish all labor, materials and equipment to perform the repair work including cultivating and applying seed, sprigging, or placing sod. All turf repair work shall be maintained to ensure successful growth.

6.4.3.2 Third Party Repair Damaged Areas. In the event the Contractor discovers damage caused by another party, the Contractor shall notify the KO and COR of the extent of the damage and proposed corrective action. The Contractor shall make no repairs until authorized by the KO.

6.4.3.3 Equipment Replacement (Government Property). If an item of Government property is determined by the Contractor to be beyond economical repair, the Contractor shall recommend to the KO and COR in writing that such equipment be replaced. Substantiating data to support the recommended replacement shall be included. If the Government decides that such equipment should be replaced or repaired, and replacement or repair is authorized, the Contractor shall accomplish the work IAW the appropriate work level criteria. Disposal instructions will be provided by the KO and COR.

6.4.3.4 Permits. The Contractor shall obtain all appointments, licenses, and permits required for performance of work and for complying with all applicable Federal, State, and Local Laws. Permits and licenses shall be provided to the COR/ACOR before work commences.

6.5 U.S. Department of Labor (DOL) Wage Determination (WD). The Contractor shall refer to https://www.wdol.gov/dba.aspx for U.S. Department of Labor Wage Determinations (DOL WD).