CIVIL ENGINEERING SERVICES

TINKER BASE ENGINEERING SUPPORT SERVICE PERFORMANCE WORK STATEMENT

TINKER AIR FORCE BASE, OK

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PREFACE

CIVIL ENGINEERING SERVICES

TINKER BASE ENGINEERING SUPPORT SERVICE

PERFORMANCE WORK STATEMENT

72d AIR BASE WING

TINKER AIR FORCE BASE, OKLAHOMA

Base Profile and Mission

Tinker Air Force Base (TAFB) is centrally located in Oklahoma about 5 miles from downtown Oklahoma City in southeast Oklahoma County. It occupies 5,904 acres and is generally bounded on its north perimeter by I-40. Since the early 1940s, the base has been an important part of the state with a current annual economic impact of more than $4.5 billion.

TAFB's primary mission is to manage, store, and maintain components, end items, and major weapon systems assigned to the Oklahoma City Air Logistics Center (OC-ALC), which is one of three Air Force Sustainment Center (AFSC) depot level maintenance facilities in the Air Force. The AFSC is headquartered at TAFB in the nearly mile-long building 3001.

The 72d Air Base Wing (72 ABW) is the host unit at TAFB. Their primary mission is to provide responsive installation and support services to HQ AFSC and 45 associate units assigned to six major commands—all of which comprise TEAM TINKER.

TAFB is home to three major flying wings to include the largest flying wing in Air Combat Command, the 552d Air Control Wing. The Navy's Strategic Communications Wing ONE with more than 1,300 sailors, civilians, and contractors also headquartered on TAFB. Finally, the Air Force Reserve Command's 507th Air Refueling Wing with 1,500 members.

Other major associate units on TAFB include the 38th Cyberspace Engineering Installation Group, responsible for planning, engineering, installing, removing and relocating communications and information systems worldwide for the Air Force. The Defense Logistics Agency, Defense Distribution Center Oklahoma City, Oklahoma, provides TEAM TINKER with 24-hour distribution support in more than 3.1 million square feet of space.

The 72d Civil Engineer Directorate (CE) enhances TAFB's mission capability by providing world class, efficient and effective support to sustain, restore, modernize, and protect TAFB's facilities, infrastructure, and environment. CE and other Wing organizations support over 31,000 military, civilian, and contractor personnel. There are over 21 million square feet in 1,737 buildings and structures on TAFB.

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Our objectives for this service contract reflect the above mission statement. Specifically, the provider shall:

- Maintain and repair TAFB's facilities and infrastructure, both built and natural, to ensure the delivery of war-winning expeditionary capabilities to the war fighter;
- Continue to modernize the installation so that essential facilities and services are available to carry out assigned missions on-time and within budget;
- Encourage on-base development patterns which minimize land use conflicts;
- Continuously improve services and capabilities to meet our mission and achieve our vision.
- Contribute to energy conservation and the efficient use of real property facilities and infrastructure; and
- Promote a visually pleasing Base through implementation of architectural compatibility and landscape development.

Ultimately, the Base Civil Engineering Government and Contractor team is responsible for proper stewardship and management of TAFB's valuable resources and compliance with applicable laws, directives, and regulatory requirements. TAFB's family housing, potable water, sanitary sewer system and primary electrical distribution systems have privatized; therefore, the Service Provider (SP) is responsible for coordinating work requirements with the various privatization contractors. The Performance Work Statement (PWS) which follows provides specific requirements.

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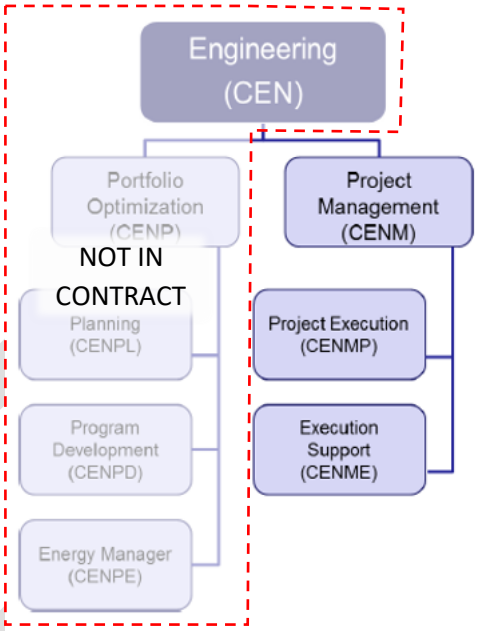
1. INSTALLATION ENGINEERING

1.1. Description of Services. The engineering division combines the requirements of comprehensive planning, programming, Comprehensive Asset Management Plan (CAMP) integrator, and executor for base level facility/infrastructure requirements that exceed the operations division in-house capabilities and are within the engineering division capability to execute. Responsibilities remain the same with regards to tenants and other agencies/units providing funding for maintenance, repair or capital improvement projects, or opportunities. The division is a lean cradle-to-grave project development and execution organization.



The functional organization chart is designed to provide a reference to how the Air Force Civil Engineer (CE) community organizes and labels both similar trade crafts as well as overall operations. This Performance Work Statement (PWS) will make use of this convention to provide consistency with all other published guidance and training for civil engineers. The service provider (SP) is not required to organize their staff in this manner.

The Service Provider (SP) shall provide all personnel, supervision, and resources necessary to perform comprehensive engineering and execution support services for the 72d Civil Engineer Directorate at Tinker Air Force Base. The objective of this contract is to provide a flexible and responsive engineering capability to execute the installation's facility and infrastructure requirements.

1.1.1. Major Functional Areas.

1.1.1.1. Project Management and Execution (Section 2.2). The SP shall provide comprehensive project management and execution services for the installation's facility sustainment, restoration, modernization, and construction programs. These services are delivered via a combination of a Baseline Support Team and Orderable Indefinite Delivery, Indefinite Quantity (IDIQ) Services. The detailed requirements for this function are defined in Section 2.2 of this PWS.

1.1.1.2. Execution Support (Section 2.3). The SP shall provide the Baseline technical support functions necessary for all engineering operations. This includes managing the installation's Installation Geospatial Information & Services (IGI&S)/GeoBase Program, providing Computer-Aided Design and Drafting (CADD), and delivering General Technical Support such as engineering evaluations and program management. The detailed requirements for this function are defined in Section 2.3 of this PWS.

1.1.1.3. Operations Engineering (Section 3.0). The SP shall establish an Operations and Maintenance Engineering Capability, functioning as a dedicated Requirements and

Optimization (R&O) element, specifically supporting facilities occupied by reimbursable customers (e.g., CSAG, Navy, DLA). This includes applying an asset lifecycle approach, executing the Sustainment Management System (SMS) BUILDER program, and developing prioritized maintenance and capital improvement plans to maximize the return on customer investments. The detailed requirements for this function are defined in Section 3.0 of this PWS.

1.1.1.4. Information Systems & Security. The SP shall comply with all Government requirements for the use of information systems and the protection of data.

a) DAF-Mandated IT System Non-Disclosure Agreement (NDA): Without exception, all SP and subcontractor employees requiring access to the designated Government IT system of record (currently NexGen IT) must complete and sign the DAF-standard NDA. Signed NDAs shall be submitted to the Services COR prior to access being granted.

1.1.2. Definitions.

1.1.2.1. Services Contracting Officer's Representative (Services COR): The Government official designated in writing by the Contracting Officer to perform specific technical and administrative functions for this Engineering Services contract. The Services COR is responsible for evaluating the SP's overall contract performance, approving SP invoices, assessing Quality Performance Indicators (QPIs), issuing general tasking, and providing overarching contract direction.

1.1.2.2. Project Contracting Officer's Representative (Project COR): The Government official designated in writing by the Contracting Officer to administer a specific, third-party design or construction contract (e.g., SABER, MACC, A&E contract) that the SP is tasked with supporting or managing. For day-to-day project execution, the SP's project managers and inspectors report to, advise, and act on behalf of the Project COR. The SP holds no privity of contract with the third-party construction/design contractor and must route all formal direction, approvals, and contract modifications through the Project COR.

1.2. Government Imperatives. Imperatives document the Government's most critical priorities for this contract. The SP shall align all staffing, resources, and management efforts to ensure these imperatives are met.

1.2.1. Project Management Imperatives.

1.2.1.1. dFSRM Program Execution. The SP's primary function is the successful, on-time, and on-budget lifecycle execution of the entire annual dFSRM program. The Government's expectation is that the SP's FFP-LOE Baseline Team will manage this workload proactively and efficiently.

1.2.1.2. OC-ALC M&R Program Execution. The SP shall provide a dedicated team for the successful, on-time, and on-budget lifecycle execution of the entire annual OC-ALC

M&R and CIP programs. The Government's expectation is that this dedicated element of the FFP-LOE Baseline Team will manage this workload proactively and efficiently.

1.2.1.3. Support for Centrally Funded Programs. When tasked via an IDIQ order, the SP shall provide project management or dedicated liaison services for the Government's highest-value and highest-risk projects, including all MILCON and Centrally Funded FSRM efforts.

1.2.1.4. Foundational Execution Support. The SP shall provide responsive and accurate execution support services. This includes maintaining the authoritative IGI&S and record drawing libraries, providing timely technical evaluations, and ensuring all enabling data products are of sufficient quality to support effective portfolio planning, requirement development, and project execution.

1.2.1.5. Data Integrity and Portfolio Visibility. The SP shall maintain complete and accurate data for the entire CEN portfolio. The Government relies on the SP's timely reporting and data management in NexGen IT and the Master Project Schedule to make strategic decisions. Data accuracy is a paramount concern.

1.2.1.6. Strategic Workforce Transition and Knowledge Transfer. A critical imperative of this contract is the seamless and cooperative transition of functions to government performance. The SP shall actively support the Government's multi-year insourcing strategy by providing comprehensive knowledge transfer and process documentation. This is not a secondary duty; it is a core performance requirement. The SP's methodology for this support shall be detailed in the Contract Transition Plan (CDRL A016), and its execution shall be documented in the Functional Area Continuity Binders (CDRL A017).

1.2.2. Operations Engineering Support Imperatives

1.2.2.1. Data-Driven Asset Management. The SP shall maintain accurate and current asset data through the rigorous execution of the Sustainment Management System (e.g., BUILDER) program. This includes meeting the mandate for assessing 20% of the customer facility portfolio annually, ensuring all condition assessments, equipment inventories, and warranty data are continuously updated in the designated Government IT systems.

1.2.2.2. Strategic Lifecycle Planning. The SP shall transition customer facility management from a reactive posture to a proactive, lifecycle-based strategy. The SP shall develop and maintain dynamic, five-year Maintenance Master Plans (MMPs) and specific infrastructure programs (e.g., roofs, HVAC) to prioritize investments and inform out-year programming.

1.2.2.3. Technical Quality Assurance and Commissioning. The SP shall act as the technical authority for customer facility investments. This imperative requires the SP to review all statements of work, design specifications, and material submittals, and to participate in final inspections to ensure the Government receives mission-capable, maintainable, and fully warranted products.

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2. PROJECT MANAGEMENT.

2.1. Definitions of Program Categories. For the purposes of this PWS, all engineering project management and execution services are categorized into two primary scopes of work:

2.1.1. Baseline FFP-LOE Scope: This category represents the standing, day-to-day workload managed by the contractor's Firm-Fixed-Price Level of Effort (FFP-LOE) Baseline Support Team. It consists of the following programs:

a) Decentralized FSRM (dFSRM) Program: Includes all projects executed with decentralized FSRM, Unfunded Requirements (UFR), and other local Operations & Maintenance (O&M) funding streams. The Baseline Support Team is responsible for the full lifecycle management of these projects IAW Section 2.2.2. This support explicitly requires a proactive execution strategy, which includes developing Request for Proposal (RFP) packages in the fiscal year prior to execution (FY-1) to maintain an "on-the-shelf" project pipeline, and managing those packages through the solicitation and award process during the fiscal year of funding.

b) OC-ALC Funded Program: Includes all real property projects funded by the Oklahoma City Air Logistics Center (OC-ALC), including both their Maintenance & Repair (M&R) and Capital Investment Program (CIP) portfolios. The Baseline Support Team shall provide a dedicated element for the full lifecycle management of these projects IAW Section 2.2.2. This dedicated element shall execute requirements in direct alignment with the annual 3-year Integrated Priority List (IPL) published by the 76th Maintenance Support Group (76 MXSG), preparing and advancing project packages based on the priorities established in this 1-N list to meet the ALC's programmatic requirements.

c) Centrally Managed Programs (Baseline Liaison): Includes projects funded as MILCON or designated by AFIMSC/AFCEC as Centrally Funded FSRM projects that are executed by an external agency (e.g., USACE, AFCEC). The Baseline Support Team shall provide routine technical liaison and coordination support for these projects IAW Section 2.2.2.4, serving as the installation's representative to ensure compliance with local standards and mission requirements.

2.1.2. Orderable IDIQ Scope: This category includes all other project-specific services that are ordered on an as-needed basis via the Indefinite Delivery/Indefinite Quantity (IDIQ) CLINs defined in this contract. These services are managed via Task Orders IAW Section 2.2.3 and typically include:

a) Centrally Managed Programs: Projects funded as MILCON or designated by AFIMSC/AFCEC as Centrally Funded FSRM projects (CTO). These programs fall under IDIQ scope when the Government determines the project requires dedicated "Cradle-to-Grave" execution or "Stand-Alone Liaison" support that exceeds the Baseline Team's liaison responsibilities.

b) Reimbursable Customer Programs: Project-specific work funded by reimbursable customers (e.g., Navy, DLA) who do not maintain a programmed, multi-year pipeline

of projects with the 72 ABW/CEN. Because these requirements are typically ad-hoc "inserts" or "one-off" projects that arise unpredictably throughout the year, their execution is managed via IDIQ to protect the Baseline team's programmed workload.

c) Other Specified Efforts: Any other discrete project or acquisition support task ordered by the Government that falls outside the planned scope of the Baseline FFP-LOE services. This explicitly includes out-of-cycle "inserts," urgent requirements, and emergencies identified by the Base Civil Engineer (BCE) for package development and award within the same fiscal year they are identified.

2.2. Project Management and Execution. The SP shall provide comprehensive engineering project management and execution services under the direct oversight and authority of the designated Project COR. These services shall be delivered through an optimally sized, on-site support team responsible for executing all FFP-LOE continuous functions as well as a baseline volume of anticipated IDIQ services (based on historical workload data). To accommodate unpredictable workload surges, emergency "inserts," and specialized IDIQ task orders beyond the on-site baseline, the SP shall maintain the robust capability to dynamically scale support utilizing a mix of on-site augmentation and off-site (reachback) engineering workforce. While the SP is responsible for the day-to-day management of project execution, all actions shall be performed on behalf of the Government and are subject to Project COR review and approval. The SP is not authorized to provide formal direction to other contractors or approve any change that affects a project's cost, schedule, or scope.

2.2.1. Process Documentation and Knowledge Transfer. All processes and standard operating procedures (SOP) used to perform the project management and execution functions described in this PWS shall be fully documented and maintained in the appropriate Functional Area Continuity Binder IAW CDRL A017. This documentation is a core deliverable of the contract to support the Government's strategic workforce transition objectives.

2.2.2. Provide Baseline Project Management & Program-Level Support (FFP-LOE). The SP shall provide a Baseline Support Team responsible for the overall management and tracking of the entire CEN Capital Project portfolio and for performing the following routine, program-level support functions:

2.2.2.1. Portfolio Management & Reporting. The Baseline Team shall:

2.2.2.1.1. Prepare and maintain a Master Project Schedule for all active design and construction projects across the entire CEN portfolio, regardless of funding source or executing agent, IAW CDRL A001 (Master Project Schedule). The SP shall use this schedule as the basis for communicating project milestones and status to Government PMs and customers.

2.2.2.1.2. Coordinate, schedule, and provide appropriate notification for all routine, urgent, and emergency utility outages, road closures, and facility disruptions. The SP shall prepare and submit all required Outage Request forms through the designated Government system or, in its absence, via the Government-approved format, on behalf of the project execution agent.

2.2.2.1.3. Prepare and submit a weekly Design and Construction Status Report to the Government IAW CDRL A004 (Weekly Design and Construction Status Report).

2.2.2.1.4. Be responsible for the timely and accurate entry and management of all project information within the designated Government IT system(s) (e.g., NexGen IT, Kahua) IAW CDRL A005 (NexGen IT System Management Plan) and Air Force provided guidance and direction on use of Government IT system. The standards for timeliness and accuracy are defined in the associated CDRL and will be monitored as part of the Government's Quality Assurance program.

2.2.2.1.5. Prepare draft funding document packages (e.g., AF Form 9, MIPR) for CE projects as directed by the Government. The SP has no authority to commit or obligate Government funds. The SP shall be responsible for tracking the status of these funding actions and reporting on them in the Weekly Design and Construction Status Report (CDRL A004).

2.2.2.1.6. Project & Program Records Management. The SP shall be responsible for establishing and maintaining the official Government project file for all projects managed under this contract. The SP shall develop and adhere to a Government-approved Records Management Plan IAW CDRL A013. This plan will define the standard file structure, naming conventions, and location for all project documentation, including designs, reports, correspondence, and official forms. The Government shall have unrestricted access to all project records at all times.

2.2.2.2. Data Call & Acquisition Support. The Baseline Team shall:

2.2.2.2.1. Be responsible for compiling, formatting, and delivering all required project and program data to the Government in support of Higher Headquarters (HHQ) and local data calls (e.g., IPL, MILCON Program Call, etc.). All data shall be delivered in the format and by the suspense date specified in the Government's request.

2.2.2.2.2. Provide technical acquisition support to the Government by developing Draft Acquisition Packages IAW CDRL A010 (Acquisition Support Package) for new or follow-on local design and construction contract programs, including but not limited to SATOC, SABER, MACC, AE IDIQ, and PAVING IDIQ vehicles. This support includes developing the full documentation (PWS, specifications, IGEs, market research, etc.) as directed by the Services COR. An acquisition support package is considered contractually delivered only upon acceptance by the Services COR and the cognizant Contracting Officer, signifying it is of sufficient quality for solicitation. The SP's support to the Contracting Office shall include, but is not limited to: (a) assisting in the development of responses to offeror questions during the solicitation period, and (b) providing technical input to the Government's evaluation of proposals, as requested by the Services COR.

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2.2.2.3. Baseline Program Execution. The FFP-LOE Baseline Support Team shall be responsible for the complete lifecycle execution of the Baseline Programs defined in Section 2.1.1 (dFSRM and OC-ALC M&R). The Baseline Team shall perform all necessary functions, including but not limited to:

2.2.2.3.1. Project Planning & Programming Support (FY-2 to FY-5): Developing Project Assessed Amounts (PAAs) to support the planning, programming, and IPL development of future requirements. The SP shall validate the scope of work with the requestor, conduct site visits, coordinate with appropriate base agencies (safety, fire, environmental, etc.), and prepare a preliminary project cost estimate IAW UFC 3-740-05. The SP shall incorporate all required supporting documents (drawings, sketches, photos) to justify the requirement, recommend a method of contracting, and propose a construction timeline.

2.2.2.3.2. Requirements & Design Development (FY-1): Developing comprehensive requirements packages for all projects within the Baseline Programs designated for the upcoming fiscal year (FY-1). The objective is to proactively build and maintain a robust, "on-the-shelf" pipeline of executable projects prior to the year of funding. All packages shall be prepared in accordance with the specific method of execution (e.g., SABER, MACC, etc.) as directed by the Government and shall be of sufficient quality and completeness for solicitation. All packages are subject to the acceptance criteria defined in CDRL A006. As part of this package development, the SP shall develop and submit two distinct Independent Government Estimates (IGEs) for each project: 1) A Procurement IGE ("Should-Cost") developed strictly IAW standard estimating tools for Contracting Office use, and 2) A Programming IGE ("Will-Cost") developed by applying documented local market trends to the Procurement IGE to ensure accurate programming and funding requests. A package is considered contractually delivered only upon written acceptance by the Project COR, signifying it is of sufficient quality and completeness for solicitation by the Contracting Office. The SP shall be responsible for making all necessary corrections required during Government reviews in a timely manner.

2.2.2.3.3. Solicitation and Award Support (Year of Funding): For projects in the current year of execution, the SP shall transition accepted "on-the-shelf" packages to the active procurement phase. This includes finalizing and routing the package to the Contracting Office and providing continuous technical support through contract award. Support shall include, but is not limited to: developing draft Government responses to offeror Requests for Information (RFIs) for Project COR approval, facilitating pre-bid site visits, and providing technical evaluations of contractor proposals as requested.

2.2.2.3.4. Construction Management: Providing comprehensive, on-site construction management for all Baseline Program projects. This includes:

a) Performing on-site Quality Assurance (QA) inspections to monitor and document construction. The SP shall utilize the Three-Phase Quality Control

process (Preparatory, Initial, Follow-up) for all definable features of work. The frequency of inspections shall be commensurate with the size, complexity, and risk of the project, as determined by the Project COR. Where Journeyman Inspectors are utilized, the designated Lead Inspector shall perform documented oversight inspections at critical project milestones and major features of work. All inspection activities shall be documented IAW CDRL A007 (Construction Inspection Record). The SP inspector shall serve as the Government's 'eyes and ears' on the project site. The SP inspector has no authority to direct the construction contractor. All potential issues, deficiencies, or required changes identified during inspections shall be documented and immediately reported to the Project COR for formal direction.

b) Managing, tracking, and reviewing all construction submittals and RFIs and providing a formal, documented recommendation for approval or rejection to the Project COR.

c) Prepare complete, draft contract modification packages (including SOW, IGE, and technical justification) for Project COR review and approval.

d) Reviewing construction contractor progress payment requests for accuracy and completeness and providing a formal, documented recommendation to the Project COR.

2.2.2.4. Installation Liaison for Externally Executed Programs. For all projects executed by an external agent (e.g., USACE, AFCEC) that do not have dedicated liaison support ordered via IDIQ, the Baseline Support Team shall serve as the installation's routine technical liaison. This support shall include, but is not limited to:

a) Ensuring appropriate Key Personnel attend meetings (e.g., design reviews, pre-construction conferences, progress reviews) as the installation's technical representative.

b) Performing technical reviews of design submissions and providing consolidated comments back to the executing agent on behalf of the installation.

c) Reviewing construction submittals sent to CE for input (typically includes fire and life safety systems, architectural finishes, and all equipment that will be maintained by CE) to ensure compliance with installation standards and mission requirements, and providing a technical recommendation to the Project COR.

d) Performing technical review of Requests for Information (RFIs) sent for CE input to ensure compliance with installation standards and mission, and providing a technical recommendation to the Project COR.

e) Performing site visits to monitor project progress. The frequency of site visits shall be determined by the Project COR, but shall be conducted at a minimum of once per week during active construction. All liaison site visits and significant

observations shall be documented IAW CDRL A011 (Weekly MILCON/External Agency Liaison Report).

f) Facilitating and coordinating all installation-level requirements for the executing agent, including but not limited to: required utility outages, staging, site access requests, and base civil engineer work clearance requests (e.g., AF Form 103 / Dig Permits).

2.2.2.5. Contract by Requestor (CBR) Oversight. The Baseline Support Team shall provide technical oversight and coordination for Contract by Requestor (CBR) projects. CBRs are defined as projects generated, funded, and procured by other base organizations or tenants that alter, add to, or affect Tinker AFB real property, infrastructure, or industrial processes. The SP's role is to protect the Government's real property interests throughout the CBR lifecycle by performing the following functions:

a) Technical Design Review: The SP shall perform in-depth technical reviews of CBR design, equipment installation, and solicitation packages provided by the requesting organization. The SP shall verify the proposed work complies with the Installation Facility Standards (IFS), UFCs, life safety codes, AT/FP, and cybersecurity requirements. The SP shall provide consolidated written comments and recommendations to the Project COR within ten (10) working days of receiving the package for review.

b) Construction Observation & Coordination: The SP shall provide on-site observation of CBR construction activities to ensure the tenant's contractor does not negatively impact existing base infrastructure or operations. The frequency of these observations shall be commensurate with the complexity of the project and the risk to base infrastructure, as determined by the Project COR. Observations shall be documented IAW CDRL A007 (Construction Inspection Record). The SP has no authority to direct the tenant's construction contractor. Any observed safety violations, unapproved utility connections, or deviations from the approved design shall be immediately reported to the Project COR.

c) CBR Closeout and Capitalization: The SP shall actively facilitate the collection of required real property documents from the requesting organization. The SP shall make and document weekly attempts to obtain final as-built drawings, O&M manuals, and draft DD Form 1354s from the requestor upon notification of construction completion. The SP shall review received documents for accuracy, process them into the appropriate CE systems (e.g., NexGen IT, drawing vault), and submit the final DD Form 1354 package to the Project COR within ten (10) working days of receiving acceptable documents from the requestor.

2.2.2.6. Portfolio Warranty and Closeout Management. The Baseline Support Team shall manage the warranty and administrative closeout processes for all completed real property projects across the entire CEN portfolio, regardless of executing agent. This function includes:

a) Managing the installation's warranty program by tracking all active warranty periods within the designated Government IT system of record (e.g., NexGen IT) IAW current DAF playbooks. The SP shall proactively schedule and conduct end-of-warranty inspections prior to expiration (e.g., conducting a 9-to-11 month inspection for a standard 12-month warranty), and prepare all necessary warranty claim documentation for the Project COR to enforce contractor corrections.

b) Managing the project closeout process by ensuring all required deliverables (e.g., as-built drawings, O&M manuals, training certifications) are received from the construction contractor. The SP shall ensure these deliverables are correctly filed IAW the Records Management Plan (CDRL A013) and distributed to the appropriate CE Operations (CEO) shops. The SP shall prepare the final DD Form 1354 package IAW UFC 1-300-08 and current DAF guidance for Project COR signature and submission to the Real Property Office.

2.2.3. Orderable Project-Specific Services (IDIQ). The Government may issue individual Firm-Fixed-Price (FFP) or Labor-Hour Task Orders against the corresponding IDIQ CLIN(s) for the discrete, project-specific services defined below. These services are intended for Centrally Managed Programs (e.g., MILCON, Central FSRM), reimbursable O&M customers, or other efforts that exceed the scope of the FFP-LOE Baseline Team.

2.2.3.1. Full-Lifecycle Project Management. This task is intended for large, complex, or high-risk projects where the installation is the primary executing agent. This task order shall NOT be used for projects where an external agency (e.g., USACE, AFCEC) is the executing agent. For projects designated by the Government as requiring dedicated management beyond the capacity of the Baseline team, a Task Order may be issued for the SP to provide comprehensive, full-lifecycle project management. When this task is ordered, it shall be priced to encompass all applicable lifecycle functions, including requirements and design development (IAW 2.2.2.3.2), solicitation support (2.2.2.3.3), construction management (2.2.2.3.4), and closeout, as a single, integrated effort for that specific project.

2.2.3.2. Stand-Alone Requirements Package Development & Solicitation Support. For projects where the Government requires a discrete requirements package but not full lifecycle management, a Task Order may be issued for the SP to develop a complete design and RFP package. The package shall be prepared in accordance with the specific method of execution (e.g., SABER, MACC Design-Build) as directed by the Government and IAW the requirements of CDRL A006. This task includes all necessary CADD/drafting support to produce the package, as well as subsequent technical support to the Contracting Office during the solicitation phase (answering RFIs, evaluating proposals).

2.2.3.3. Stand-Alone A&E Design Management. For projects where the Government has or plans to contract directly with a third-party Architect-Engineer (A&E) firm for design services, a Task Order may be issued for the SP to act as the Government's technical representative for design management. The SP shall perform all duties IAW CDRL

A009, including conducting design reviews, managing correspondence, and providing a final recommendation for design acceptance.

2.2.3.4. Special Acquisition Support. A Task Order may be issued for the SP to provide a dedicated Draft Acquisition Package, prepared IAW CDRL A010, for either of the following non-recurring efforts:

a) The full documentation package for a new, large-scale construction contract vehicle not previously identified in Section 2.2.2.2.

b) A complex acquisition package (SOW, IGE, Market Research) to support the award of a single, uniquely complex project Task Order that exceeds the capacity of the Baseline FFP-LOE team (e.g., an urgent, high-visibility end-of-year fallout project requiring immediate contract award).

2.2.3.5. Stand-Alone Construction Inspection Augmentation. For projects where the Government retains overall Project Management duties but requires dedicated on-site Quality Assurance, a Task Order may be issued for the SP to provide on-site inspection services for a specified period of performance. All inspection activities shall be documented via Daily Inspection Reports (IAW CDRL A007).

2.2.3.6. Stand-Alone External Agency Liaison. For externally-executed projects requiring a level of dedicated, on-site support that exceeds the baseline liaison function described in Section 2.2.2.4, a Task Order may be issued for the SP to provide dedicated liaison and QA support. The SP shall provide Weekly Liaison Reports to the Services COR IAW CDRL A011 (Liaison Report).

2.3. Execution Support.

2.3.1. Baseline Execution Support Team (FFP-LOE). The SP shall provide a Baseline Execution Support Team responsible for performing all routine Installation Geospatial Information & Services (IGI&S), CADD/Drafting, and general engineering support functions. This is a Firm-Fixed-Price (FFP) Level-of-Effort (LOE) requirement. All processes and standard operating procedures used to perform the portfolio management functions described in this section shall be fully documented and maintained in the appropriate Functional Area Continuity Binder IAW CDRL A017.

2.3.1.1. IGI&S / GeoBase Management. The Baseline Execution Support Team shall perform all necessary activities to manage the installation's GeoBase program IAW all applicable directives. All geospatial data management shall adhere to the standards defined in CDRL A012 (IGI&S Management Plan). This includes:

2.3.1.1.1. Maintaining the authoritative installation geospatial data in the designated Air Force IT system (e.g., AFGIMS) and ensuring compliance with SDSFIE standards.

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2.3.1.1.2. Developing, updating, and maintaining all required utility, infrastructure, and facility data layers, including space utilization data in a format compliant with NexGen IT and any other DAF-mandated enterprise systems.

2.3.1.1.3. Performing QA/QC on, and recommending Government acceptance of, all geospatial data from other sources (e.g., A&E firms, construction as-builts) to ensure compliance with standards and checklists defined in the Government-approved IGI&S Management Plan (CDRL A012).

2.3.1.1.4. Performing routine data conversions and preparing maps for Government and authorized external entities upon request. Routine map and data requests shall be completed within one (1) working days of receipt, unless a different timeline is mutually agreed upon with the requestor based on complexity. Map requests shall be tracked and completed IAW CDRL A003 (Map & Data Request Log).

2.3.1.1.5. Supporting the installation Geospatial Integration Office (GIO) working group, to include assisting with scheduling meetings and providing draft meeting minutes to the Services COR.

2.3.1.2. CADD & Drafting Services. The Baseline Execution Support Team shall:

2.3.1.2.1. Perform all routine drafting services, manage the CE drawing vault, and maintain all master facility plans and infrastructure drawings IAW CDRL A013 (Records Management Plan). This includes digitizing records, providing copies upon request, and providing drafting support for all locally developed project efforts.

2.3.1.2.2. As-Built Drawing Quality Control. The Baseline Execution Support Team shall perform a quality control review of all as-built drawing submittals received from the Project Management and Execution element to ensure they are complete, legible, and adhere to the standards defined in the Records Management Plan (CDRL A013) before they are formally accepted into the master record set.

2.3.1.2.3. Be responsible for updating all as-built drawing data into the CADD and GIS systems within 60 days of receipt from the Project Management and Execution element. Performance against this timeline shall be tracked and reported in the Weekly Status Report (CDRL A004).

2.3.1.3. General Technical Support. The Baseline Execution Support Team shall provide general engineering support to the 72d Civil Engineer Directorate and its customers. This support includes, but is not limited to, the following functions:

2.3.1.3.1. Engineering Evaluations (Formal Work Requests). For all engineering evaluation requests received as formal work tasks through the designated Government IT system (e.g., NexGen IT), the SP shall:

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a) Manage and maintain a prioritized backlog. The SP shall work with the Services COR to prioritize all open evaluation requests based on mission impact, life-safety, and other Government priorities.

b) Perform engineering evaluations to assess facility deficiencies and conduct code compliance reviews (e.g., Life Safety Analyses), providing a comprehensive written report IAW CDRL A002. These evaluations require the SP to identify the root cause of the deficiency or compliance issue, formulate technical solutions, and assess downstream system impacts. This support is for determining the viability and scope of a potential follow-on project or ensuring safe facility utilization and is distinct from routine maintenance troubleshooting (which is the responsibility of the CE Operations Contractor).

2.3.1.3.2. General Engineering Assistance (Ad-Hoc Support). For all other requests for technical assistance that are not formal work tasks, the SP shall provide SME support to the CE Operations Division, other base customers, and other SP elements as tasked by the Services COR. This support may include, but is not limited to, answering technical questions, attending meetings, or providing other consultation requests. Report the status of all active assistance requests in the Weekly Status Report (CDRL A004).

2.3.1.3.3. Installation Facility Standards. The SP Chief Engineer shall coordinate and co-chair an annual review working group to develop and provide annual updates to the Installation Facility Standards (IFS) for Government review and approval IAW CDRL A014. The SP's key personnel SMEs shall provide technical recommendations to the Chief Engineer for inclusion. The SP shall ensure the latest version of all approved IFS documents is maintained in the Government system of record (currently WBDG.org).

2.3.1.3.4. Installation Program Support. The SP shall provide technical management and advisory support for various installation programs. This includes preparing and delivering meeting minutes, position papers, or technical recommendations as required for the Traffic Safety, AT/FP, Corrosion Control, and other engineering programs as designated by the Services COR. The status and level of effort for this advisory support shall be tracked and reported in the Weekly Status Report (CDRL A004).

2.3.1.3.5. Emergency Response Support. The SP shall provide emergency response support, including on-call availability for damage assessment surveys, within 60 minutes of initial notification to respond from the CE Damage Control Center (DCC) or designated Government representative. All assessment activities shall be documented and delivered in a Damage Assessment Report IAW CDRL A015.

2.3.1.3.6. Airfield Maintenance Contract Support. As directed by the Services COR, prepare and deliver the complete solicitation package for the annual Runway Rubber Removal and Pavement Marking contract (which typically includes both

Spring and Fall execution phases). Upon contract award, provide technical oversight and quality assurance support during execution in coordination with the designated Government representative.

2.3.1.3.7. Excavation Permit Program Management. The SP shall manage the installation's excavation permit program. This includes receiving and processing all AF Form 103s, coordinating with all required base agencies, and issuing the final, approved permit on behalf of the Government. The SP shall also be responsible for developing and providing training to base contractors on the proper procedures for submitting excavation permits.

2.3.1.3.8. Reimbursable Customer Program Support. The Baseline Execution Support Team shall provide general technical support to reimbursable customers (e.g., Navy, DLA) as defined in a separate Inter-Service Support Agreement (ISSA). This support is limited to general engineering evaluations (CDRL A002) and program-level assistance. All project-specific requirements package development, design management, and construction management for these customers shall be executed via the Orderable IDIQ Services defined in Section 2.2.3.

2.3.2. Orderable Surveying Services (IDIQ). The Government may issue an IDIQ Task Order for the SP to perform specialized or large-scale engineering surveys. All routine, minor survey work required to support the Baseline Team's drafting and design package development (e.g., locating a single utility manhole, verifying dimensions for a small concrete pad) is included in the FFP-LOE CLIN. This IDIQ CLIN is for discrete survey efforts, including but not limited to:

a) Large-area topographic or boundary surveys (e.g., a topographic survey for an entire project site greater than one acre).

b) Formal aircraft mishap investigation support.

c) Other specialized engineering surveys or studies as defined in the specific Task Order.

3. OPERATIONS ENGINEERING

3.1. Operations Engineering. The Contractor shall establish an Operations and Maintenance Engineering Capability for CSAG, Navy, and DLA occupied facilities listed in Appendix 4.4.6. Work closely with Operations personnel to provide analysis of built and natural infrastructure asset data. Apply an asset lifecycle approach to continually measure the performance of assets with respect to predicted lifecycle performance and use that analysis to ensure the CE's investment plans minimize risk to the mission and maximize the Air Force's return on investment. The Government will review and approve/disapprove all long range plans directed by the Government. Work with Government Requirements and Optimization (R&O) to align and de-conflict all investments for example, preventive maintenance, in-house repair or replacement, and renovation/replacement by contract investments. Ensure facility and infrastructure systems changes, including in-house repair or replacement, and as-built update

recommendations based on findings from facility assessments are updated to as-built drawings, in SMS BUILDER database, and Equipment Information System Database (EISD) within 60 days after transfer and acceptance of DoD real property. Review SOWs, contract specifications, requests for proposal, and material submittals for construction/repair projects to ensure the Government receives mission capable/high performing/maintainable/warranted products. Provide on-demand technical expertise to COR for any contract project. Attend pre-final inspections, final inspections, and BOD's to ensure proper construction, code compliance, and maintainability checks are complete. Analyze customer work orders with respect to planned investments on assets to validate the requirement and inform investment timing. Support coordination on planned in-house work orders through CE R&O. Input and maintain warranty data for RPIE installed under CEO portfolio. Provide engineering technical support to CEO for execution of a preventive maintenance program. Through design review, ensure the reliability and maintainability of reimbursable customers' real property equipment. Meet the intent of AFI 32-1001 and PAD 12-03 Operations Engineering Element, Requirements & Optimization section. Contractor shall execute the following requirements:

3.1.1. Workload Baseline and Annual Reconciliation. The scope of Operations Engineering services is directly tied to the total gross square footage (SF) of the facilities occupied by the designated reimbursable customers. To ensure fair compensation and accurate workload management, the SP and the Government shall utilize the following reconciliation process:

3.1.1.1. Initial Baseline: The initial FFP-LOE pricing for this section is based on the facility list and associated square footage provided in Appendix C. This appendix represents the Day 1 baseline.

3.1.1.2. Multi-Use Facilities: For facilities occupied by both a supported reimbursable customer and an unsupported tenant (e.g., a standard Air Force unit funded via 3400-O&M), the SP's workload and the associated square footage shall be calculated on a pro-rata basis. The SP shall utilize the official Air Force Real Property records (NexGen IT) to determine the exact percentage of the facility assigned to the reimbursable customer and apply that percentage to the total facility SF to determine the supported workload.

3.1.1.3. Annual Reconciliation Process: The total supported square footage will fluctuate over the life of the contract due to new construction, demolitions, and mission realignments.

a) No later than the end of the 10th month of each period of performance (Option Year), the SP shall submit a consolidated Facility Footprint Reconciliation Report.

b) This report shall detail all additions and deletions to the supported facility list (Appendix C) that occurred during that period of performance, citing the official DD Form 1354 or Real Property record update as justification.

c) The report shall calculate the net change (positive or negative) in supported square footage.

d) Upon Government COR review and Contracting Officer approval, the net change in square footage shall be multiplied by the pre-negotiated, per-square-foot adjustment

rate established in the contract Pricing Matrix. The resulting value shall be used to adjust the FFP-LOE CLIN for the subsequent Option Year.

3.1.2. Maintenance Master Plan (MMP). Contractor shall maintain and manage a MMP to ensure execution of an effective preventive maintenance program. Contractor shall provide capital improvement planning recommendation to maintain the industry standard for life cycle costs for each customer's facilities. Contractor shall develop, implement and manage an effective MMP as a dynamic database with monthly updates to production control. (reference CDRL A011 Appendix 4.6) The MMP shall include the following tasks:

3.1.2.1. Contractor shall apply engineering evaluations with considerations for energy opportunities and equipment reliability to identify and recommend a prioritized listing of maintenance and repair projects for out-year programming by Engineering Division (CEN).

3.1.2.2. Contractor shall manage the databases and provide recommended periodic adjustments with respect to preventive maintenance, work scheduling, and project priorities as conditions of Tinker AFB facilities change. Contractor shall adjust requirements not only to meet the needs of the base, but must evolve to incorporate changes for work process refinements, technology advancements, regulatory updates, manpower adjustments and material costs.

3.1.2.3. Contractor shall complete and incorporate performance inspections of at least 20% of each reimbursable customer's building square footage per year (Type A, B, S and LS), all units of measure, and all MDI's annually, and 100% every 5 years, and enter the inspection results into SMS BUILDER database. Inspections shall follow the Direct Condition Rating method. Contractor shall conduct condition assessment on facilities for systems IAW Sustainment Management Systems Playbook, including applicable appendices for each system, using ASTM 1557, Uniformat II nomenclature, IAW the BUILDER Sustainment Management System (SMS) 9-Point direct rating method. The facility system components shall include but not be limited to the seven key systems: Exterior Enclosure (B20), Roofing (B30), Interior Construction (C10), Plumbing (D20), HVAC (D30), Fire Protection (D40), and Facility Electrical (D50). Other systems are to be performed on an as-needed basis: Foundations (A10), Basement Construction (A20), Superstructure (B10), Staircases (C20), Interior Finishes (C30), Conveying Systems (D10), and Site Improvements (G20). Assessments shall be performed by qualified personnel in their perspective field having trade license in the State of Oklahoma and minimum of 4 years of experience post licensure. Data captured shall include as a minimum the following: Manufacturer, mod unique identifier, capacity, quantity, installation date, location, photographs, condition, etc. Equipment shall be identified using the current operation standard nomenclature. Contractor's facility inspections ratings shall take into account service request and work request information. Contractor shall provide briefing of inspection results to user at completion of each facility inspection.

3.1.2.4. Contractor shall provide continuous data updates as technicians identify during PM/CM. All data captured shall meet the Air Force data confidence requirements.

Contractor shall provide support and make corrections for data confidence measures as required to meet Air Force KPI's.

3.1.2.5. Contractor shall ensure Licensed PE or Certified Plant Engineers (CPE) are on staff to provide expertise, advice, and counsel to operations to represent multi-disciplines requirements for facility and infrastructure maintenance for customers. Contractor shall provide engineering support to ensure the best technical, economical, and energy efficient solutions are implemented in CE Operations Management Contractor's predictive maintenance program and real property repairs for customers' facilities.

3.1.3. Base Infrastructure Programs. Contractor shall develop and maintain facility and real property equipment five-year plans as part of a comprehensive maintenance program to provide recommended planning for out-year repair and replacement requirements for reimbursable customer budgeting. Five-year plans shall be provided for roofs, boilers, chillers, HVAC systems, electrical systems, fire protection systems, plumbing systems, compressed air systems, roads, parking lots, airfield pavements, exterior paints for the facility, and restrooms. These plans shall be updated annually. Contractor shall meet the programs and plans requirements of AFI 32-1001 (reference CDRL A012 provided in Appendix 4.6).

3.1.4. Equipment Information System Database (EISD). Contractor shall maintain and update current EISD provided by Government for all Tinker's facilities. Contractor shall enter existing equipment data in EISD to "Builder SMS" utilizing Uniformat II, Classification for Building Elements. The data entries shall include as a minimum the following: unique identifier, location, Manufacturer, model number, serial number, capacity, quantity, installation date, photographs, condition utilizing the builder color scheme, etc.. Equipment shall be identified using the current operation standard nomenclature such as facility number-equipment type-sequence number. The EISD must be monitored to ensure information updated and captured correctly correlates to CE Computerized Maintenance Management System (CMMS)'s Recurring Maintenance Schedule, or next generation software system. When discrepancies are identified, Contractor shall make effort to ensure correct and acceptable resolution between EISD and CMMS. Contractor shall update and populate EISD with information gathered through their inspections and processes. Contractor shall ensure that existing systemic approach to equipment categories standardizing Preventive Maintenance by PMTL are continued and constantly updated for all Tinker's facilities. Changes to PMTL shall be coordinated through R&O prior to implementation.

3.1.5. Pavement Condition and Bridge Inspection. Contractor shall assist AFCEC in completing condition inspections on 100% of airfield pavement, base wide roads, driveways, bridges, and parking lots. Contractor shall provide escort, coordinate with Base Operations and Security Forces for the EAL and VEAL, provide as-builts and maps, and review AFCEC inspection results. AFCEC will enter inspection results into USACE's PAVER database. Contractor shall revise existing bridge load ratings where AFCEC indicates bridge conditions have changed. Revised bridge load ratings will be done IAW the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) Manual for Condition Evaluation of Bridges, latest edition, AASHTO Publication No. MCEB-2-M Evaluation of Bridges. Bridge load ratings shall include Military Load Classification (MLC) vehicles IAW UFC 3-310-08, paragraph 2-3.6. Contractor shall review preliminary and final detailed reports

prepared by AFCEC. In addition to supporting AFCEC inspections, Contractor shall complete inspections for specific airfield pavements, base wide roads, driveways, bridges, and parking lots IAW ASTM D6433-99 as needed to support individual projects.

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4. SERVICES SUMMARY.

4.1. Performance Standards. The contract performance standards are summarized into key Performance Objectives (PO). The specific metrics, thresholds, and financial deductions associated with each objective are detailed in the Quality Performance Indicator (QPI) Table located in Appendix E. Data and/or documentation validating compliance with a respective metric shall be submitted to Government within five working days after close of evaluation cycle. SP shall provide Quality Performance Indicator (QPI) Supporting Documents and Information.
Table 4.1 - Performance Objectives.

QPI	Performance Objective
QPI-1: Key Personnel Staffing	Maintain a fully staffed team of qualified Key Personnel to lead FFP-LOE execution.
QPI-2: Core FFP-LOE Program Design Production (FY-1)	Execute timely development of design/RFP packages to maintain an "on-the-shelf" pipeline.
QPI-3: IDIQ Task Order Schedule Adherence	Ensure timely delivery of discrete, project-specific services ordered via IDIQ.
QPI-4: Cost Estimating Accuracy (Local Market Alignment)	Provide highly accurate, realistic programming cost estimates that account for local market conditions to ensure effective funds management.
QPI-5: Construction Cost Control	Proactively manage construction execution to minimize cost growth.
QPI-6: Critical Engineering Evaluations	Provide rapid assessments for critical facility deficiencies impacting life safety or mission.
QPI-7: Routine Backlog Health	Actively manage the backlog of routine engineering evaluations to prevent stagnation.
QPI-8: General Engineering Assistance	Provide timely ad-hoc technical support to Operations and base customers.
QPI-9: As-Built & Geospatial Data Integrity	Maintain accurate master facility records and geospatial data.
QPI-10: Project Closeout (DD 1354)	Ensure timely administrative closeout to support Real Property capitalization.
QPI-11: Timely & Accurate Reporting	Ensure reliable delivery of all programmatic data and CDRLs.
QPI-12: Installation Facility Standards (IFS)	Maintain current, accurate, and coordinated base standards.
QPI-13: General Compliance & Open CARs	Prevent repeated performance failures in areas not explicitly covered by other QPIs.

*Note: Government's preferred method of surveillance and per Appendix A2.1.2 (Records Management) will be by Government's performance monitors review and inspection of records which have been developed and maintained by the SP to assess SP's performance. Additionally, performance monitors will use their developed records and independent inspections to validate SP assessment.

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**Unexecuted requirements shall not be continuously carried over. The remaining requirement below 100%, which were not executed for a given performance period shall be performed or corrected prior to the end of next measurement period.

4.2. Government Surveillance. SP performance will be inspected to determine if it meets the contract standards. A variety of surveillance methods may be used.

4.2.1. Government Quality Assurance. The Services COR will evaluate the SP's performance through inspections. The inspection may include inspection of the SP's Quality Control Inspection records, Quality Performance Indicators described in Section S6 of this PWS, deliverables, and/or performing independent inspection. The Services COR may inspect as part of the quality assurance program. The number of inspections may be increased because of repeated failures, quality control inspection results and/or because of repeated valid customer complaints. Likewise, the Government may decrease the number of quality assurance inspections if performance dictates. The Services COR may inspect the work performed or being performed by shop personnel by making unannounced and/or scheduled visits. The Services COR may request sub-contractor presence during these meetings. The subcontractor shall be available on site within two hours' notice if in the local area and by appointment if subcontractor is not.

> 4.2.1.1. Any action taken by the CO as a result of surveillance will be according to the terms of this contract. Any matter concerning a change to the scope, prices, terms or conditions of this contract shall be referred to the CO and not to the Services COR.

4.2.2. Government Observations. The Services COR will perform inspections to ensure SP compliance with the PWS and will record the results of inspection, noting the date and time of inspection. The Government will perform inspection of completed and work in progress covered under this PWS. This includes checking hard copy and/or electronic data. The SP is required to provide the Government access to all hard copy and electronic stored data. If inspection indicates unacceptable performance, the Services COR or designee will notify the SP and the CO of the deficiencies for correction. The SP shall be given reasonable time after notification to correct the unacceptable performance if such correction is possible. The length of time allowed to correct the problem will depend upon the requirement and the deficiency, and the SP shall notify the Services COR of the time needed for correction. The Services COR will document minor nonconformances and observations on the Services COR certification form. The Services COR may document contract nonconformances (critical, major or minor) or unresolved customer complaints using a Corrective Action Request (CAR). CARs shall be returned to the originator complete with corrective action plan (CAP), planned start date and planned completion date within 5 working days from the date of notification, unless directed otherwise by the CO. Delinquent or unresolved CARs will affect SP's QPI rating. CAPs shall be based on the root cause of the nonconformance and shall include both a description of the suggested correction to eliminate the noted finding and the action(s) taken to prevent the likelihood of recurrence. Specific actions will be taken to determine if other areas are impacted by the nonconformity. Upon CAP completion date, originator shall perform a verification inspection and document results on the CAR document. Upon successful completion of a verification inspection the originator shall recommend closure of CAR. If a verification inspection fails, the CAR will be considered unresolved until a successful verification inspection is accomplished.

5. RELATED PUBLICATIONS.

Publication	Location
CE DASH	
CE Playbooks	https://usaf.dps.mil/teams/10041/CEPlaybooks/Pages/PlaybookViews.aspx
Unified Facilities Guide Specifications	http://www.wbdg.org/ffc/dod/unified-facilities-guide-specifications-ufgs
Unified Facilities Criteria	http://www.wbdg.org/ffc/dod/unified-facilities-criteria-ufc
Department of the Air Force E-Publishing	http://www.e-publishing.af.mil
Whole Building Design Guide	http://www.wbdg.org
DoD Supplemental Technical Criteria	http://www.wbdg.org/ffc/dod/supplemental-tecnical-criteria
Technical library	
Nexgen landing page	

Note: All publications are considered current and / or latest version. SP shall stay current with publications and forms by reviewing and accessing them within sixty (60) calendar days after publication. If indicated version is superseded, SP should submit workload changes (if any) due to publication changes and declare to the Government / Services COR.

6. SPECIAL TRAINING, CERTIFICATIONS AND LICENSING REQUIREMENTS

The SP shall provide a staff of qualified personnel necessary to accomplish all FFP-LOE tasks in this PWS, as well as capability to surge capacity as required to execute IDIQ services within timelines provided in each delivery order. The Government requires personnel performing specific functions to meet the minimum qualifications outlined below.

6.1. Inspector Qualifications. All personnel assigned to perform construction inspection duties shall meet the qualifications for one of the following tiers:

6.1.1. Lead Inspector: Must have a minimum of seven (7) years of construction inspection experience in their respective discipline (Civil, Architectural, Mechanical, Electrical). Additionally, they must possess the USACE Construction Quality Management (CQM) for Contractors Certificate and the applicable discipline-specific ICC Commercial Inspector Certification.

6.1.2. Journeyman Inspector: Must have a minimum of two (2) years of construction inspection experience and must possess an ICC Commercial Building Inspector Certification. Journeyman Inspectors must be directly supervised by a designated Lead Inspector.

The SP shall provide a roster of all personnel performing inspection duties, their assigned tier, and proof of their qualifications to the Services COR for approval prior to them performing any work. At no time shall a Journeyman Inspector be the sole inspector assigned to a Centrally Managed Program project (e.g., MILCON), or any project exceeding $3M in value, without the direct on-site oversight of a Lead Inspector.

6.2. Project Manager Qualifications. All personnel assigned to perform project management duties shall meet the qualifications for one of the following tiers:

6.2.1. Senior Project Manager: Must have a minimum of seven (7) years of experience managing the design and construction of commercial/industrial facilities projects. Experience must include cost estimating, schedule management, and scope development. Must possess a Project Management Professional (PMP) certification or a bachelor's degree in engineering, architecture, or construction management.

6.2.2. Project Manager: Must have a minimum of three (3) years of experience in project management or construction administration. Project Managers must work under the guidance and oversight of a Senior Project Manager for all projects exceeding $1M in value.

6.3. Key Personnel. The SP shall provide an on-site staff of qualified personnel necessary to accomplish all FFP-LOE tasks in this PWS. The positions listed in the table below are considered Key Personnel. The SP shall designate in writing to the Services COR the specific individuals filling each of these roles. The qualifications listed are the Government's minimum requirements for these designated key positions and do not represent the full manning required to perform the work. The Government reserves the right to review the qualifications of any individual assigned to this contract and to reject any individual who does not meet the minimum requirements for

their assigned role. Deviations from minimum qualifications must be approved by the CEN chief on a per instance basis.

Table 6.3 – Key Personnel Requirements

Key Position	Minimum Requirement	Special Training, Certification, or Licensing Requirement
Civil Engineering Services Program Manager	One (1) person with at least (10) years of experience at the flight level and with at least seven (7) years of experience managing, providing, operating, and maintaining highly complex infrastructure and facilities.	Bachelor's or master's degree in engineering or architecture from an ABET/NCARB Accredited University. *WENG 400, *WENG 519, *WMGT 322, *WMGT 422, *WMGT 423, *WTSS 200
Chief Engineer	One (1) person with at least 10 years of experience as a registered professional engineer/architect, with at least five (5) years of experience in facilities management, and operations maintenance experience, and at least two (2) years of experience supervising a multi-disciplinary engineering team.	Bachelor's or master's degree in engineering or architecture from an ABET/NCARB Accredited University and registered as set forth by the Statutes regulating Registered Architects/Professional Engineers. *WENG 400, *WENG 519, *WMGT 322, *WMGT 423, *WTSS 200
Senior Project Manager (Minimum of 2)	At least seven (7) years of experience managing the design and/or construction of commercial/industrial facilities projects. Experience must include cost estimating, schedule management, and scope development.	Bachelor's or master's degree in engineering or architecture or construction management from an ABET/NCARB Accredited University. Project Management Professional (PMP) certification OR registered as set forth by the Statutes regulating Registered Architects/Professional Engineers.
Project Manager	At least three (3) years of experience in project management or construction administration.	Bachelor's or master's degree in engineering, architecture, or construction management; OR possess a PMP certification or PE/RA license.

Key Position	Minimum Requirement	Special Training, Certification, or Licensing Requirement
Lead Engineers(Min: 1 Civil, 1 Structural, 2 Mechanical, 2 Electrical, 2 Fire Protection)	At least seven (7) years of experience in their respective discipline, with at least five (5) years in a project lead role.	Bachelor's or Master's degree from an ABET accredited University and licensed as a Professional Engineer (PE) in the respective engineering discipline. *WENG 400, *WENG 519, *WENG 550, *WENG 555, *WMGT 322, *WMGT 422, *WTSS 200
Lead Architects(Minimum of 2)	At least seven (7) years of commercial (non-residential) project experience, with at least five (5) years in a project lead role.	Bachelor's or a Master's Degree in architecture from an NCARB Accredited University. Registered Architect (RA) license is required. *WENG 400, *WENG 519, *WMGT 322, *WMGT 422, *WTSS 200
Engineering Antiterrorism (AT) POC	At least One (1) of the designated Lead Engineers/Architects shall serve as the Engineering POC for Annual Vulnerability Assessments and Joint Staff Integrated Vulnerability Assessments (JSIVA) managed by the 72 ABW ATO.	DoD Secret Security Clearance
IGI&S/GeoBase Manager	At least five (5) years of experience managing an enterprise-level GIS program.	+GIS Professional (GISP) certification.
Lead Construction Manager	At least seven (7) years of experience in construction management for commercial/industrial projects, with at least three (3) years in a lead CM or QC Manager role.	+Certified Construction Manager (CCM) certification.
Lead Civil/Structural Inspector	At least five (5) years of experience performing construction inspection with a focus on earthwork, concrete, foundations, and structural steel.	Required: +USACE CQM for Contractors Certificate ANDICC Structural Steel & Bolting or ICC Structural Concrete Certification.

Key Position	Minimum Requirement	Special Training, Certification, or Licensing Requirement
Lead Architectural Inspector	At least five (5) years of experience performing construction inspection with a focus on building envelope, roofing, interior finishes, and life safety/code compliance.	Required: +USACE CQM for Contractors Certificate AND ICC Commercial Building Inspector Certification.
Lead Mechanical Inspector	At least five (5) years of experience performing construction inspection with a focus on HVAC, plumbing, and industrial process piping systems.	Required: +USACE CQM for Contractors Certificate AND ICC Commercial Mechanical Inspector Certification.
Lead Electrical Inspector	At least five (5) years of experience performing construction inspection with a focus on power distribution, lighting, fire alarm, and low-voltage systems.	Required: +USACE CQM for Contractors Certificate AND ICC Commercial Electrical Inspector Certification.

**AFIT Civil Engineering Technical Courses listed (WENG, WMGT, etc.) shall be completed within twelve (12) months of assignment unless a waiver is granted by the Services COR.*

+Certifications highly desired at time of appointment and required within 12 months of appointment

7. APPENDICES LIST

APPENDIX A – CONTRACTOR SERVICES

APPENDIX B – GOVERNMENT FURNISHED PROPERTY AND SERVICES

APPENDIX C – HISTORICAL WORKLOAD DATA

APPENDIX D – CONTRACT DATA REQUIREMENTS (CDRL)

APPENDIX E – SERVICES SUMMARY

APPENDIX F – GFP ATTACHMENT