Performance Work Statement
Kansas City District
Air Route Traffic Control Center, OSS/OCC and Child Care Facility
250 S. Rogers Road; 280 S. Rogers Road; 300 S. Rogers Road, Olathe, KS 66062

This PWS contains -
Snow removal with period of performance:
Base Year October 1st, 2026 to September 30th, 2027
Option Year 1 October 1st, 2027 to September 30th, 2028
Option Year 2 October 1st, 2028 to September 30th, 2029
Option Year 3 October 1st, 2029 to September 30th, 2030
Option Year 4 October 1st, 2030 to September 30th, 2031
For all of the following address:
250 S Rogers Rd.
280 S Rogers Rd
300 S Rogers Rd.
Olathe, KS 66062

and

Grounds Keeping with period of performance:
Base Year January 1st, 2026 to December 331st, 2026
Option Year 1 January 1st, 2027 to December 331st, 2027
Option Year 2 January 1st, 2028 to December 331st, 2028
Option Year 3 January 1st, 2029 to December 331st, 2029
Option Year 4 January 1st, 2030 to December 331st, 2030
For all of the following address:
250 S Rogers Rd.
280 S Rogers Rd
300 S Rogers Rd.
Olathe, KS 66062

Snow/Ice Removal and Icy Conditions Services

Statement of Work

Federal Aviation Administration

Air Route Traffic Control Center, OSS/OCC and CCF

250 S. Rogers Road and 280 S. Rogers Road

Olathe, KS 66062

The Contractor shall provide all labor, materials, services, equipment, supervision, and insurance necessary to perform snow removal and ice treatment services for all sidewalks, parking lots, ramps, stair entrances, crosswalks, outlet islands, and other designated areas at the Federal Aviation Administration's Air Route Traffic Control Center (ARTCC), located at 250 South Rogers Road, Olathe, KS 66062, the Mid-States OCC/OSS Building, and the Child Care Facility (CCF).

The Point of Contact is the Environmental Unit SSC Manager at 816-509-8675. The only individuals authorized to place calls against this purchase order are the Environmental Unit SSC Manager, Coordinator, designated Acting Environmental Unit SSC Manager, and the COR. The FAA is only obligated under this agreement when services are ordered by one of these authorized individuals.

The Contractor shall be available 24 hours a day, 7 days a week, including weekends and all holidays. The Contractor shall provide the COR with a list of telephone numbers where the Contractor or an authorized representative can be reached at any time.

If a special call-out is required, the Contractor shall move equipment to the site and begin work no later than two hours after service is ordered.

Snow Removal Requirements

Snow removal and salting services shall be performed when measurable snowfall exceeds two inches, or when requested by an FAA-authorized representative. **Salt application only. The use of sand, cinders, ash, or other abrasive materials is prohibited.**

Services shall include scraping and clearing snow and ice from parking lots, sidewalks, ramps, stair entrances, and other designated areas shown on the attached facility plot/map.

Snow Shoveling Requirements

The Contractor shall shovel snow from sidewalks, crosswalks, outlet islands, and hard-to-reach areas not accessible by snowplow when snow accumulation exceeds one-half inch.

During continual snowfall over an extended period, the Contractor shall periodically remove snow and apply salt as necessary to keep sidewalks and crosswalks as free from snow and ice as possible.

Icy Conditions

Salting services shall be provided as soon as possible, but no later than two hours after a call is placed by an FAA-authorized representative. Sand shall not be used.

Salting shall include all sidewalks, ramps, stair entrances, and other designated areas within the facility compound, as shown on the attached plot/map.

Invoices

Separate invoices shall be prepared for the ARTCC, OCC, and CCF.

Protection of Property

The Contractor shall take all necessary precautions to avoid damage to Government and adjoining non-Government property. Any damage caused by the Contractor shall be repaired to its original or better condition at no expense to the Government.

All damage to public or private property, facilities, plots, or roadways caused by the Contractor shall be repaired to the satisfaction of the Point of Contact and/or Contracting Officer. Repair methods and timelines shall be coordinated within 10 days after notification of damage.

Vehicle Identification and Employee Access

The Contractor's vehicles shall be clearly marked with the Contractor's name for identification purposes. Contractor employees shall obtain any identification required by the Government authority when working on Government premises.

Facility Changes

The FAA reserves the right to add or delete facilities or areas to be treated on an as-needed basis at predetermined pricing in accordance with the Contractor's bid.

Attachment: ZKC Facility Compound Plot/Map

STATEMENT OF WORK

Grounds Maintenance

This Statement of Work (SOW) paragraphs, Contract Data Requirements List (CDRL) items, and Data Item Descriptions (DIDs) identify ground maintenance services requirements for ZKC Air Route Traffic Control Center, 250 S Rogers Rd, Olathe, KS 66062.

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1.0 Purpose

The purpose of this SOW is to obtain grounds maintenance services at Federal Aviation Administration, ZKC ARTCC, 250 S Rogers Rd, Olathe, KS 66062 by means of a combination firm fixed price and indefinite quantity contract.

1.1 General Requirements

The Contractor shall furnish all labor, supervision, equipment, and materials necessary to provide grounds maintenance services in accordance with the requirements specified herein. The operations to be performed shall include cutting grass, edging, fertilization, collection and disposal of litter and trash, vegetation cutting and removal, under-brushing, grassing, sodding, sprigging, erosion control, tree and shrubs pruning, tree and stump removal, Mulching, spring and Fall Cleanup, and other miscellaneous services as described herein. The use of herbicides to accomplish certain grounds maintenance functions may be permitted if approved by the ACO in accordance with provisions covered in paragraph 3.2.3.

2.0 Reserved

3.0 Requirements

All contractors and subcontractors working on-site must comply with Federal Government requirements for entering a government facility. There must be someone on the grounds crew that can communicate and understand English. All crew members will have to have Real Id's to enter the FAA gate.

This campus includes the following three (3) facilities: Air Route Traffic Control Center (ARTCC)- approximately 267,716 sq ft Field Maintenance Program (FMP)- approximately 35,280 sq ft Childcare Facility (CCF)- approximately 25,004 sq ft. Grounds keeping/landscaping services will be completed the same day that they are started.

3.1 Facility hours

Facility operational hours are 24 hours a day, seven days a week.

3.2 Management

The Contractor shall manage the total work effort associated with the ground's maintenance services required herein to assure fully adequate and timely completion of these services. Included in this function there will be a full range of management duties including, but not limited to, planning, scheduling, report preparation, and quality control. The Contractor shall provide an adequate staff of personnel with the necessary management expertise to assure the performance of the work in accordance with sound and efficient management practices.

3.2.1 Work Control

The Contractor shall implement all necessary work control procedures to ensure timely accomplishment of work requirements, as well as to permit tracking of work in progress. The Contractor shall plan and

schedule work to assure labor, equipment, and material are available to complete work requirements within the specified time limits and in conformance with the quality standards established herein. Verbal scheduling and status reports shall be provided when requested by the Government Representative.

3.2.3 Herbicides

The Contractor shall be licensed by the applicable State agency to provide vegetation control in the categories specified in this contract. All work shall be under the superintendence of a certified, responsible individual, and in accordance with Federal, State, local, and activity laws and requirements. All chemicals (that meet or exceed EPA environmental standards), labor and equipment necessary to perform the required grounds keeping and vegetation control services will be contractor furnished.

3.2.3.1 Control Methods

The Contractor shall utilize only herbicides registered by the Environmental Protection Agency. Use shall be in strict compliance with label directions for the control of the target weeds. Herbicides selected, application rates, and application techniques shall have the prior approval of the ACO.

3.2.3.2 Contractor's Superintendent

During the execution of all work involving the handling and/or use of herbicides, the Contractor shall give the job his personal supervision or shall have on the job a responsible and competent representative with the authority to speak and act for him. The whereabouts on the activity of the supervisor shall be made always known to the Government Representative when work is performed.

3.2.3.3 Uncertified Personnel

Uncertified personnel who apply pesticides shall have been employed in weed control for a minimum of 30 days and have received training in:

(a) Selection, application, and evaluation of appropriate control procedures.

(b) Safe and effective application techniques, and the calibration and use of all equipment required.

(c) Handling, storage, and transfer of pesticide materials as required.

(d) Reading, interpreting, and following herbicide label instructions.

(e) Use and maintenance of all required safety equipment.

(f) The consequences of preparing a herbicide to be given or sold to an individual other than an authorized employee of the Contractor or regulatory official.

(g) Procedure for handling herbicide spills, including reporting procedures.

(h) The security of vehicles and equipment.

3.2.3.4 Pesticide Use Records

The Contractor shall prepare, submit, and maintain daily records of herbicide usage. This record shall be filled out daily as weed control operations are performed, and all entries must be completed within 24 hours of chemical usage. Completed records shall be made available upon request for inspection and shall be forwarded to the ACO with the monthly invoice for each month following the month of operation. Records which are rejected by the ACO due to improper preparation shall be resubmitted by the Contractor at no additional cost to the Government.

3.3 Continuity of Services.

To ensure continuity of essential services, the successful bidder shall be prepared to fully commence work on the start date of this contract and should not assume that Government or previous Contractor employees will be available to guide, direct, or specifically orientate each Contractor employee.

3.4 Maintenance Level I (Administrative Areas)

The Contractor shall provide grounds maintenance services in maintenance level I areas at the times and frequencies specified herein. Attachment (1) one provides information about the size, location, and layout of the land parcels which make up maintenance level I areas.

3.4.1 Grass Cutting

All grass areas located within this maintenance level shall be cut to a uniform height between (3) three and (4) four inches at the frequencies or once per week or as requested. If any bare ground within the limits of an area becomes vegetated with grass, weeds, or other similar growths through natural spread, i.e., not artificially planted, it shall be maintained as part of the basic contract. Prior to cutting, any trash, paper, or other debris that would detract from the finished appearance of the cut or present a safety hazard shall be removed. Such debris includes but is not limited to paper, cans, bottles, limbs, pinecones, rocks, and other such objects within the maintenance area, and shall include trash, paper, dead leaves, and other debris lodged in shrubs, hedges, fences, and along foundation and other walls. Debris shall be disposed of the activity the same day as collected. Grass cutting is to be accomplished free of scalping, rutting, bruising, and uneven and rough cutting. Cutting equipment shall have sharp cutting edges which produce a neat, clean, and even cut. Use of cutting equipment which is out of adjustment, thereby causing streaks or irregularities, uneven cutting, plowing, or gouging of the soil shall not be permitted. Ground speeds and mower speeds shall be synchronized to ensure effective cutting action. After cutting, grass shall have a uniform height. Grass clippings shall not be wind rowed or allowed to be deposited in piles or clumps. Grass clippings shall be uniformly distributed over the mowed area. Grass areas

close or adjacent to buildings, hydrants, parking lots, manholes, fences, trees, hedges, and shrubs are included in mowing requirements, and may require hand mowing. Trimming around trees, shrubs,

flower/shrub beds, cultivated areas, poles, walls, valves, and other similar objects shall be accomplished to match the height and appearance of the surrounding mowed grass.
Trimming may be accomplished by hand clipping, by using "weed eater" type equipment, or by herbicide treatment. Trees and shrubs shall not be damaged by trimming operations. Trimming with herbicide treatment shall be confined to an area extending l2 inches from the object being trimmed. Grassed areas, trees, or shrubs which are killed or damaged because of Contractor's work shall be repaired or replaced by the Contractor at no cost to the Government. Trimming operations shall be considered a part of grass cutting and shall be accomplished concurrently (same day) with grass cutting operations. Grass cutting will not be considered complete until all trimming operations are accomplished. Grass clippings and trimmings shall be removed from sidewalks and other paved areas the same day the grass is cut.

3.4.2 Edging

All sidewalks, driveways, street edges, curbs, other paved areas, and shrubbery areas located within this maintenance level shall be edged in accordance with the frequencies specified above (Para. 3.4.1). Edging shall create a l/2 inch wide and l inch deep clear zone immediately adjacent to the paved surface. All edging shall be by mechanical means. The edging operation shall include removal of grass and other vegetation which has encroached onto street and other paved surfaces from adjoining grass areas. Where driveway or street pavement edge is not discernable due to grass encroachment, a straight and even line approximating the edge of pavement shall be established and maintained. The edging operation shall produce neat, clean lines along the sidewalks and other areas edged, and shall be accomplished free of scalping, rutting, bruising, uneven and rough cutting. All vegetation growing in the following areas shall be removed during the edging operation:

(l) Sidewalk and driveway expansion joints and cracks.

(2) Street/driveway curbing expansion joints.

(3) Cracks between curbing and street/driveway pavement.

For continued maintenance of vegetation growing in cracks and expansion joints, herbicide treatment may be utilized to reduce the amount of mechanical work. The use of herbicides shall not be allowed for the purpose of eliminating or reducing normal mechanical edging along straight paved edges (sidewalks, etc.). Debris generated by edging operations, which fall on or is thrown on sidewalks, on curbs, in gutters, streets, or is thrown on nearby sod, causing an unsightly appearance, shall be removed from the site the day of the edging operation and disposed of the activity.

3.4.3 Tree, Plant, and Shrub Pruning

Shrubs, bushes, hedges and cultivated plants shall be pruned (2) two times per season to maintain a healthy and neat appearance. All clippings and debris shall be removed from the site the same day and

disposed of off the activity.

Pruning shall be accomplished to:

1) Evenly form and balance the shrub, bush, or plant to shape it according to its natural growth habits. "Box" or "circular" shaping is not acceptable, except with hedges. Hedges shall be sheard or pruned, as appropriate, to maintain their established shape and appearance.

2) Remove dead, damaged, or diseased wood. If the entire shrub or tree should die, at the discretion of the SSC:

a) Replace the plant with an acceptable shrub or tree

b) Remove the entire plant to 6 inches below ground level. The hole and any other surface damage caused by removal shall be filled with topsoil, fertilized, raked and seeded.

3) Remove vines, tree sprouts or any other extraneous vegetative growth from under or on the shrubbery.

4) Prune or remove growth in front of windows, over entrance ways or walks, or where vision is obstructed at street intersections.

Additional services for trees are outlined as follows:

Dormant Oil:	Reduces the population of scale insects during dormant Periods.
Spring Fertilization:	Improves disease and insect resistance, and drought tolerance, during summer months
Spring Pest Control:	protects young foliage by reducing leaf chewing insects. (Foliar fertilizer)
Summer Pest Control:	continued protection against bagworms and mites.
Fall Fertilization:	Deep root feeding for winter hardiness and spring vigor.

3.4.4 Cultivation and Mulching of Shrubs, Hedges, and Flower Beds

Shrubs, hedges, and flower beds shall be cultivated and mulched twice per season. Cultivation includes weeding of shrubs, hedges, and flower beds. Cultivation shall be extended a sufficient distance from bases of shrubs to ensure their protection from damage by lawn mowers, and trimmer/edger's, and to provide proper care for the plants, but in no case less than 18 inches. Cultivation shall be extended to a depth of 2 inches; care being taken that the roots of the plants are not damaged.

Removal of grass, weeds, rocks, and debris encountered during cultivation shall be considered part of cultivation. All edges shall

be worked to a neat and true line. All timber, brick, concrete, aluminum, or plastic bed edging shall be realigned as needed. Mulch in bed areas such as wood bark chips, pine straw, etc., shall be well groomed after removal of weeds, rocks, etc. Additional mulch, of the same type as existing, shall be provided and placed around all shrubs and flower beds as required to maintain a minimum depth of three inches. Shrubbery without existing mulch shall be mulched to a minimum depth of (2) two inches with an excellent grade of oak mulch.

3.4.5 Fertilization

The Contractor shall furnish and uniformly apply a complete balanced fertilizer, broadleaf and crabgrass control for each season as defined below.

Spring Application: **(March-April)**

Complete balanced fertilizer, broadleaf and crabgrass control.

Early Summer Application: **(May-June)**

Complete balanced fertilizer, broadleaf and crabgrass control.

Summer Application: **(June-July)**

Complete balanced fertilizer, broadleaf and crabgrass control.

Late Summer Application: **(June-July)**

Grub Control

Early Fall Application: **(August-September)**

Complete balanced fertilizer, broadleaf and crabgrass control.

Late Fall: **(October-November)**

Slow-Release Fertilizer for root development

Aeration: Reduces compaction, helps control thatch and increases water penetration

3.4.6 Trash and Litter Collection and Disposal.

The Contractor shall collect and dispose of trash and litter in all grass areas, plant and shrub beds, wooded areas, sidewalks, streets, and curbs in maintenance level I. All trash and litter shall be removed and disposed of the same day as collected.

4.0 Definitions

As used throughout this SOW, the following terms shall have the meaning set forth below. Additional definitions are in the "DEFINITIONS" clause, Section I.

a. Where "as shown", "as indicated", "as detailed", or words of similar import are used, it shall be understood that reference is made to this specification and the drawings accompanying this specification unless stated otherwise.

b. Where "as directed", "as required", "as permitted", "approval", "acceptance", or words of similar import are used, it shall be understood that direction, requirement, permission, approval, or acceptance of the ACO is intended unless stated otherwise.

c. Administrative Contracting Officer (ACO). The individual designated by the Contracting Officer to administer the contract. Throughout this contract, the term ACO will be used to refer to the individual designated to administer the contract or his/her designated representative. See the "DEFINITIONS" clause, Section I.

d. Contractor. The term Contractor as used herein refers to both the prime Contractor and any subcontractors. The prime Contractor shall ensure that his/her subcontractors comply with the provisions of this contract.

e. Contractor Representative. A foreman, superintendent, or manager assigned in accordance with the "CONTRACTOR EMPLOYEES" clause, Section H.

f. Contract Discrepancy Report (CDR). A report issued by the ACO to the Contractor when performance is unsatisfactory. The Contract Discrepancy Report requires the Contractor to explain, in writing, why performance is unsatisfactory, how performance will be

returned to satisfactory levels, and how the recurrence of the problem will be prevented in the future.

g. Debris. Debris includes, but is not limited to, paper, cans, bottles, limbs, pine straw and pinecones, leaves, rocks, and other similar items.

h. Diameter at Breast Height (DBH). Diameter at Breast Height, as measured 4.5 feet above ground level.

i. Engineered Performance Standards (EPS). Engineered Performance Standards is a Department of Defense standard for determining man-hour requirements to perform various types of maintenance, repair, and housekeeping tasks.

j. Environmental Protection Agency (EPA). The Federal agency delegated with authority to enforce the Federal laws which are concerned with pollution of the environment.

k. Fertilization. Fertilization is the process of applying nutrient elements to the soil where the soil has become deficient in nutrients essential for proper plant growth.

l. Government Representative. The person(s) whom the ACO will designate by name and/or position title to conduct liaison between the Contractor and the ACO on matters pertinent to this contract and be his/her authorized representative.

m. Grass Cutting. Grass cutting shall include cutting and trimming, within the designated area, all grasses, weeds, and other vegetation which is one inch or less in diameter (at ground level).

n. Maintenance Level. A designation used to specify the frequency of services and type of ground maintenance required on a land parcel.

o. Parcel. A given area of land. Each area shown on maps accompanying this specification is divided into various parcels.

p. Pruning. Pruning is selectively removing unwanted growth to make a plant or tree grow or respond in a desired manner. Pruning differs from "shearing". Pruning involves selection and judgment. "Shearing" means clipping all growth on a plant at a uniform distance and shape.

q. Quality Assurance Program. A program implemented by the Government to provide some measure and control over the quality of services received. It is emphasized that the Government's quality assurance program is not a substitute for the quality control program implemented and administered by the Contractor.

r. Quality Assurance Evaluator (QAE). The Government employee responsible for the daily monitoring of Contractor performance.

s. Quality Control (QC). A method used by the Contractor to control quality of goods and/or services provided.