Performance Work Statement (PWS)
for
Student Housing

6th Combat Training Squadron
Nellis Air Force Base (AFB), Nevada

1.0 GENERAL This Performance Work Statement (PWS) specifies the lodging requirements for students of the 6th Combat Training Squadron (6 CTS) during their assignment to the Tactical Air Control Party (TACP) Formal Training Unit (FTU) at Nellis Air Force Base, Nevada.

2.0 BACKGROUND Lodging is required for 6 CTS students attending the TACP FTU/Initial Qualification Course (IQC) training pipeline typically lasting one year. On-base dormitories are insufficient to meet the required number of students. The Contracting Officer at the 99th Contracting Squadron (CONS) is the final authority for all matters pertaining to this PWS.

3.0 SCOPE The contractor shall provide 2- or 3-bedroom apartment style accommodations for students of the 6 CTS. The contractor will fully furnish all units or sub-contract to have accommodation fully furnished. The contractor shall provide all personnel, equipment, tools, materials, and supervision necessary to perform lodging services as defined herein.

3.1. **Capacity.** Accommodation for 24 TACP students will be needed no later than (NLT) 20 September 2026, with the ability to lodge a maximum capacity of up to 130 students NLT 01 June 2027. All rooms will be non-smoking.

Total Bed Capacity (Estimated)	NLT Date
24 students	20 September 2026
48 students	09 November 2026
72 students	25 January 2027
96 students	05 April 2027
130 students	10 May 2027

3.3. **Period of Performance (PoP).** The period of performance will be for a total of five years, with performance beginning 20 September 2026.

4.0 CONTRACTOR REQUIREMENTS The contractor shall be prepared to provide services 24 hours a day, 7 days a week and maintain an adequate workforce for the uninterrupted performance of all tasks. All accommodation in a single temporary living complex is desired but may be split between no more than four complexes if required.

4.1. **Facilities.**

4.1.1. **Proximity.** Accommodation shall be located within a 20-mile radius of Nellis AFB. This requirement is critical to ensure schedule adherence, training integrity, and the safety and well-being of the students.

4.1.2. **Health, Safety, and Security.** Properties must meet all federal, state, and local occupancy standards, including HUD's Housing Quality Standards (HQS). At a minimum, this includes:

4.1.2.1. Secure, deadbolt locks on all exterior doors.

4.1.2.2. Window locks on all accessible windows.

4.1.2.3. Adequate exterior lighting for parking lots and walkways.

4.1.2.4. Functioning smoke and carbon monoxide detectors in each unit.

4.1.2.5. Fire extinguisher in each unit.

4.1.2.6. Well-lighted and secure designated parking facilities on-site.

4.1.3. **Access Control.** Access to rooms will be limited to occupants and management in case of emergencies. Maintenance or other contractor staff may only enter with advance notice as defined in Section 4.2.3.1.

4.2. **Contractor Responsibilities.**

4.2.1. **Maintenance and Repairs.** The contractor shall have a system for tenants to report maintenance issues 24 hours a day, 7 days a week.

4.2.1.1. **Emergency Repairs:** (e.g., no water, no HVAC, major leak, electrical failure) The contractor must respond within 2 hours and initiate corrective action within 6 hours. If an emergency repair cannot be completed within 24 hours and the room is uninhabitable, the contractor shall provide an equivalent room at no additional cost to the USG until the repairs are completed.

4.2.1.2. **Non-Emergency Repairs:** (e.g., appliance malfunction, minor leak) The contractor must respond within 24 hours and complete repairs within 3 business days.

4.2.2. **Maintenance Notifications.** COR and/or Residence Manager must be informed of all maintenance service updates.

4.2.2.1. **Notification of Room Entry.** The contractor shall provide a minimum of 24 hours advance notice to COR and/or Residence Manager before any contractor or service technician enters an unoccupied lodging room, except in case of emergency.

4.2.3. **Accessibility.** Each room inhabitant will be issued a key upon arrival at the lodging facility.

4.2.4. **Student Rotation.** COR and/or Residence Manager will coordinate with the lodging manager for student rotations. In the rare event a student must stay beyond the issued lease duration or an additional room is needed, the COR and/or Residence Manager will contact the contractor for availability. Such changes require a modification to the contract issued by the Contracting Officer.

5.0 CONTRACTOR-FURNISHED PROPERTY, MATERIALS, AND EQUIPMENT (CFP/M/E) The contractor shall furnish or sub-contract all required materials and equipment to meet the terms of this PWS.

5.1. **Lodging Requirements.** Each accommodation shall be fully furnished as defined in this section. At a minimum, each unit shall include:

5.1.1. **Utilities & Environment:**

5.1.1.1. Refrigerated air conditioning and heating with individual temperature controls.

5.1.1.2. Rooms must be clean and free of rodents, insects, mold, and other unreasonable allergens.

5.1.1.3. At least one bathroom with a toilet, sink, mirror, and shower or tub/shower combination.

5.1.1.4. Adequate ventilation and at least one window.

5.1.1.5. A kitchen with a sink, stovetop, refrigerator, microwave, and counter space.

5.1.1.6. Internet Wi-Fi with a minimum speed of 30 Mbps.

5.1.2. **Furnishings:**

5.1.2.1. Necessary linens, blankets, towels, and washcloths.

5.1.2.2. A washer and dryer within the unit, or access to a laundry facility on the premises.

5.1.2.3. In each bedroom: at least one queen-sized bed with an inner-spring mattress, box spring, dresser, nightstand, and lamp.

5.1.2.4. In the kitchen: plates, bowls, glasses, silverware, pots, and pans.

5.1.2.5. In a common room: a television, TV stand, couch, coffee table, and a dining table with chairs.

6.0 ADDITIONAL AMENITIES/SERVICE

6.1. Facilities and courtesies customarily extended to occupants without charge (e.g., pools, lounges, general parking areas) shall be made available to USG personnel under this contract without additional charge.

6.2. Any extra services not specified in this PWS or not normally included in the room rate shall be paid by the individual.

6.3. Food service is not required in this contract.

7.0 QUALITY CONTROL (QC)

7.1. **Quality Control Plan (QCP).** The contractor shall develop and maintain an effective QCP to ensure services are performed in accordance with this PWS. The contractor shall develop and implement procedures to identify, prevent, and ensure non-recurrence of defective services. The QCP shall be submitted with the contractor's initial proposal.

7.2. **Quality Assurance.** The Contracting Officer's Representative (COR) will evaluate the contractor's performance under this contract in accordance with the deliverables outlined in this PWS and will submit monthly Contract Status Reports to the Contracting Officer.

8.0 SERVICES SUMMARY (SS) The following SS will be used to measure contractor performance (see Table 8.1).

Table 8.1: Services Summary

Performance Objective	PWS Paragraph	Performance Standard	AQL	Method of Surveillance
Unit Readiness & Availability	5.1	All lodging units must be fully furnished, clean, and meet all PWS requirements prior to the specified move-in date.	Zero deviations. All units must pass initial Government inspection before acceptance.	100% USG inspection prior to student occupancy.
Health, Safety & Security	4.1.2	All units shall have functioning deadbolts, window locks, smoke/CO detectors, fire extinguishers, and adequate lighting at all times.	Zero deviations. 100% compliance is required.	Periodic inspections by the COR; validation of any student complaint.
Emergency Maintenance Response	4.2.1.1	Contractor must respond to emergency repair requests within 2 hours and initiate corrective action within 6 hours.	No more than one failure per quarter.	Review of contractor maintenance logs; validation of 6 CTS Dorm Manager reports.
Non-Emergency Maintenance Response	4.2.1.2	Contractor must respond to non-emergency repair requests	No more than one failure per quarter.	Review of contractor maintenance logs; validation

		within 24 hours and complete repairs within 3 business days.		of student complaints.

9.0 DELIVERABLES The following deliverables shall be met by the contractor (see Table 9.1).

Table 9.1: Deliverables

Deliverable	Frequency/Timing	Submitted To/Recipient	PWS Reference
Contract Manager (CM) & Alternate Designee	In writing, prior to the start of the Period of Performance (PoP)	COR	10.1
Emergency Maintenance Response	Respond within 2 hours; initiate corrective action within 6 hours	6 CTS Dorm Manager or COR	4.2.1.1
Non-Emergency Maintenance Response	Respond within 24 hours; complete repairs within 3 business days	6 CTS Dorm Manager or COR	4.2.1.2
Notification of Room Entry	24 hours advance notice prior to entering an unoccupied student room	6 CTS Dorm Manager or COR	4.2.2.1
Room Key	Issued to each student upon check-in	6 CTS Students	4.2.3
Contractor Employee Identification	Worn at all times on lodging premises; displayed on all correspondence	General Public/USG personnel	10.2, 10.2.3
Explanation of Liability & Miscellaneous Charges	Verbally explained to each student as part of the check-in procedure.	6 CTS Students	13.2, 13.2.1

10.0 CONTRACTOR PERSONNEL

10.1. **Contract Manager (CM).** The contractor shall designate a CM and an alternate who shall have full authority to act for the contractor on all matters relating to this contract. The CM or alternate shall be designated in writing to the COR prior to the start of the PoP.

10.2. **Identification of Contractor Employees.** Contractor employees shall identify themselves as such in all interactions.

10.3. **Combating Trafficking in Persons.** The USG has a zero-tolerance policy regarding trafficking in persons. The contractor shall not engage in trafficking in persons, procure commercial sex acts, or use forced labor. The contractor shall notify its employees of this policy and take appropriate action against any employees who violate it, as described in FAR 22.17.

11.0 USG FURNISHED ITEMS The USG will not provide any property, materials, equipment, or services for this contract.

12.0 CHECK-IN/CHECK-OUT PROCEDURES AND ROOM ASSIGNMENTS

12.1. **Room Rosters.** The USG is responsible for identifying personnel who require lodging. The 6 CTS Residence Manager or COR will provide the contractor with a finalized apartment and roster at least 72 hours prior to each rental period's check-in date. The contractor shall not change the rosters provided by the USG.

12.2. **Check-In.** Contractor will provide keys to the Residence Manager who will then distribute to the students as needed.

12.3. **Check-Out.** The 6 CTS Residence Manager or COR shall confirm departure dates with the contractor and arrange for room inspections. Keys will be returned to the contractor once all check-out inspections actions are completed.

13.0 LIABILITY/MISCELLANEOUS SERVICE

13.1. The USG will not be responsible for any miscellaneous charges or damages incurred by students.

13.2. The contractor shall verbally explain to each student during check-in that miscellaneous charges (such as smoking in non-designated areas, damage charges, etc.) are not covered by this contract and will be charged to and paid by the individual.

13.2.1. As part of the check-in procedure, the contractor shall explain the liability clause and provide information on available services that are not included in the contract.

14.0 INVOICING AND PAYMENT

14.1. **General.** All invoices shall be submitted electronically via the Procurement Integrated Enterprise Environment (PIEE), in accordance with DFARS 252.232-7006. The contractor is responsible for maintaining an active account in PIEE.

14.2. **Invoice Submission Process.** The contractor shall submit a proper, itemized invoice on the last business day of each month for services rendered during that month.

14.2.1. Each invoice must be accompanied with supporting documentation, including a reconciled Monthly Student Roster and a Maintenance & Repair Log demonstrating compliance with PWS response times.

14.3. **Government Review and Acceptance.** The COR will review all invoices for accuracy and compliance. Upon verification that services have been satisfactorily performed, the COR will electronically accept the invoice in WAWF to authorize payment.

14.4. **Invoice Correction.** Invoices found to be inaccurate, or incomplete will be rejected in WAWF with a detailed explanation. The contractor is responsible for correcting all deficiencies and resubmitting a proper invoice.