PERFORMACE WORK STATEMENT
FOR (SWING, SLIDE, HANDICAP)
AUTOMATIC DOORS

LUKE AFB, AZ

updated 04 June 2026

1.0. Description of Services. The Contractor shall provide all management, tools, supplies, equipment, transportation, parts, and labor necessary to maintain, repair and replace the Automatic Doors at Luke Air ForceBase in a manner that ensures compliance with the standards of the industry and provides continuous and safe operation.

1.1. Maintenance, inspection, and repair service.

1.1.1. The Contractor shall provide quarterly preventive maintenance, inspections and repair service for all automatic doors identified in Appendix B, Data & Locations of this contract. Repairs shall be in accordance with accepted commercial practices, using parts and tools specified by the automatic door manufacturer.

1.1.2. The Contractor shall provide preventive maintenance, inspections and repair service which may consist of cleaning, oiling, adjusting, replacing parts, and maintaining the equipment, including all intervening calls necessary between regular services and calibrations. All required parts shall be provided and supplied by the contractor.

1.1.3. Contractor shall maintain the equipment in accordance with Conformance Standards, and the manufacture's specifications. Inspections, tests, and maintenance efforts shall be done under the general guidance of, and focus on compliance with:

a. ANSI A156.10 American National Standard for Power Operated Pedestrian Doors, encompassing automatic sliding, swinging and folding doors.
b. ANSI A156.19 American National Standard for Power Assist and Low Energy Power Operated Doors, encompassing doors that operate at slow speed with low power and can be remotely activated by a push switch/ plate or other remote activation device.
c. ANSI A117.1 or ADA compliance for accessibility
d. ANSI A156.27 Standard for Revolving Doors
e. UL or ETL Listing, or the equivalent

1.1.4. The contractor shall notify the Program Manager (PM) of repairs needed during Preventive Maintenance Inspections (PMI) periods. All deficiencies shall be corrected during the preventive maintenance service whenever possible. All repair work shall have a one (1) year parts and workmanship warranty, unless a manufacturer's parts warranty is greater than one (1) year, then the greater warranty shall prevail. User abuse or acts of God will void the warranty.

1.1.5. Replacement parts (not including consumables listed in paragraph 1.3.2) found to be required during PMI or general repair during the contract period will be charged in accordance with current prices, unless provided under warranty. Suppliers who paid invoices shall be submitted to the PM prior to electronic invoice submission for payment. Failure to furnish suppliers paid invoices may result in non-payment on invoice.

1.2. Service Calls (Unscheduled)

1.2.1. Response times for routine service calls shall not exceed 8 hours during Luke AFB normal operations, (7:00 am - 4:00 pm), excluding Weekends and Federal Holidays (e.g., since an 8-hour response time is required, and the operating hours are 7:00 a.m. to 4:00 p.m., then a call to the maintenance contractor at 2:00 p.m. would require a physical response from the maintenance contractor no later than 1:00 p.m. the following workday).

1.2.2. Contractor must respond with a phone call, email, or text message to the PM within one (l) hour after receiving notification of a service call through email or phone. Contractor will commence work within time specified and will proceed progressively to completion without undue delay.

1.2.3. The Contractor shall be required to report to the PM to log in (In person or phone is acceptable) once on base at Luke AFB. This check is mandatory. When the service is completed, the Field Service Engineers (FSE) shall document services rendered on a legible service report. The FSE shall be required to log out with the PM and submit the service report to the PM. All service reports shall be submitted to the equipment user for an "acceptance signature" (If the equipment user is not available, the FSE will note this on the report and submit it to the PM. The work will be considered accepted if no discrepancies are reported by the user within 24 hours.") and to the PM for an "authorization signature". If the PM is unavailable, a signed authorized copy of the service report will be sent to the Contractor after the work can be reviewed (if requested or noted on the service report). **(Electronic copies are acceptable)

1.2.4. There will be no additional charge for time spent at the site (during, or after the normal hours of coverage) awaiting the arrival of additional FSE and/or delivery of parts.

1.2.5. The Contractor shall immediately, but no later than 24 (twenty-four) consecutive hours after discovery, notify the PM (in writing) of the existence or the development of any defects in, or repairs required, to the equipment which the Contractor considers he/she is not responsible for under the terms of the contract. The Contractor shall furnish the PM with a written estimate of the cost to make necessary repairs.

1.2.6. The PM shall not provide tools, (test) equipment, service manuals or service diagnostic software to the contractor. The contractor shall obtain, have on file, and make available all operational and technical documentation which are necessary to meet the performance requirements of this contract. The location and listing of the service data manuals, by name and/or the manuals themselves, shall be provided to the PM.

1.2.7. Field Service Engineers (FSE) will be physically present, have proper test equipment, parts, and tools, and be ready to begin work within the times specified above. The contractor shall provide effective maintenance and repair of all equipment identified in this agreement.

1.3. Scheduled Preventive Maintenance Inspections

1.3.1. The contractor shall perform PMI service to ensure that equipment listed performs in accordance with Conformance Standards and the manufacturer's specifications. The contractor shall provide and utilize procedures and checklists with worksheet originals indicating work performed and actual values obtained provided to the PM at the completion of the PMI. The contractor shall provide written description of PMI. This description shall include an itemized list of the procedures performed, including electrical safety and dates that preventative maintenance has been done.

1.3.2. Contractor shall perform quarterly (Jan-Mar; Apr-Jun; Jul-Sep Oct-Dec;) PMI's, to tighten, adjust, clean, and lubricate door operators covered in this agreement. Labor hours will be at no additional charge. Consumable items such as grease, oil, hydraulic fluid, minor parts and/or materials under $25.00 per door, etc. as needed shall be supplied by the contractor at no additional charge to the government.

1.3.3. The contractor shall submit a schedule for all services described in this PWS to the COR for approval 10 days of contract award. The contractor shall not deviate from the approved schedule without prior approval from the Contracting Officer's Representative (COR). Permanent changes to the schedule must be submitted 10 days before implementation and receive COR approval before the Government will allow the proposed changes. The schedule may be submitted electronically using a file format compatible with Government software programs such as "Microsoft Office" software.

1.3.4. Schedule Changes. Occurrence based (non-permanent) schedule changes due to customer requests or base exercises shall be submitted to the COR.

1.3.5. All troubleshooting and minor repairs that can be made at the time of the PMI shall be conducted at the time the problem was found. Minor repairs and /or adjustments would be defined as something requiring less than 30 minutes of labor and consumable items/parts, including fuses, belts, or sensors. If the contractor doesn't have the consumable items/parts or manpower to make repairs (includes diagnosis), no additional charges (labor and parts) shall be billed to the government for associated subsequent trips to repair that minor deficiency.

1.3.6. Labor charge shall not be charged for items related to PMI's, unless a proposal has been or will be submitted for work to be authorized.

**NOTE: EXAMPLE PM CHECKLIST APPENDIX C.

1.3.7. Replacement of doors

1.3.7.1 **REPLACEMENT OF DOORS. REPLACEMENT OF DOORS.** When the COR requests that a door/door assembly replacement be accomplished, contractor shall: Provide a proposal including detailed cost estimate and full description of scope of work proposed for review and approval by COR. Allow 30 days for proposal review by COR. Doors/door assemblies can only be replaced with similar. COR will provide all available information about the facility, as-built drawings, or asbestos reports upon request. All materials, equipment, and work accomplished during replacement shall have a warranty of one year.

**NOTE: Any incident of repair/replacement which is above a total estimated cost (labor, trip charges, (if applicable) and direct material costs exceeding $1000.00 may not be covered by this contract. The Government reserves the right to determine how these repairs/replacements are to be handled. Repairs may be negotiated and included in this contract, accomplished by separate contract, or performed by Government forces.

1.4. Reports

1.4.1. The contractor shall prepare and submit a written service report within 5 business days after the quarterly PMI's have been performed. The report shall identify each door, the location, maintenance work performed, repairs needed, date of inspection, name of inspector, and overall condition of the door.

1.4.2. Invoices shall be submitted electronically when all PMI's have been completed for the inspection period and all reports associated with the PMI have been submitted. Failure to furnish service reports may result in non-payment on invoice.

1.5. Reimbursements

1.5.1. Contractor shall be reimbursed for parts and materials purchased to complete repair work at market prices as established by suppliers paid invoices. Contractor will submit a bid of estimated parts charges to PM for approval. Only approved bids will be reimbursed. When equipment rental has been approved in advance by the PM, Contractor shall be reimbursed for rental of equipment necessary to perform work at market prices as established by supplier paid invoices. Only new parts or parts of equal quality that are specified by the door manufacturer will be used in effecting repairs. Parts replaced

will become the property of the government. The Contractor will return all replaced defective parts to the PM unless the replaced parts are used for trade in as authorized by the CO/PM. Contractor shall supply normal tools of the trade without cost to the government.

1.5.2. Labor charges will be billed for repair and services for routine service calls at an hourly rate agreed to in the contract. Contractor will submit a bid of estimated labor charges to PM for approval. Only approved bids will be reimbursed. Labor rates for routine service calls start/stop when the FSE complies with paragraph 1.2.3.

2.0. Service Summary (SS)

2.1 Services Summary The contractor service requirements are summarized into performance objectives that relate to essential services. The performance thresholds briefly describe the minimum acceptable levels of service required for each requirement. These thresholds are critical to mission success.

PERFORMANCE OBJECTIVE	PWS Para.	PERFORMANCE THRESHOLD
Comply with conformance standards and applicable manufacture's specification	1.1.3	100% compliance with described standards
Services Calls (Unscheduled) Contractor must respond with a phone call or other means within one (1) hour of notification to confirm service call. Contractor responds not exceed 8 hours during normal operations.	1.2	No more than two (2) validated customer complaint per quarter
Scheduled Preventive Maintenance Inspections. Contractor shall perform quarterly scheduled PM (Oct-Dec, Jan-Mar, Apr-Jun, Jul-Sep)	1.3	100% PMI accomplished quarterly as required.
Accurate and timely Reports submitted as required.	1.4	100% Submittal to PM as required
Reimbursements. Parts, Materials and Labor for repair/replacement work approved prior to completion	1.5	100% Submittal to PM as required

2.2 Quality Control. The contractor shall develop and maintain a quality control program to ensure maintenance and repair services are performed in accordance with ANSI/BHMA A156.10 and other applicable standards and codes. The contractor shall develop and implement procedures to identify and prevent defective services from occurring or recurring. At a minimum, the contractor shall develop quality control procedures addressing the areas identified in the Services Summary, Section 2. The contractor shall maintain all quality control records for the duration of the contract and will make them available to the PM within 24 hours of request. The PM must have a specific quality control inspector to notify in case of customer complaints; the inspector must investigate and report back within 2 work days with a plan or time table for repair. The contractor will submit an electronic copy (Microsoft Word) ofthe Quality Control Plan (QCP) to the PM, within 30 days after contract.

2.3. Quality Assurance. The Government will periodically evaluate the contractor's performance by appointing a PM to monitor performance to ensure services are received. The PM will evaluate the contractor's performance through intermittent on-site inspections of the contractor's quality control program and receipt of complaints from Luke AFB personnel. The PM may inspect each task as completed or increase the number of quality control inspections deemed appropriate due to repeated failures discovered during quality control inspections or based upon customer complaints. Subsequently, the Government may decrease the number of quality control inspections if performance dictates. The Government will receive and investigate all customer complaints. The contractor will be responsible for validating and resolving initial customer complaints, at the direction of the PM. The CO a will make a final determination of the validity of customer complaints in the event of any dispute.

3.0. Equipment Additions/Deletions.

3.1. All automatic doors located on the base, even those not included in the PWS appendix, remain eligible for repair and replacement to ensure continued operational functionality and safety compliance. However, unless formally incorporated into the preventive maintenance program through negotiation and approval by the Contracting Officer (CO), these doors will not be subject to the routine performance work requirements or scheduled maintenance obligations outlined in the PWS. This approach ensures that while the government retains flexibility to address emergent repairs on any door, only those units officially listed in the appendix and agreed upon by the CO will be systematically maintained under the established performance standards and contractual surveillance framework.

4.0. Government Furnished Property and Services.

4.1. Government Furnished Utilities. The government will furnish utilities to include telephone, electricity, and water. The Contractor shall not change or modify any utility system or component; or connect any Contractor property, equipment or system without prior CO review and approval.

4.2. Refuse Collection. The Contractor shall provide bulk containers to dispose of trash or refuse generated from accomplishment of services detailed in this PWS. The contractor shall dispose of trash or refuse at an off base location in accordance with applicable federal, state, and local pollution laws and regulations.

4.3. Police and Fire Protection and Medical Care. The government will provide police and fire protection. In the event of an emergency (life or limb), Luke Fire Emergency Services will respond and treat, if necessary, an outside ambulance agency will transport the contract employee to the nearest emergency medical facility. The Contractor shall have the responsibility to reimburse the outside ambulance agency for services rendered.

5.0. General Information

5.1. Normal Base Hours. Normal hours of coverage are Monday through Friday, 7:00am to 4:00pm excluding national holidays. All routine service/repairs shall be performed during normal hours unless otherwise scheduled with the PM.

5.1.1. Federal Holidays observed by Luke AFB are:

New Year's Day – January 1
Martin Luther King Day – 3rd Monday in January

President's Day – 3rd Monday of February
Memorial Day – last Monday in May
Juneteenth – 19 June
Independence Day – July 4
Labor Day – 1st Monday in September
Columbus Day – 2nd Monday in October
Veteran's Day – November 11
Thanksgiving Day – 4th Thursday in November
Christmas Day – December 24

5.1.2. If these holiday's fall on Saturday, the preceding Friday will be observed. If these holidays fall on a Sunday, the following Monday will be observed. If a holiday falls on a scheduled service day, the contractor will be responsible for rescheduling services for the first day post the holiday observance.

5.1.3. Base Closures. Work scheduled not accomplished because of base closure due to weather, exercises, or actual alert will be accomplished as soon as possible after reopening the base.

5.2. Contractor must have business office firmly established with a full time staff. The staff includes "fully qualified" FSE's.

5.3. "Fully Qualified" means that technicians must have an American Association of Automatic Door Manufacturers (AAADM) certification and experience in the field. For field experience, the FSE(s) has a minimum of two years of experience (except for equipment newly on the market) with respect to scheduled and unscheduled preventive and remedial maintenance, on the equipment covered by this contract.

5.4. The CO may authenticate the training requirements, request training certificates or credentials from the Contractor at any time for any personnel who are servicing or installing any Luke AFB equipment. The CO specifically reserves the right to reject any of the Contractor's personnel and refuse them permission to work on the Luke AFB equipment.

5.5. If subcontractor(s) are used, they must be approved by the CO; the Contractor shall submit any proposed change in subcontractor(s) to the CO for approval/disapproval.

5.6. Prior to commencement of work on this contract, the Contractor shall provide the PM with a copy of the current calibration certification of all test equipment (if applicable), which is to be used by the Contractor on Luke AFB equipment. This certification shall also be provided on a periodic basis when requested by the PM or CO. Test equipment calibration shall be traceable to a national standard.

5.7. Damages to Government buildings, equipment, are addressed in clause 52.237-2 "Protection of Government Buildings, Equipment, and Vegetation."

5.8. Traffic Laws. The contractor and its employees shall comply with all base traffic regulations.

5.9. Contract Manager. The contractor shall establish and maintain an office through which the contract manager or alternate(s) can be contacted during work hours. The contract manager or alternate shall be available during normal duty hours to meet on the installation within 2 hours with the government personnel designated by the CO to discuss problem areas. The contractor shall provide the COR names, telephone numbers, and email address to where surveillance results and complaints can be reported. This information will be kept updated by the contractor whenever personnel changes occur. The contract manager or alternate shall have full authority to act for the contractor on all contract matters relating to the daily operations of this contract.

5.10. Personnel. Contractor personnel shall present a neat appearance. Contractor shall be easily recognizable while on the installation in conjunction with this contract. This shall be accomplished through the wear of distinctive clothing, overcoats, rain gear, or hats, bearing the company name or logo. The coloring or design of the items selected should be such that it identifies personnel easily and quickly forreasons of safety, identification, and personal protection.

6.0. Environmental and Hazardous Materials Handling

6.1. The CO shall approve all hazardous materials brought on-site by the contractor prior to use. The contractor shall obtain approval using the application requirements of the AF Form 3952. Once the process is implemented and contractor is trained, the contractor may submit the AF Form 3952 electronically. The CO has the right to prohibit the use of hazardous materials it deems to be especially hazardous to human health and environment. In the event the CO does not approve hazardous material for use, the CO may provide the contractor a list of suitable substitutes; however, the contractor shall retain responsibility for finding an acceptable substitute. The contractor shall take appropriate actions to comply with waste minimization and pollution prevention practices and policies.

6.1.1. The Contractor shall furnish an AF Form 3952 or equivalent electronic worksheet to the Base HAZMART, through the CO, for anticipated quantities, application of use, and method of disposal for all materials to be used under this PWS. The list shall include, but not be limited to, lubricants, spray cleaning solvents, and any known hazardous materials.

6.2. The Contractor's attention is directed to Hazardous Chemical Reporting (40 C.F.R. Part 370), Toxic Chemical Release Reporting: Community Right to Know (40 C.F.R. Part 372), which includes the following: Chemicals with special characteristics which in the opinion of the manufacturer can cause harm to people, plants, or animals when released by spilling, leaking, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment (including the abandonment or discarding of barrels, containers, and other receptacles).

6.3. Material Safety Data Sheets: The Contractor shall submit a copy to the CO or PM of all hazardous material safety data sheets (MSDS) describing the hazards of any chemical used in the performance of this contract. This file shall be made available for review immediately upon request. The Contractor shall request from his supplier a MSDS for each new material ordered. These sheets will then be placed in the hazardous material data sheet file. This is in addition to the requirements of FAR clause 52.223-3, Hazardous Material Identification and Material Safety Data.

6.4. The contractor shall maintain spill control material on hand at all times sufficient to contain a worse case spill, both volume and hazard level.

6.4.1. For any spills caused by or resulting from the Contractor's action or inaction, the Contractor shall provide all necessary manpower, equipment and material to implement all spill response, containment, cleanup and reports required by Federal, State, and local laws, regulations and standards. The Contractor shall be responsible for any damage resulting from Contractor caused spills. The Contractor shall report any spills to the CO immediately.

6.5. Material disposal: The contractor shall dispose of hazardous waste at an off base location in accordance with applicable federal, state, and local pollution laws and regulations.

**Please see Hazardous materials guide appendix D

7.0. Security requirements.

7.1. The Contractor shall promptly deliver to the CO a list of all employees and their social security numbers for all the Contractor's personnel requesting entry to Luke AFB. The Contractor shall assure the Pass and Identification items required for contract performance access to Luke AFB are obtained for Contractor's personnel and non-government-owned vehicles necessary to complete the work of this contract. The Pass and Identification Section of the 56th Security Forces Squadron will provide base entry authorizations/passes to each Contractor principal and/or employee with proper credentials. In addition, Contractor principal(s) and/or personnel desiring to operate a privately owned or company owned vehicle on Luke AFB, must comply with all base registration requirements. Entry authorizations and vehicle registrations must be maintained current and renewed as required by the Pass and Identification Section of the 56th Security Forces Squadron. The Contractor's commercial vehicle(s) shall have the company name or logo, and address showing on the driver's side of the vehicle, either painted or by use of a magnetic rubber mat sign, for ease of identification. The Contractor is cautioned that speed limits, seat belt regulations, parking regulations and traffic regulatory signage regulations are strictly enforced.

7.2. Security Requirements. The contractor shall comply with Security and base access requirements as contained in FAR clause 5352.242-9000 "Contractor Access to Air Force Installations."

8.0. APPENDICES.

APPENDIX A: ESTIMATED WORKLOAD DATA

APPENDIX B: DOOR LOCATIONS

APPENDIX C: PREVENTIVE MAINTENANCE CHECKLIST

APPENDIX D: LUKE AFB HAZMAT GUIDE (SEPARATE)

APPENDIX A: WORKLOAD DATA

APPENDIX A Automatic doors Workload data

	TASKS	WORKLOAD	TIME	
1	PREVENTIVE MAINT. AUTOMATIC DOORS/HANDICAP	52 (.5HR. EA.)	QUARTERLY	104 HRS
2	REPAIRS	16 (5 HRS. EA.)	PERIODIC	80 HRS
3	REPLACE DOOR	1 (20 HRS. EA.)	PERIODIC	20 HRS

APPENDIX B: LOCATIONS

APPENDIX B: DOOR LOCATIONS (updated 02/11/26)

Bldg. #	Location	Manufacture	Activation (Sensor)	Door Type	Qty
161	South entrance	Stanley	Handicap/push plate	Dual Slide	2
219	West Exterior	Horton	Handicap/Push Plate	Dual Swing	1
300	West entrance	Stanley	Handicap/push plate	Single swing	1
417	S Interior to work area	Stanley	Push Plate	Dual Swing	1
417	S Interior to counter	Stanley	Push Plate	Dual Swing	1
417	Northwest Interior	Stanley	Push Plate	Dual Swing	1
417	North Interior	Stanley	Push Plate/Moton	Dual Swing	1
422	West Exterior	Horton	Presence	Double Slide	1
460	North side	Besam	Presence/ Moton	Double Slide	1
460	North side	Besam	Presence/Moton	Double Slide	1
460	North side	Besam	Presence/Moton	Double Slide	1
471	East entrance	Stanley	Handicap	Single swing	2
482	East entrance	Ditec	Motion	Single Swing	2
545	South Exterior	Besam	Presence	Bi-Part	1
660	East Exterior	Nabco Gyro	Presence/Moton	Double Slide	1
700	North Exterior	Besam	Presence/Moton	Double Slider	1
820	West entrance	Norton	Handicap	Single swing	2
908	Northeast	Stanley	Moton	Single Slider	1
913	Hanger entrance	Stanley	Handicap	Double swing	2
913	Flightline entrance	Stanley	Handicap	Single swing	2
913	hallway	Stanley	Handicap	Double swing	1
934	West Side	Stanley	Moton	Double Swing	1
945	North Main Entry	Horton	Presence/Interior Moton	Bi-Part	1
1022	Southwest Exterior	Stanley	Push Plate/Moton	Double Slide	1
1143	South Exterior	Nabco Gyro	Push Plate	Single Swing	1
1143	South Interior	Nabco Gyro	Push Plate	Single Swing	1
1143	Southwest Exterior	Nabco Gyro	Push Plate	Single Swing	1
1143	Southwest Interior	Nabco Gyro	Push Plate	Single Swing	1
1143	West Exit	Nabco Gyro	Push Plate	Single Swing	1
1150	East	Tormax	Push Plate/Moton	Double Swing	2
1150	West	Tormax	Push Plate/Moton	Double Swing	2
1540	Storefront/west side	Stanley	Presence/Interior Moton	Double Swing	6
1540	Bathrooms	Nabco Gyro	Handicap	Single Swing	4
9003	East exterior	Stanley	Presence/Interior Moton	Double slide	1
9003	hangar/hallway	Stanley	Handicap	Single Swing	2
				Total	**52**

APPENDIX C: PREVENTIVE MAINTEANCE CHECKLIST

(EXAMPLE)

APPENDIX C PM CHECHLIST

Performing quarterly preventive maintenance on automatic sliding, swinging, and handicap doors ensures safety, compliance, and smooth operation, following manufacturer-recommended practices and checklists.

Key Components to Inspect

1. Door Sensors and Safety Systems

-Inspect motion sensors (infrared, radar) for correct alignment and sensitivity; adjust if necessary

-Clean sensor lenses and covers to ensure accurate detection

-Test emergency stop functions and safety edges to confirm proper operation

2. Mechanical Components

-Examine rollers, hinges, pulleys, and tracks for wear, alignment, and smooth movement

-Lubricate moving parts per the manufacturer's specifications to prevent friction and wear.

-Check belt tension and adjust if loosened, and ensure stoppers and electronic locks function correctly

3. Electrical and Power Systems

-Inspect wiring, connectors, and control panels for secure connections and integrity

-Test any battery backup or low-energy operation components to confirm functionality during outage situations

4. Door Alignment and Operation

-Verify proper door closing and opening speeds, ensuring smooth and full range motion

-Check weather seals and strips for wear; replace when compromised

-Confirm access control integration, such as push plates or automatic triggers, functions reliably

5. Cleaning and General Maintenance

-Remove debris from tracks and surrounding areas to prevent obstruction

-Clean glass panels and hardware surfaces to maintain aesthetics and operation

-Ensure surrounding floor mats, areas, and obstacles do not interfere with door movement

6. Documentation and Reporting

-Record the maintenance and inspection activities, noting any adjustments, repairs, or replacements

-Schedule the next quarterly maintenance and keep logs for compliance and future reference