OPERATIONS MANAGEMENT PWS

FOR

BASE MAINTENANCE CONTRACT (BMC)

[redacted]

733d CIVIL ENGINEER SQUADRON (CES)

Joint Base Langley-Eustis (F rt E tis), VA

REVISIO DATE: January [redacted]

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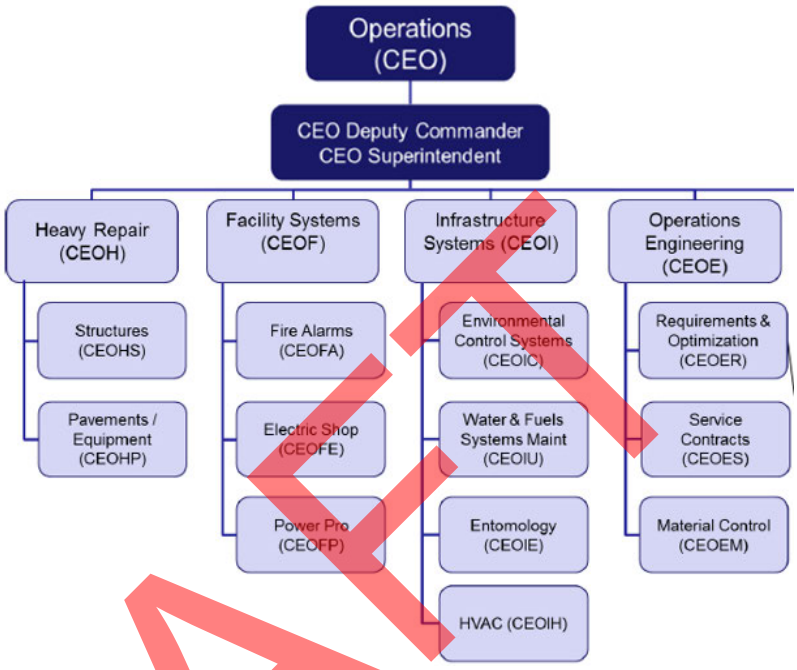
1. OPERATIONS MANAGEMENT

1.1. Description of Services: The Operations activity is responsible for effectively and efficiently operating, maintaining, and repairing Air Force Real Property (RP) and Real Property Installed Equipment (RPIE) through employment of asset management principles at any attached, geographically separated or other related properties. This is accomplished by providing execution, management, and oversight of facility and infrastructure operations, maintenance and repair, materiel control, work planning, customer ser ce rvice contract management, and operations engineering capabilities. Also i s capabil to respond to and mitigate any infrastructure-related emergency condition and con gency op rations when necessary.



The functional organizatio chart i desig provide a reference to how the Air Force Civil Engineer community organiz nd labels both similar trade crafts as well as overall operations maintenance ma gem t Thi Performance Work Statement (PWS) will make use of this convention t provide co istency with all other published guidance and training for civil engineers he contractor is ot required to organize their staff in this manner. The contractor is required to llow standard maintenance work record keeping using trade focused 'shop' assignments us g standard workgroup conventions used in Next Generation Information Technology (NexG IT) to ensure enterprise, Major Command (MAJCOM), and base data supports data analytica equirements and preserves maintenance history in a consistent manner.

1.2. Overview

Service Provider (SP) shall:

1.2.1. Provide all management, labor, tools, vehicles, equipment and training required to fulfill all life-cycle operations and maintenance of facilities, non-privatized infrastructure, RP, RPIE and geographically separated properties to support the local missions. Comply with all applicable and most current Occupational Safety & Health Administration (OSHA), Environmental Protection

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Agency (EPA), National Fire Protection Association (NFPA), National Electric Code (NEC), National Plumbing Code (NPC), International Building Code (IBC), Unified Facilities Criteria, (UFC), Department of Defense (DoD), AF, federal, state and local codes and requirements, and environmental regulations as well as Higher Headquarters (HHQ) standards and instructions.

1.2.2. Populate, maintain, update, generate, and manage data and reports from current and government designated replacement database system(s), for example NexGen IT, Air Program Information Management System (APIMS), etc. ensuring data is complete and accurately updated.

1.2.3. Generate, distribute, file, and maintain records of all required inspections, testing, training, certifications, operating instructions, appointments, and policy letters.

1.2.4. Provide data, reports, information and support to governm designated Civil Engineer (CE) representatives or higher headquarters upon request.

1.2.5. Conduct and participate in ad hoc meetings, teleco erences, briefing and information exchange with base and higher headquarters staff when eded.

1.2.6. [[RESERVED]]

1.2.7. Develop and implement a self-inspection program respective functions to address the areas outlined in the current AF Inspector General (IG) Ins ection Guidance take appropriate action(s) to comply with the IG Guidance.

1.2.8. Provide courteous, responsive, and prof ssion custom r service and ensure personnel are timely in support of scheduled ap i tments.

1.2.9. Provide efficient and onomic p fessional nspection, maintenance, repair, operations, and minor alterations, consid ing total s stem life cy le costs and impact on the quality of service received by the customers.

1.2.10. Accompli ices in a imely manner using standardized work methods and procedures in accordance with (IAW) comme ial practices and be continually evaluated to improve their effectivene .

1.2.11. Provid priority servic to facilities RPIE, Real Property Similar Equipment (RPSE), and systems designat as critic by the Government.

1.2.12. Ensure and do ment proper coordination of all maintenance and alterations on structures listed on the historic registry.

1.2.13. Effectively utilize new technology and engineering methods to reduce operational and maintenance cost and maximize the use of highly efficient products and maintenance processes wherever practical and as warranted by life cycle analysis.

1.2.14. Ensure finished work request meets customer requirements.

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1.2.15. Be aware of asbestos, lead based paint and Polychlorinated Biphenyls (PCBs) during construction, maintenance, repair activities, and take necessary actions in coordination with the Environmental Activity.

1.2.16. Provide refuse collection, disposal and recycling of self-generated construction and demolition debris.

1.2.17. Ensure worksite is clean and free of work material debris upon completion of work.

1.2.18. Ensure Privacy Act information is properly marked and protected from unauthorized access, disclosure, or manipulation.

1.2.19. Support government provided assessments, for example, C vil Engineer Maintenance Inspection and Repair Team, Functional Configuration Audit, En gy udits, Airfield Pavement Evaluation, and related support requirements.

1.2.20. Participate and support Base exercises when requi d.

1.2.21. Provide continuous emergency support 24/7.

1.2.22. Perform base recovery operations following man m de and natural disasters by quickly identifying damage, establishing repair priorities, and determ ing and reporting estimated cost for securing temporary and permanent repairs nd mpleting facil y and infrastructure restorations.

1.2.23. Document all damages on the Damag Assessmen T ol database.

1.2.24. Support Special events su Air Sho Picnics, Distinguished Visitor visits, etc.

1.3. Imperatives.

Imperatives are provided docum nment's most important work items. The SP shall use these imperatives to pr ri ze work, staff, and other limited resources. Communication between the SP governm nt must occur on these topics to ensure they are meeting the government's xpectation

1.3.1. Overa

- Respo d to eme encies and mitigate (refer to Unscheduled Corrective Maintenance section o his document).
- Provide government with Courses of Action (COA) resulting in cost effective lifecycle management on Ops maintenance and repair investments.
- Maintain assets at current condition, if rated deficiency free, or improve condition and performance over Period of Performance.
- Life cycle management planning feeding asset management (AMP, sub-AMP) optimizing maintenance investment of in-house (Contractor) vs third party contracted (Cap Project) actions (refer to the Work Request Review Board [WRRB] section of this document).

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- Respond to established planned timelines to meet and resolve Customer / mission needs.
- Materiel Management – acquire all materiel necessary to meet work requirements and enter costs into government owned Information Technology (IT) system.

1.3.2. Operations Management.

- Manage and perform all demand maintenance activities and functions related to operations maintenance and repair of RPIE, and RPSE (refer to Demand Maintenance / Customer Service section of this document).
- Utilize government standardized asset data collection and SM / analysis tools.

1.3.3. Operations Engineering.

- Manage, train, and perform all activities and functions relate to requirements and optimization, customer service, facility mana r program, real p operty inventory, work task planning, systems engineering, ma rial control, and U-Fix I Program (refer to the Operations Engineering section of t s of this d ument).

1.3.4. Operations and Maintenance.

- Provide professional inspection pr tive/reactive aintenance, repair, operations, and minor alterations.
- Provide priority service to facil es nd systems designated as critical by the Government.
- Perform Plant Op rations (required

1.3.4.1. Heavy Repair

- Em l y Asset Management Principles to provide Heavy Repair functions a ociated w h horiz ntal, structural and pavements activities as directed in the Heavy Repair s tion of his document.

1. 4.2. Infrastru ture Systems:

- Emp y A et Management Principles to provide Infrastructure Systems functions associated with Entomology, Heating, Ventilation, Air Conditioning (HVAC), Water and Fuels Systems, and Energy Management Control System activities as directed in in the Infrastructure Systems section of this document.

1.3.4.3. Facility Systems:

- Employ Asset Management Principles to provide Facility Systems functions associated with Alarms / Controls, Electrical (interior / exterior), Power Production, and Airfield Lighting System activities as directed in the Facility Systems section of this document.

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2. [[RESERVED]]

2.1. [[RESERVED]]

2.1.1. Demand Maintenance / Customer Service (FO Funds: CEO-01; CEO-07).

2.1.1.1 [[RESERVED]]

2.1.1.2. [[RESERVED]]

2.1.1.2.1. Work execution record keeping shall ensure timely and acc ate ability to track and monitor customer requests accepted for CE maintenance action m receipt to completion. Additionally, record keeping for Operations internal maintenance equi ments without SRs, like system generated PM work tasks or continuous work documentation of pl t operations or street sweeping, shall support appropriate work management requirements. ejected customer requirements shall be appropriately documented in NexG n IT.

2.1.1.2.2. Work Execution Record keeping and shal ccurate capture costs of all labor and materiel on a per task basis and correctly assign the w k ask record to both the correct real property asset and end-customer ensuring that accumulated eal property annual operating costs are captured and enable cost reimbursemen bil g when appli ble.

2.1.1.2.3. Record keeping shall capture and reserve ma nance history in NexGen IT, using both standard enforced maintenance / outage eas n codes as well as SP entered maintenance notes. SP data entry directly s ppor CE enter ise advocacy of maintenance requirements and life-cycle investment decisi n-making Data ana tical tools developed by the Air Force rely on this data and will be prov ed to the S .

2.1.1.3. The SP shall adhere l data entry quality and accuracy standards in NexGen IT and BUILDER Sustai t Manag ment Systems (SMS) as specified by AF policy, NexGen IT procedures, te hnical guid ce, SM Playbooks and Air Force Civil Engineering Center (AFCEC) Business P cess Library Sh ePoint.

2.1.1.4. The S shall train IT ystem users on data entry standards (e.g., cost accounting, type of work, prioritizat n, asset oding, maintenance performed, failure descriptions, and direct inspections) and acti ly aintain an up-to-date training roster.

2.1.1.5. At a minimum, the SP shall conduct a monthly review of each shop's data entry quality, timeliness, and accuracy, and address corrections through cognizant shop leadership. Provide summary to the government no less than quarterly.

2.1.1.6. The SP shall develop unique reports required for local needs or Higher Headquarters taskers upon request.

2.1.1.7. Comply with Work Management Playbook and NexGen IT specific guidance on AFCEC Business Process Library (Government representative will provide access).

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2.1.1.8. [[RESERVED]]

2.1.1.10 Communicates Work Task decisions, investment plans, repair timelines, and status updates to customers and briefings within established timelines/battle rhythm directed by the government.

2.1.1.11. Initiate and develop work schedules to include coordination with Sub-AMP managers.

2.1.1.12. Under normal operations, classify and prioritize the work requirements received. The Government retains the right to require prioritization of special interest work. The special interest work shall not supersede Emergency or PM Tasks.

2.1.1.13. Executes Work Task closeout actions within 30 calendar day to include, but not limited to, coordination with the Government to update base maps and ap lica e floor plans, submit RP capitalization supporting documents, maintenance resolution actions, war ty management, and accurately accounts for all costs.

2.1.1.14. [[RESERVED]]

2.1.1.15. Classify and prioritize Work Task IAW Air rce I truction (AFI) 32-1001 allowing scarce resources to be applied in a manner that most effec ely addresses life-cycle management and mission critical assets first.

2.1.1.16. [[RESERVED]]

2.1.1.17. [[RESERVED]]

2.1.1.18. Maintain accountabi ity of re ources to nclude for example, equipment, personnel, and facilities.

2.1.1.19. Ensure 100% app opria SMS inv tory adjustments and condition assessments in conjunction with all work actio are completed and updated before work closeout actions. This provides "real ti e adju ments t BUILDER data as work is being accomplished. Refer to Work Managemen Playbook fo work c seout process (Government representative will provide access).

2.1.1.20. The scriptions the work tasks in the following section of this PWS is for informational purp es. Th management of these programs within R&O is Facility Operations (FO) funded, and the ual In-shop work will be Facility Sustainment, Repairs, Modernization (FSRM) funded.

2.1.1.21. The following chart provides guidance on work priority response times and completion expectations:

Priority	Description	Response Time (eyes-on, materials assessment)	Completion Time	Completion Rate
1	Unscheduled Corrective Maintenance	- 30 mins Duty Day - 60 mins After Hours	24 hours	100%
2A	Preventive Maintenance	As scheduled	As scheduled	100%

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3A	Corrective Maintenance – High Priority	48 hours (materials ordered w/in 14 days)	30 days	Varies
3B	Corrective Maintenance – Medium Priority	7 days (materials ordered w/in 14 days)	60 days	Varies
3C	Corrective Maintenance – Low Priority	14 days (materials ordered w/in 14 days)	180 days	Varies
4	Enhancement Work	Low expectation for completion		

2.1.2. Corrective Maintenance Work Task Requirements (R&O oversight of the program, FO Funds: CEO-01; CEO-07 / In-Shop work will be FSRM Funds and captur d in the Operations and Maintenance section of this PWS).

2.1.2.1. The SP shall use asset management principles to dev p, im lement, and execute a proactive and predictive corrective maintenance program with goal of sust ning assets at lowest life cycle cost. In developing this program, the SP may us but not limited to NexGen IT, SMS, GeoBase, shop knowledge, RS Means, etc. The SP shal leverage data to drive d isions in work task prioritization to cost effectively optimize sustain nt, maint ance, and repair activities. The SP shall execute corrective maintenance concurrently ith PM and daily plant operations. In addition to self-identified work requirements, the corre ve maintenance program will also include requests by others to include but no imited to Facility Managers.

2.1.2.2. Unscheduled Corrective Maintenanc - Emerg y / Priority 1.

2.1.2.2.1. Provide 24 hours a day, seven (7) day a eek emergency response capability to sustain or ensure continued mission o erati s, preven significant additional damage to facilities and infrastructure or protect the fety and ecurity of he installation, mission, or personnel. Only those actions necessary t mitigate th emergency e accomplished on the emergency work task. Additional work needed to estore omplet ctionality is identified and scheduled as a lower priority corrective maintenan work task consistent with requirements of similar scope and nature. The Co acto ill capt e all emergency work activities in the Air Force mandated IT system for m ntenance ma gemen

2.1.2.2.2. A ditional work ne ed to restore complete functionality is identified and scheduled as a lower priority orrective m ntenance work task, consistent with requirements of similar scope and nature.

2.1.2.2.3. Response to all emergency work takes precedence over all other PM, Corrective Maintenance, and enhancement work as (directed by the government).

2.1.2.2.4. During normal duty hours/operations, respond to 95% of Emergency Corrective Maintenance (CM) work, also referred to as Work Priority 1 within one (30 min from time of notification). Complete or eliminate emergency condition with labor and/or materials as required within 24 hours of notification.

2.1.2.2.5. After normal duty hours/operations, SP will provide standby or emergency response capability to respond to 95% of Emergency Corrective Maintenance work request within 60

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minutes after notification. Complete or eliminate emergency condition with labor and/or materials as required within 24 hours after notification.

2.1.2.2.6. SP shall provide a projected critical materials list by system (electrical, exterior plumbing etc.) supporting rapid response to Priority 1 activities for Government approval within 60 days contract award. Upon approval, SP will acquire materials and sustain minimum levels. Critical material list will be reviewed/validated annually.

2.1.3. Priority 2A. Plant Operations (Chilled Water) and PM (FO Funds: CEO-01; CEO-07; CEO-08; CEO-09).

2.1.3.1. Day-to-day operation of plants is accomplished as work task priority code 2A - Plant Operations work. This category of work allows for simplified rec eeping under a degree of control and oversight desired by the supervisor.

2.1.3.2. Generally, 2A - Plan Operations work is internally i ntified, approve and accomplished with minimized record keeping within NexGen IT as a Fa lity Operations Facility Project (FOFP). Refer to the AFCEC Business Process Library for det s (Govern ent representative will provide access).

2.1.3.3. The 2A - Plant Operations FOFP can be opened for a full year fiscal year (1 Oct - 30 Sept). These FOFPs are only intended to capture ct ities directly r ted to the daily operation of the plant, they are not intended to capture emerg ncy wo 2A - PM, or corrective maintenance.

2.1.3.4. Within the work task priority code of 2 , th re are two sub-categories tracked in NexGen IT.

- One is "2A – PM" nd the other s "2A - Pla t Operations" and each have different Program Element Codes (P C) that t funding. Workgroups typically tasked with plant operations, such as th Ch lled Water Plant are funded by PEC 79.
- Those wo ps not ty ically assigned plant ops duties are funded by PEC 78. In the end Pl nt Ops is PEC 79, an normal sustainment activities fall under PEC 78. Priority 2B shal not be used by t SP.

2.1.3.5. Oper maintain, modify, conduct inspections, repair and replace plant system components. Mo tor on a 4-hour, seven-day a week basis. Plants will be operated under appropriate licensing nd ertifications.

2.1.3.6. [[RESERVED]]

2.1.3.7. SP shall ensure all materials are available to support continuous plant operations.

2.1.4. Scheduled Sustainment Corrective Maintenance- Priority 3 (R&O oversight of the program, FO Funds: CEO-01; CEO-07 / In-Shop work will be FSRM Funds and captured in the Operations and Maintenance section of this PWS).

2.1.4.1. Work Task Priority Code 3 is maintenance or repair, including repair by replacement, of Real Property up to 150-man hours and less than $40,000 in material cost (unless approved by the

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CO), per request, that does not require detailed planning. This may require capitalization of the Real Property records to sustain and restore complete functionality.

2.1.4.2. Priority 3A categorizes and prioritizes all work carrying an unabated Risk Assessment Code (RAC) 1-3 or unabated Fire Safety Deficiency (FSD) code 1 and 2. 3A is also scheduled sustainment work for Tier 1 and 2 assets (Core Vulnerability Assessment Management Program [CVAMP], Installation Development Plan [IDP], Air Force Commander's Assessment Management System [AFCAMS], critical utility nodes, statutory requirements, Tactical Mission Dependency Index > 80) as this represents the greatest mission risk if not completed, therefore the highest level of scheduled sustainment work.

2.1.4.3. Respond to and complete all directed Work Task Priority 3A C rrective Maintenance work within 30 calendar days of receipt, excluding material delays unl ss o erwise approved by the Government.

2.1.4.4. Priority 3B categorizes and prioritizes all work arrying an unabate RAC 4 and 5 or scheduled sustainment work for Tier 3 assets (Comp ny Commander focus items or Mission Dependency Index [MDI] 79-69).

2.1.4.5. Respond to and complete all directed Work Priori y B CM work within 60 calendar days of receipt, excluding material delays unless therwise approv d by the Government.

2.1.4.6. Priority 3C categorizes and prioritiz s sched d sustainment work for Tier 4 assets (all other sustainment work as defined and prioriti ed thr ugh th Facility Utilization Board process).

2.1.4.7. Respond to and comple all rected W k Priority 3B CM work within 60 calendar days of receipt, excluding materi delays u ess other ise approved by the Government.

2.1.4.8. The following ch provide e on category description and prioritization:

Category Description	CE Maint Priority	% of Annual Direct Hours*	Comments
Corrective Maintenance (CM) - Sustainment maintenance and repair to keep assets good during managed lifecycle of ownership	3A High	30-60% Primary focus of scheduled work	Maint risk is primary driver to respond urgently, e.g. if left unattended gets worse. RAC 1-3/FSD 1-2
	3B Medium		Maint risk requires expedited response. Also work with key deadline, high profile, etc. RAC 4-5
	3C Low		Low maint risk supports delayed response. Should be completed before enhancement work started, e.g. no backlog >1 yr allowed. FSD 3

2.1.4.9. Material requirements for all Work Priority 3 Corrective Maintenance work shall be processed for acquisition within 14 calendar days.

2.1.4.10. No more than 50% of any sustainment corrective maintenance, Priority 3s, may be assigned annually to a single Priority 3 sub-category unless approved by the Government. (Example: 75% applied to Work Priority 3C).

2.1.5. Facility Operations Facility Projects (FO Funds: CEO-01; CEO-02; CEO-07; CEO-08; CEO-09).

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2.1.5.1. When there is little benefit from the repeated creation of individual Work Tasks for an activity performed throughout the year, FOFPs provide an alternative application of the Facility Project Form to reduce this administrative burden. There are also instances where it may not be feasible to create a Work Task for each facility or when essential mission support work is not a sustainment activity performed on real property. For guidance when these situations arise, Pseudo Locations and FOFPs provide the solutions. The government representative can provide specific details and access to on-line resources. The FOFP process is intended to package Work Tasks shops can use for labor and in some cases materiel, for up to an entire FY. R&O creates FOFPs and their associated Work Tasks on a Fiscal Year (FY) basis; it is done this way for two primary reasons.

2.1.5.2. The following activities are most often recorded on FOFPs:

- Snow Removal Operations.
- Street and Airfield Sweeping Operations.
- Utility Plant Operations.
- Work Clearance / AF Form 103 shop support hen need for requirements not executed by the Operations Flight.
- Emergency and Special Program (ESP) Code or N ural Disaster FOFPs (Go to the ESP Code or Natural Disaster FOFP library for mo information, the Government representative will provide access.

2.1.5.3. The SP will use FOFPs and associate Wo k Task t track all work in these respective activities IAW Government dire FOFP w k tasks are NOT required to follow established timelines of other corrective aintenan e work d scribed above.

2.1.6. Enhancement 4A/ B (Fundin is dependen and could possibly be FO Funds: CEO-01; CEO-02; CEO-07; CEO-08 CEO 09 or FSRM Funds: CEO-10; CEO-12; CEO-13; CEO-14; CEO-15. Government represen ive can provide further guidance).

2.1.6.1. Priori y 4A/B wor is class fied as Enhancement and/or discretionary non-real property maintenan work. Enhan ment defined as work that is required to enhance missions or infrastructur therefore NO sustainment. Because this category does not sustain the installation's as state, pro de recommendation and justification for Work Request working Group (WRWG) / RRB pproval decision of execution of Priority 4 work by on-site workforce that shows return on in stment (ROI) of accomplishment versus impact to all other.

2.1.6.2. Priority 4A work is classified as Restoration and Modernization or work required for facility/infrastructure enhancement/mission sustainment/support work. These requests could also be for a new mission requirement when an addition (add new) or modification to RPIE is required. Examples include replacement of carpet with different material, lighting upgrades, installation of additional electrical outlets, or repair of aesthetic appurtenances, such as landscape lighting. Work tasks in this category may require capitalization. Coordination is required with the Real Property Officer to make the final determination of whether capitalization is required and if so, SP will create the DD Form 1354.

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2.1.6.3. Priority 4B work is also classified as discretionary (non-RPIE maintenance) work such as Airshows, Ceremonies, etc.

2.1.6.4. All Priority 4 work execution (to include execution timelines) must be approved by the Government. There might be situations when completing Priority 4 enhancement work ahead of Priority 3 sustainment work is required and is approved of the Government.

2.1.6.5. No more than 10% of Work Priority 4 work (hours) annually shall be assigned and completed unless approved by the government. Funding for enhancement labor will come from a separately government funded CLIN with one sub-CLIN for 4A and one for 4B.

2.1.6.6. Develop written estimates on work 4A/B category when direct d by the Government.

2.1.7. Preventive Maintenance (R&O oversight of the program, FO Fun : CEO-01; CEO-07 / In-Shop work will be FSRM Funds and captured in the Operations and Main nance section of this PWS).

2.1.7.1. Accurately record the inventory and condition f all real property assets and RPIE in in the appropriate SMS to facilitate PM investment dete ination rocesses. Establish PM records in NexGen IT.

2.1.7.2. IAW AFMAN 32-1062, para 1.9.5 th SP shall cond t an annual inventory of all CE-operated and maintained RPIE and equipm t auth ed in-use etails (EAID) generators by 1 August each year, including generators tha are rep ace t-eligible, and forward a copy to AFCEC.

2.1.7.3. RPIE generators sh be recon iled with al property records and EAID generators with Custodian Authorization nd Custod Receipt Lis ng records (CDRL 0001).

2.1.7.4. SP shall develop an n pection schedule in conjunction with annual PM requirement completion to ac f r 20% all RP and RPIE condition assessments in BUILDER annually to ensure 100% of all buil g asse are assessed every 5 years for PM assets.

2.1.7.5. Th SP shall exami e the unconstrained asset inventory and develop an executable portfolio of PM requirements or government review and approval, to sustain the assets, support the mission, and y ld an eff ctive Return on Investment. The PM program shall comply with the AFI 32-1001, Chap r 3 the PM Playbook, and the AFCEC PM Business Process Library (Commercial and Air Force specific PM task lists and associated PM execution frequencies are contained in NexGen IT to provide estimated completion times and support NexGen IT PM execution). The SP's PM program shall consider as a minimum:

- Policy driven maintenance requirements.
- Criticality of how the asset supports the mission.
- ROI and cost effectiveness of the PM investment.
- The condition of the asset and its expected life cycle.
- Impacts of warranties that are tied to the asset.

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- Annual review and Gov't approval.

2.1.7.6. Any deviations/recommendations to set PM frequencies must be approved by the Government prior to adjustments. SP will provide sound business case for recommended frequency change.

2.1.7.7. If a required PM task is not identified, SP shall refer to the PM Playbook and/or AFI 32-1001 as necessary to determine required actions.

2.1.7.8. PM for all assets in the PM Program must be prioritized over all other forms of work, except for Priority 1 Emergency Work defined in the PWS.

2.1.7.9 Execute a minimum of 95% of the scheduled PM requireme for assets included in the PM program, except for Government-approved deviations.

2.1.7.10. These deviations are limited to issues outside the SP's control, su as a lack of access by facility occupants, facility/equipment under renovation or other Governmen determinations.

2.1.7.11. Shall account for the fluctuations of assets, g., additio and deletions, throughout the life of the contract.

2.1.7.12. SP shall ensure all materials are available to meet M schedule requirements.

2.1.8. [[RESERVED]]

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2.1.8.2. [[RESERVED]]

2.1.8.3. [[RESERVED]]

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2.1.8.7. [[RE ERVED]]

2.1.9. In-House M intenan & Repair Capability / Planning (FO Funds: CLIN CEO-01; CEO-07).

2.1.9.1. Analyze, design, and plan maintenance activities for shop craftsmen execution management using the Playbooks. The efforts shall be limited to small scale in-house actions within WT or facility projects including, but not limited to, inadequate facility lightning protection, resize boiler, drop ceiling repair, install backup power capability, and utility infrastructure bores (including communication bores and hand holes).

2.1.9.2. All personnel performing in-house maintenance and repair planning activities shall possess a minimum of five (5)-years' experience in General Construction with expertise in civil, electrical, and mechanical work.

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2.1.10. [[RESERVED]]

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2.1.10.15.16. [[RESERVED]]

2.1.10.15.17. [[RESERVED]]

2.1.10.15.18. [[RESERVED]]

2.1.10.15.19. [[RESERVED]]

2.1.10.15.20. [[RESERVED]]

2.1.10.16. [[RESERVED]]

2.1.10.16.1. [[RESERVED]]

2.1.10.16.2. [[RESERVED]]

2.1.10.16.3. [[RESERVED]]

2.1.10.17. [[RESERVED]]

2.1.10.17.1. [[RESERVED]]

2.1.10.17.2. [[RESERVED]]

2.1.10.17.4. [[RESERVED]]

2.1.10.17.5. [[RESERVE]]

2.1.10.18. [[RESERVED]]

2.1.10.18.1. [[RESERVE]]

2.1.10.18. [[RESERVED]]

2.1.10.18.3. [[R SERVED]]

2.1.10.19. [[RESER ED]

2.1.10.19.1. [[RESERVED]]

2.1.10.19.2. [[RESERVED]]

2.1.10.19.3. [[RESERVED]]

2.1.10.19.4. [[RESERVED]]

2.1.10.19.5. [[RESERVED]]

2.1.10.19.6. [[RESERVED]]

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2.1.10.19.7. [[RESERVED]]

2.1.10.20. [[RESERVED]]

2.1.10.20.1. [[RESERVED]]

2.1.10.20.2. [[RESERVED]]

2.1.10.20.3. [[RESERVED]]

2.1.10.21. [[RESERVED]]

2.1.10.22. [[RESERVED]]

2.1.10.23. [[RESERVED]]

2.1.10.24. [[RESERVED]]

2.1.10.25. [[RESERVED]]

2.1.11. BUILDER Sustainment Management System (O Funds (LIN CEO-01; CEO-07).

2.1.11.1. SP use of BUILDER is mandatory. SP shall use, ntain, and update an SMS, currently BUILDER, capable of batch filing and producing reports tha meet the requirements of this PWS.

2.1.11.2. Manage and administer functions f the UILDER SMS database to ensure optimum access and usage of the database, and to ens e the a cur integrity, and currency of the data IAW established guidelines provided

2.1.11.3. SP shall develop n inspe on sche ule for 20% of all RP and RPIE condition assessments in BUILDER annually to ensure 100 of all building assets are assessed every five (5) years for PM assets. S shall re rt p no less than annually to the Government.

2.1.11.4. Input all necessary d abase entries in conjunction with other squadron flights. The guidance contai ed in th SMS Pl book and its attachments will supplement the requirements of this PWS.

2.1.11.5. The P shall genera short term work requirements at least twice per year separated by approximately 6 onths each ime using the Work Planning BUILDER data. The SP shall review and validate the bu asse facility condition index and life-cycle requirements generated by the cycle cost analysis wi n 14 calendar days after the day the list of potential requirements was created. The SP shall conduct follow-up inspections and validate the accuracy of the requirements and shall consider Tactical Mission Dependency Index (T-MDI) ratings during short term requirements validation.

2.1.11.6. Comply with all performance objectives provided within the guidelines outlined on CE DASH (Government representative can provide access to CE DASH). Locally generated at the installation.

2.1.12. [[RESERVED]]

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2.1.12.1 [[RESERVED]]

2.1.12.2. [[RESERVED]]

2.1.12.3. [[RESERVED]]

2.1.12.4. [[RESERVED]]

2.1.12.5. [[RESERVED]]

2.1.12.6. [[RESERVED]].

2.1.12.7. [[RESERVED]]

2.1.12.8. [[RESERVED]]

2.2. Service Contracts Management (FO Funds: CLIN CEO-01; CEO 7). (Government representative will provide further information / guidan)

2.2.1. [[RESERVED]]

2.2.2. [[RESERVED]]

2.2.3. [[RESERVED]]

2.2.4. Others as applicable (grease traps, oil ter sep rat leaning, septic system cleaning etc. [could be FO Funds: CEO-06 or FSRM Funds: CE -11]).

2.3. Material Control (FO Fu ds: CLIN CEO-01; CEO-07).

2.3.1. Provide and man e material acquisition, ogistical support, and associated warehouse activities. Issue materials to ork ctivities, to include log materiel costs and close out work tasks in NexGen IT. Ensure any item sed in the maintenance, repair, and replacement of real property, to include renta equipm t or item used in support of real property, are available.

2.3.2. Per m materiel acq sition to include determining requirements, acquiring materials, issuing, and cking material and proper cost accounting.

2.3.3. Receive ma ial, t nclude maintaining and monitoring stock levels, managing holding areas, managing resid storage.

2.3.4. Maintain material handling equipment.

2.3.5. Manage hazardous material (HAZMAT) program.

2.3.6. Demonstrate residual funds reporting on materiel CLIN at the request of a COR.

2.3.7. Maintain a bench stock for needed items for emergency work, PM and highly consumable items to increase material availability and decrease material lead time.

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2.3.8. Material items will be from CLIN CEO-13 unless CE leadership decides to incorporate material costs into the Minor Project Program or another CLIN. Materiel Acquisition System (MAS): Contractor shall procure and assume responsibility of material acquisition system and be responsible for annual subscription renewal use.

2.3.9. The Government requires the contractor to assume all required licenses and access rights to ensure continuity.

2.3.10. Upon the COR request, the contractor shall be capable of providing all materiel control program reports. The contractor shall provide inventory listings and Inventory discrepancy adjustments reports monthly.

2.3.11. U-Fix-It Program Management (Labor, FO Funds: CLIN CEO 01; CEO-07 / Materials, FSRM Funds: CLIN CEO-13).

2.3.11.1. The contractor shall operate a U-Fix-It program within Government-f nished space to provide installation facility managers with materials d loanable tools required to fulfill minor repairs at their respective facilities within their techni l capabil y IAW NexGen IT processes.

2.3.11.2. The U-Fix-It function shall be available for facility anagers between the hours of 0700 – 1500, Monday through Friday, except for ral holidays.

2.3.11.3. In fulfilling the U-Fix-It Program re uireme s, t ontractor shall:

2.3.11.3.1. Coordinate and issu all r uisite ma rials and loanable tools as required to fulfill all WTs approved by the Contr tor.

2.3.11.3.2. Be responsible f orderi g, rece p d maintaining an adequate inventory of materials and supplies to support facility anager requirements.

2.3.11.3.3. M ntain an ad uate be h stock of common U-Fix-It program materials and supplies such as pic re hangars, ceili g tiles, carpet squares, light bulbs, outlet covers, toilet seats, etc.

2.3.11.3.4. Mai ain an adequ te stock of common hand tools to be loaned to facility managers.

2.3.11.3.5. Provide t h cal oversight and inspection of U-Fix-It WTs to ensure finished work meets building codes.

2.3.11.3.6. Inspect completion of work by facility managers to ensure compliance with all applicable codes and standards.

2.3.11.3.7. Manage and perform all activities and functions related to supporting a U-Fix-It store for designated facility managers.

2.3.11.3.8. Coordinates ordering of materials for store.

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2.3.11.3.9. Equip U-Fix-It store to support "one-stop service" for customers.

2.3.11.3.10. Use customer inputs to coordinate adjustments to the approved product list.

2.3.11.3.11. Provide training, technical advice, and materials to perform minor maintenance for example patching walls and touch up paint to foster feeling of pride, and ownership.

2.3.12. [[RESERVED]]

2.3.12.1. [[RESERVED]]

2.3.12.2. [[RESERVED]]

2.3.12.3. [[RESERVED]]

2.3.12.4. [[RESERVED]]

2.3.12.5. [[RESERVED]]

2.4. Building Automation Energy Analysis (FO Funds CLIN CEO-01; CEO-07).

2.4.1. Oversee the Environmental Management Control yste (EMCS) program and ensure that O&M activities are aligned with installation energy manage ent goals and prioritized to optimally reduce the installations energy consumptio hrough coordina on with the Energy Manager and IAW the EMCS Playbook (Government rep senta will provi access).

2.4.2. Provide the energy manager with sup orting performance data, analysis, and recommendations for key buildi tems (e.g VAC, controls, lighting, power systems, water systems) to ensure optimal ef ciency a d to iden fy areas of concern.

2.4.3. Establish HVAC nd mechan cal set poin s strategy for optimal building operation as determined in coordination ith b e energy m nager.

2.4.4. SP shall h inimum f 3 years of experience in building automation control systems to support I tallation o the Fu re Initiatives and provide recommendations for system expansion andardization, a d reliability.

2.5. Ancillary ograms (FO unds: CLIN CEO-01; CEO-07, CEO-08).

2.5.1. Support spec l eve s when approved by the Government (Classy as Priority 4B).

2.5.2. Special events include but are not limited to Morale, Welfare and Recreation (MWR) events, presidential visits, air shows, retirement ceremonies, change-of-command ceremonies, distinguished visitors, operational readiness/inspections, or any other VIP-type event.

2.5.3. This support may include but is not limited to creation of signs, procurement of materials, and construction/assembly of stages.

2.5.4. SP shall log support activity per guidance on the AFCEC Business Process Library to accommodate special actions required in NexGen IT to properly log special event support from a real property cost perspective (Government representative will provide access).

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2.5.5. [[RESERVED]]

2.5.5.1. [[RESERVED]]

2.5.5.2. [[RESERVED]]

2.5.5.3. The Government shall be responsible for correcting all deficiencies outside of the control of the SP.

2.5.5.4. RP Asset Disposal: Evaluate real property and/or real property installed equipment assets for use in other facilities, salvage value or recycled through the Base Recycling Center or through the DLA Disposition Services. Accomplish building decommissionin IAW AFCEC Business Process Library (Government representative will provide access).

2.5.5.5. Work Clearance: Develop and implement a work clear ce and ility outage process to meet all safety and Mission Impact Coordination Requiremen s.

2.5.5.6. SP shall be responsible for the oversight of the rocess. The requestor must perform all coordination action and provide completed coordinati n to the SP

3. OPERATIONS & MAINTENANCE

3.1. Heavy Repair (FSRM Funded: CEO-1 CEO-12 unless oted otherwise; Individuals 100% dedicated to management will be FO Funde CEO 1; CEO-07)

The SP shall be responsible for inspection, ma ntena ce, and epair of all structures, storm water, paved/unpaved roads, and airfi avements l arance for real property assets including for example facilities, pavements roads, s ewalks, d fences.

Review plans and drawin submitted y the Gover ment to verify code compliance, functionality, and maintainability and pro de fe dback as required.

Ensure accuracy grity of isting SMS data systems and provide updates if deviations have occurred. Th includes ear segmentation data for pavements (airfields, streets, roads and parking lot assets.

Ensure utility rvice outage under the SP's control shall be no more than 60 minutes unless previously sched d and ap roved by the Government.

Provide support for d ter recovery operations for example, 24 hours a day, seven (7) days a week, including federal holidays. SP shall at a minimum, but not limited to, provide:

- Brush clearance for search and recovery teams.
- Cutting a diversion ditch for emergency spill response team.
- Debris clearance due to natural disasters.
- Aircraft wreckage removal.
- Move concrete barriers / planters.
- Haul loads of topsoil or base course materials.
- Provide backhoe excavation support, lift heavy objects.

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- Provide debris/dirt removal.
- Dispose of unsatisfactory materials generated by excluding environmentally contaminated materials and other emergencies.

3.1.1. Structures (FSRM Funds: CLIN CEO-10; CEO-12; CEO-13; CEO-14; CEO-15).

3.1.1.1. Maintain, construct, repair, paint, and modify structural systems and wooden, masonry, metal, and concrete buildings to a fully functional state that operates as designed.

3.1.1.2. Fabricate and repair components of buildings to include for example, doors, windows, floor, ceilings and other real property, and associated non-RPIE items. Note: Carpeting, except for unaccompanied housing, is limited to small sectional repair, not a whole room.

3.1.1.3. An AWS certified welder shall perform all welding.

3.1.1.4. Provide locksmith capabilities repair interior and exterior of facilities.

3.1.1.5. SP shall ensure all inspections; trained and qualified personnel conduct maintenance and opening and repair actions IAW FED-STD-809C. To ensure the protection of classified information, US Citizens shall perform locksmith services for US Persons subject to US law.

3.1.1.6. SP shall install, remove, and maintain General Services Administration (GSA) approved secure container locks (e.g., vaults, safes), RP keys / padlocks, other locks, cylinder locks.

3.1.1.7. SP shall fulfill all after-duty-hours service calls for lockouts, which shall be performed jointly with Security Forces.

3.1.1.8. In addition, the SP shall fulfill the following tasks:

- Review all key requests to ensure the appropriate facility manager has a valid request. The Government shall approve all mechanical room key requests.
- Ensures keys are issued to facility managers as required.
- Maintain a record of keys signed out to facility managers for tracking purposes.
- Ensures key blanks, master keys, key codes, and duplicates are secured while in possession to avoid misuse or unauthorized access to Government facilities.
- Secure Container Combination Locks. Personnel with the requisite certifications shall perform all locksmith services for Federal Standard FF-L-2740 combination locks. All work associated with defective GSA approved container locks shall be a Priority 1 Emergency repair.

3.1.1.9. Signs. SP shall install, replace, update, and maintain exterior signs IAW with UFC 3-120-01, Design: Sign Standards.

3.1.1.10. The SP shall coordinate all traffic signage with the Base Traffic Engineer to ensure compliance with applicable standards.

3.1.1.11. The SP shall coordinate with the base architect as necessary to ensure compliance with Installation Facilities Standards.

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3.1.1.12. Repair interior and exterior of facilities.

3.1.1.13. Establish and maintain an active Roof Inspection Program.

3.1.1.14. Maintain and repair roofing distresses, waterproof membranes, insulation, caulking, flashing, decking, gutters, rooftop equipment, coping, debris removal from roof/gutters, and other structural roof elements IAW UFC 3-110-03 Roofing and AFI 32-1001, Civil Engineer Operations.

3.1.1.15. Conduct periodic inspections, annotate existing conditions, conduct investigation into failures, input data into SMS, and maintain the accuracy of roofing data.

3.1.1.16. Conduct periodic inspections and maintain temporary roofs (e.g., TPO, tarps). Temporary roofing maintenance/repair is limited to recovery solutions for damaged roofing.

3.1.1.17. Refurbish temporary roofs to serviceable condition by replacing waterproof membrane sections, insulation, caulking, flashing, decking, gutters, rooftop equipment, coping as necessary.

3.1.1.18. Replace stretched fabric covers/canopies/sunshades (aircraft sunshades not included) on metal frame structures as required.

3.1.1.19. Complete change of occupancy maintenance for unaccompanied housing

3.1.1.20. Provide support for events for example provide and set ropes, stanchions, stages, and fences.

3.1.2. Pavements / Equipment (FSM Funds: CEO-10; CEO-12; CEO-13; CEO-14; CEO-15).

3.1.2.1. SP is limited to minor repairs of road surface defined as no larger than 200 sq. ft. per WT. SP shall prioritize roadway damage as a Priority 1- Emergency if fire response routes are affected or Priority 3A (High) repair if normal traffic flow is impacted.

3.1.2.2. Recreational Paths. Inspect and perform minor repairs to sidewalks, biking paths, jogging paths, and boardwalks to include boardwalk gazebos.

3.1.2.3. Paved Roads Maintenance. Inspect and repair paved roads, curbs, gutters, drainages and culverts, guardrails, and other road components including pavement markings.

3.1.2.4. Unpaved Roads Maintenance. Inspect, maintain, and repair unpaved roads identified on the base maps.

3.1.2.5. Grade unpaved roads as required. The SP shall grade secondary unpaved roads on an annual basis. Impassable unpaved roads will initially be scheduled as a Priority 3A (High) repair. The contractor is not responsible for hunting or fire access roads.

3.1.2.6. Storm Drainage. Maintain and repair storm water drainage systems such as drains, inlets, culverts, headwalls, weirs, ditches, and swales. For open drainage ditches, the SP shall scrape debris, sediment, and overfill as necessary to maintain a free-flowing condition. All storm water

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control infrastructure requiring ground disturbance shall be coordinated through the Government prior to work.

3.1.2.7. Containment. Provide the required equipment and perform both routine and emergency containment capability for spills, flooding, surges, pipeline breaks, and sinkholes in order to mitigate damage and environmental impact.

3.1.2.8. Response time for emergency containment shall not exceed 30 minutes during duty hours, 60 minutes after duty hours.

3.1.2.9. Driveways, Parking Lots, and Storage Areas. SP Inspect, repair, a d maintain driveways, parking lots, and storage areas. Restripe parking lines in parking lots u on receipt of an approved WT. This does not include privatized housing assets.

3.1.2.10. Fences. Inspect base perimeter, security, and safety fences, gat anti-intrusion wire, other fence components annually and perform repairs as nec sary. Any damag to base perimeter or facility security fencing that allow for unimpeded a ess shall be complete as a Priority 1 Emergency repair. All other types of fence damage sh be consid ed a Priority 3A (High) repair.

3.1.2.11. [[RESERVED]]

3.1.2.12. Airfields. Provide minor inspection nd repair to airf ld pavements, markings, joints and shoulders. Such efforts shall be limited to he sc of a WT quirement. Prior to any minor airfield pavement maintenance or inspection ervices h P shall obtain approval from Airfield Management.

3.1.2.13. Inspect, maintain, a d repai inear inf astructure, to include recreational paths, storm water control, paved/unpav d surfaces fences, an pavement clearance operations IAW AFMAN 32-1041, Pavement Evalu ion Prog

3.1.3. Pavement Sweeping / S ainment / Clearance (FO Funds: CLIN CEO-01; CEO-02; CEO-07; CEO-08).

3.1.3.1. Re ew plans and drawings for all new requirements provided by the Government to verify code compli ce, functionalit and maintainability and provide feedback as required.

3.1.3.2. Develop d mainta n a record of pavement and grounds related linear infrastructure in a local database that in lud all relevant inspection and condition information.

3.1.3.3. Sweeping Operations. Provide sweeping of paved areas to include airfields, streets, parking lots, walkways, and other similar surfaces. The SP is responsible for providing the requisite sweeping equipment.

3.1.3.3.1. Ensure that sweeping on the airfield does not inhibit airfield operations, unless previously approved by airfield management. Airfields include main airfield, drone runway, all associated taxiways and parking aprons.

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3.1.3.3.2. All static workload sweeping operations can be found on the BMC Technical Exhibit (TE 3-002). All non-static workload sweeping operations will be submitted as a Service Request through NexGen It.

3.1.3.3.3. All airfield-sweeping operations shall commence IAW local operations. The SP shall respond to after-hours emergency sweeping requests within 60 minutes and coordinates all airfield-sweeping operations with Airfield Management.

3.1.3.4. Develop and maintain a Snow and Ice Removal / Control Plan

3.2. Infrastructure Systems (FSRM Funded: CEO-10; CEO-12 unless note otherwise; Individuals 100% dedicated to management will be FO Funded: CEO-01; CEO-07

3.2.1. Inspect, maintain, and repair all infrastructure systems (FSRM Fu ds: CLIN CEO-10; CEO-12; CEO-13; CEO-14; CEO-15).

3.2.1.1. Systems include utilities maintenance, HV C, interior plumb g, liquid fuels maintenance, fire suppression systems, potable / non-p able water systems, wastewater systems, natural gas, EMCS, Entomology / Pest Management nd assoc ted tasks. Ensure infrastructure systems comply with the most current DoD, AF, de al, state, local requirements and environmental regulations.

3.2.1.2. Review plans and drawings submi ed by he Governm nt to verify code compliance, functionality, and maintainability and provid feedbac a quired.

3.2.1.3. Ensure accuracy and inte of existin SMS data and provide updates if deviations have occurred.

3.2.1.4. For all water and uels system , the SP sha perform corrosion control IAW UFC 3-570-06, Operation and Maintena ce: C hodic Pro tion Systems.

3.2.1.5. Maintain e lines, ains and repair, replace, and collect data from all utilities to include for e mple, wa electr and gas meters except for those utilities that have been privatized

3.2.1.6. Notify he BCE and acility Manager or their designated government representative at least 10 business ys (two) weeks) in advance of scheduled outages.

3.2.1.7. Scheduled ou s that affect the base populace, traffic flow or a critical mission will be approved thru wing leadership, published in the base bulletin, and sent to all facility managers (Typically requirement known well in advance of the 10- business day requirement).

3.2.1.8. Utility System Outage Report Tracker (USORT) is the approved energy management information technology system approved by AFCEC to track and report utility system performance IAW AFMAN 32-1061. SP shall log outage events using within five business days using USORTS and guidance found on CE DASH (Government representative will provide access). Record outage related maintenance and repair work IAW AFCEC guidance (Government representative will provide access).

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3.2.1.9. Ensure interruption of service does not exceed 60 minutes unless pre-scheduled, emergency in nature, caused by natural or man-made disaster, or approved by the Government.

3.2.1.10. Notify the BCE and affected occupants of expected downtime due to emergency outages.

3.2.1.11. Ensure real property and RPIE is made operational immediately after utility is restored.

3.2.1.12. Gather linear segmentation data for utilities (water, sewer, storm water, gas and electric) assets and provide supporting documentation.

3.2.1.13. Coordinate with Geospatial personnel and ensure all exposed utility locations, sizes, and composition are correct on base maps.

3.2.1.14. Ensure infrastructure systems comply with the most curren D D, AF, federal, state, local requirements, and environmental regulations.

3.2.2. Environmental Management Control Systems (EMC) / Operations (F RM Funds [unless noted below]: CLIN CEO-10; CEO-12; CEO-13; CEO-1).

3.2.2.1. EMCS Management.

3.2.2.2. Supervise EMCS shop and set work schedules.

3.2.2.3. Identify facility control systems lif cy requirement hrough the CE Control Systems AMP program.

3.2.2.4. Develop PM Plan for system control d vic .

3.2.2.5. Coordinate with Info mation S stem Sec ity Officer (ISSO) and installation Information Assurance Manager (IAM) to ensure that all access rivileges to EMCS are properly approved and managed, and regularly r valuat t for changes to mission, system, and operating requirements.

3.2.2.6. Provid on-the j b-traini (OJT) for engineers, workforce managers, and shop-level personnel o ools provided rough MCS.

3.2.2.7. Ens EMCS opera rs, maintainers, and analysts are trained as required to fulfill all EMCS requirem ts.

3.2.2.8. Calibrate, r ai and replace malfunctioning equipment components as necessary to ensure fully functioning system.

3.2.2.9. Conduct PM on control systems IAW established (Preventive Maintenance Task Lists (PMTL).

3.2.2.10. Maintain the hardware and software components of the EMCS up through the point of demarcation as established by the Government.

3.2.2.11. EMCS Operation (FO Funded: CEO-01; CEO-07). The SP shall be responsible for the following EMCS requirements:

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3.2.2.11.1. Monitor system status 24/7, 365 days a year.

3.2.2.11.2. Respond to and clear control system alarms.

3.2.2.11.3. Respond to emergency situations (e.g., a shelter in place (SIP) shutdown)

3.2.2.11.4. Identify and report EMCS component issues using the front-end platform within three (3) business days of discovery.

3.2.2.11.5. Identify predictive maintenance opportunities utilizing EMCS tools and applications through AMP/Sub-AMP management processes.

3.2.2.11.6. Program and adjust temperature setbacks and set points IAW AF Energy guidance.

3.2.2.11.7. Program wire sheets into the EMCS.

3.2.2.11.8. Program and maintain system topology IAW G vernment pro ded floorplans and revise as necessary when changes are made.

3.2.2.11.9. Respond to customer inquiries, concerns, d request f special schedules/adjustments related to the EMCS.

3.2.2.11.10. [[RESERVED]]

3.2.3. Water & Fuels Systems Maintenanc (FSR Funds: CL N CEO-10; CEO-12; CEO-13; CEO-14; CEO-15). Inspect, maintain, repair and m dify fire suppression systems, liquid fuel systems, natural gas and liquid petroleum syste s astewater, and secondary water distributions IAW UFC 3-420-01 Plumbing ystem UFC 3- 0-05 Natural Gas and Liquefied Petroleum Gas Distribution Pipelines, UFC -460-03 &M: Mai enance of Petroleum Systems.

3.2.3.1. Fire Deluge / Pum

3.2.3.1.1. Inspect maintain, pair, replace, and modify fire deluge pumps and associated components. SP shall en re a cer fied technician, as required, performs all work.

3.2.3.1.2. I spect, maintain, pair, replace, and modify fire suppression systems and associated components include wet-pi e, dry-pipe, deluge, pre-action, foam, pumps, tanks, and chemical systems. This i ludes chem cal testing of the aqueous film forming foam (AFFF) tanks in the aircraft hangars IAW UFC -601-02.

3.2.3.2. Swimming Pools.

3.2.3.2.1. Ensure the installation swimming pool is operational, maintained, manned, and winterized as required by the Government.

3.2.3.2.2. All pool maintenance and repair shall be completed by personnel certified as applicable to comply with all State regulatory requirements.

3.2.3.2.3. SP shall prepare the pool for opening in the spring and winterize at the end of each season. The pool opens Memorial Day and closes after Labor Day.

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3.2.3.2.4. Document all operational events in records log, to include chemicals and water treatment to ensure proper levels are maintained. SP shall ensure prior coordination with the Government for all work requiring shutdown of pool operation or disruption of availability due to pest control.

3.2.3.3. RESERVED

3.2.3.3.1. RESERVED

3.2.3.3.2. RESERVED

3.2.3.4. Backflow Prevention.

3.2.3.4.1. Inspect, maintain, repair, replace, and modify non-priva zed backflow prevention devices of facility, industrial, and irrigation systems. The followi g sks shall be fulfilled by a certified technician:

3.2.3.4.2. Perform cross connection inspections.

3.2.3.4.3. Perform backflow tests as necessary.

3.2.3.4.4. Remove backflow prevention devices no lon er re uired, such as those connected to abandoned irrigation systems or demolished facilities.

3.2.3.4.5. Conduct and submit 5-year backf ow ss connectio urvey.

3.2.3.5. Water Wells.

3.2.3.5.1. Inspect, maintain, repai lace, and dify potable water and emergency water wells pump, casing, flanges, electri al, and p e.

3.2.3.5.2. The POD for w ls is typic y the first flange as the water exits the pump.

3.2.3.5.3. SP shall record all r Well meter readings monthly and provide to government.

3.2.3.5.4. If re ired, SP hall per rm drawdown and other required testing. Drilling/installing new wells i not a requirem t of the P.

3.2.3.6. Grea Traps. Inspect nd maintain grease traps. The SP shall contact the Contract Officer Representative COR) and equest waste grease removal as required for inspection and maintenance tasks.

3.2.3.7. Oil Water Separators.

3.2.3.7.1. Inspect Oil Water Separator infrastructure/real property and document any deficiencies in SMS.

3.2.3.7.2. Perform minor repairs as required and evaluates condition/effectiveness of structure IAW UFC 3-240-01, Wastewater Collection.

3.2.3.7.3. Document major deficiencies and recommend replacement as required.

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3.2.3.7.4. SP is NOT responsible for waste oil skimming/removal. In the event removal services are required to perform required inspections, maintenance or repair, the SP shall contact the COR.

3.2.3.8. Pipelines / Manholes.

3.2.3.8.1. Inspect, clean, and perform minor repairs to wastewater pipelines and manholes.

3.2.3.8.2. Develop and maintain a record of pipeline/manhole related linear infrastructure in a local database that includes all relevant inspection and condition information.

3.2.3.9. Wastewater Systems.

3.2.3.9.1. Inspect, maintain, repair, replace, and modifies wastewat system lift stations and connections, pumps, motors, regulators, valves, controls, telemetry a rms, lubricate equipment, clean wet wells, etc. In addition, the SP shall fulfill the followin tasks:

3.2.3.9.2. [[RESERVED]]

3.2.3.9.3. [[RESERVED]]

3.2.3.9.4. [[RESERVED]]

3.2.3.9.5. [[RESERVED]]

3.2.3.9.6. [[RESERVED]]

3.2.3.9.7. [[RESERVED]]

3.2.3.10. [[RESERVED]]

3.2.3.11. [[RESERVED]]

3.2.3.12. [[RESERVED]]

3.2.3.13. Liquid F stem M ntenance.

3.2.3.13.1. I spect, maintai repair, eplace, and modify liquid fuel systems to include tanks, valves, pum pipeline, fill s nds, and control panels.

3.2.3.13.2. Perf m mainten nce on cathodic protection systems for fuels; evaluate impressed current systems an acri cial systems; complete and submit corrosion surveys and water tank calibrations; complete nd submit close-interval surveys; and maintain all required records.

3.2.3.13.3. The Government shall be notified of any requirements that fall outside the scope of a WT.

3.2.3.13.4. SP shall submit a list of all replaced components on capitalized DLA assets on a quarterly basis using a government furnished template.

3.2.3.13.5. Perform all inspections, reporting, sampling, recordkeeping, database management, and others as required for the Installation's Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs). This includes services in support of sumps, grease traps, oil-water

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separators, associated piping, and other related equipment, to include permit inventory, and inspection support as required. Maintain inventory in APIMS Storage Tank Accounting and Reporting (STAR) system. Develop and maintain Aboveground Storage Tank Compliance Plan. Consult with base Environmental office for additional guidance.

3.2.4. Entomology / Pest Management (FO Funds: CLIN CEO-01; CEO-07; CEO-08).

3.2.4.1. Perform all pest control requirements IAW AFMAN 32-1053, Integrated Pest Management, and the Bird Aircraft Strike Hazard (BASH).

3.2.4.2. SP shall attend BASH meetings, review base BASH Plan annually and provide feedback as required. Additionally, SP shall be responsible for performing limited herbicide treatment IAW this PWS.

3.2.4.3. Regulatory.

3.2.4.3.1. All SP personnel performing pest control/herbicide treatments shall be certified and licensed by the state for the application of pesticides and herbicides as required.

3.2.4.3.2. SP shall notify affected facility occupants a minimum of 24 hours prior to performing scheduled services.

3.2.4.3.3. SP shall maintain, adequately staff the Installation Integrated Pest Management Program (IPMP). The IPMP shall be updated annually and subject to Government approval. In performing all pest control/herbicide requirements, SP shall abide by the Federal Insecticide, Fungicide, and Rodenticide Act. IAW AFMAN 32-1053 para 1.5, SP shall submit monthly pest management reports not later than 10 business days after close of month through the Integrated Pest Management Information System (IPMIS) to include pesticide inventory data, pesticide applicator certification data, and pesticide application data (CDRL 0003).

3.2.4.4. Pests. Provide wild animal control services, to include monitoring, response, and removal. The SP shall promptly respond to reports of dead or live animals on airfield pavement to minimize interruption of airfield operations. Services related to domestic animal control are not considered part of Civil Engineering Operations Flight.

3.2.4.4.1. SP shall humanely trap, net, relocate live, and dispose of dead animals. All recovery and disposal shall not exceed 1 duty day after notification of the presence of dead or dying animals. If protected species are identified, SP shall contact the Government, Natural Resources, for coordination. When noxious odors indicate the presence of dead rodents or other animals, the SP shall locate and remove dead rodents and animals and apply an effective deodorizer.

3.2.4.4.2. Responsible for mitigation of all undesirable insects, rodents, reptiles, and vermin from associated facilities and grounds on the installation, except for the interior of privatized housing areas. SP shall perform mosquito fogging for all exterior areas of Privatized Housing to effectively control the mosquito population.

3.2.4.4.3. Responsible for identification and initial containment of termites. Initial containment includes eradicating exposed termite contamination and providing treatment, until the Government

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executes a separate treatment contract. Formal termite treatment will be through a separate service contract per the IPMP.

3.2.4.5. Herbicides. SP shall perform spot treatment for weed control via application of herbicide to pavements, sidewalks, and fence lines at the Government's direction. SP is not responsible for large scale herbicide application.

3.2.5. HVAC (FSRM Funds: CLIN CEO-10; CEO-12; CEO-13; CEO-14; CEO-15).

3.2.5.1. Maintain, repair, replace, install, and operate HVAC systems.

3.2.5.2. Maintain, repair, replace, install and operate real property accountable RPIE, and associated Non-RPIE and RPSE items.

3.2.5.3. Maintain appropriate and consistent climate control throughout the base.

3.2.5.4. Ensure building temperatures and humidity are within specified range.

3.2.5.5. SP is responsible for funding rental or leased equipment for up to 180 calendar days to ensure building temperatures and humidity are within specified ranges. Include all work classified as a Priority 1 emergency or Priority 3A.

3.2.5.6. Provide an Industrial Water Treatment Program designed to improve heat transfer systems by reducing biological growth and scale buildup (Located in the Technical Library).

3.2.5.7. Maintain the installations Class I and Halon and Refrigerant Management Plan.

3.2.5.8. Refrigerant Management.

3.2.5.8.1. SP shall comply with all requirements of the Refrigerant Management Plan.

3.2.5.8.2. SP shall maintain and update the Refrigerant Management Plan on annual basis to ensure compliance with AFMAN 32-7002, Environmental Compliance and Pollution Prevention, Federally Enforceable State Operation Permit, and ensure personnel performing refrigerant requirements are certified as required (CDRL 0004).

3.2.5.8.3. Except for household type appliances removed from RP facilities prior to salvage, the SP is not responsible to recover refrigerant from non-CE owned assets.

3.2.5.8.4. R-22 / HCFC-22 Refrigerant Replacement. SP shall develop, maintain, and execute an R-22 / HCSC-22 refrigerant replacement program in compliance with Air Force Quality Program and 40 CFR Part 82.

3.2.5.9. SP shall replace or upgrade HVAC systems within scope of a WT or focus project.

3.2.5.10. SP shall ensure personnel performing refrigerant related requirements possess the required certifications IAW 40 CFR Part 82 Sub part F as applicable. Proof of certification shall be readily available upon request.

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3.2.5.11. SP shall record all refrigerant related equipment maintenance and servicing actions in the Air Force's refrigerant module in APIMS through the CE Dash.

3.2.5.12. At a minimum, SP shall ensure all service records are recorded in APIMS at least quarterly and leak rates are calculated within the specified regulatory time designated in 40 CFR Part 82 (CDRL 0005). Consult with base Environmental office for additional guidance.

3.3. Facility Systems (FSRM Funded: CEO-10; CEO-12 unless noted otherwise; Individuals 100% dedicated to management will be FO Funded: CEO-01; CEO-07).

3.3.1. Facility System (FSRM Funds: CLIN CEO-10; CEO-12; CEO-13; CEO-14; CEO-15). SP shall be responsible for inspection, testing, maintenance, and repair of controls, alarms, electrical, airfield lighting systems and power production systems for all real property and RPIE assets in support of all facility systems requirements. The SP shall:

3.3.1.1. Review plans and drawings submitted by the Government to verify code compliance, functionality, and maintainability and provide feedback as required.

3.3.1.2. Ensure accuracy and integrity of existing SMS data and provide updates if deviations have occurred.

3.3.1.3. Ensure utility service outages under the SP's control shall be no more than 60 minutes in duration unless previously scheduled and approved by the Government.

3.3.1.4. Industrial Control Systems (ICS).

3.3.1.4.1. Manage, monitor, maintain, install, replace, repair, operate, and conduct inspections based on ICSs standards across all systems per AF policy and technical guidance.

3.3.1.4.2. Maintain ICS to ensure the Information Assurance (IA) compliance meets the technical guidance and criteria for IA of ICS that utilize any means of connectivity to connect devices and points to panel and any central monitoring workstations, to include for example the local area network (LAN) based, radio frequency (RF), twisted pair, phone, fiber optic, and wireless methods.

3.3.2. Fire Alarms (FSRM Funds: CLIN CEO-10; CEO-12; CEO-13; CEO-14; CEO-15).

3.3.2.1. Inspect, test and maintain fire alarm systems, water-based systems, special hazard suppression systems, and the mass notification systems. These activities include repair, replacement, and modification of RPIE alarm control panels, annunciator equipment, initiating devices, notification appliances, mass notification systems, ultra-sensitive smoke detection systems, wet chemical fire suppression systems, and digital alarm transmitters/receivers. The SP shall:

3.3.2.2. Ensure a certified technician as required performs all work. This requirement does NOT include non-RPIE security alarms or cameras.

3.3.2.3. Complete efforts under this PWS section in coordination with the efforts identified in this PWS for Water and Fuels system maintenance.

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3.3.2.4. Provide inspection and testing schedules to the Fire Department and cognizant Facility Manager at least two business days prior to execution of any testing.

3.3.2.5. Inspect, test, operate, and maintain carbon monoxide detection systems, environmental detection alarms, frequency modulated (FM) antennas, lift station controls, and base station and transceivers connected to these alarms IAW manufacturers' recommendations and local procedures.

3.3.3. Electrical Systems (FSRM Funds: CLIN CEO-10; CEO-12; CEO-13; CEO-14; CEO-15).

3.3.3.1. Inspect, maintain, and repair of energized and de-energized primary and secondary electrical service for all real property and temporary structures listed in Appendix B, IAW AFMAN 32-1062, Electrical Systems, Power Plants and Generators (DOES NOT apply to privatized electrical systems).

3.3.3.2. Coordinate with the Utility Privatization (UP) System Owner prior to performing work that may affect the primary electrical distribution system as necessary.

3.3.3.3. Inspect, maintain, repair, replace, and modify interior electrical systems and subsystem grounds IAW UFC 3-520-01, Interior Electrical Systems.

3.3.3.4. Inspect, maintain, repair, replace, and modify grounding and lightning protection systems.

3.3.3.5. SP shall complete all grounding/lightning protection system activities in strict adherence to AFMAN 32-1065 and UFC 3-575-01 Lightning and Static Electricity Protection Systems.

3.3.3.6. Inspect, maintain, repair, replace, and modify secondary electrical systems, exterior streetlights not conveyed to the UP SP, airfield rotating beacon, and the base traffic signal. SP is responsible for exterior streetlight repairs until conveyed.

3.3.3.7. SP shall implement corrosion control program IAW AFI 32-1001 Civil Engineer Operations, Ch 14. Inspect, maintain, repair, replace, and modify cathodic protections systems IAW UFC 3-570-06 Operation and Maintenance, Cathodic Protection Systems.

3.3.3.8. Inspect, maintain, repair, replace, and modify airfield lighting systems AFMAN 32-1040, Civil Engineer Airfield Infrastructure Systems, and IAW UFC 3-535-01, Visual Air Navigation Facilities.

3.3.3.9. Notify COR of any issue that requires a NOTAM (notice containing information essential to personnel concerned with flight operations) longer than 24 hours.

3.3.4. Power Production (FSRM Funds: CLIN CEO-10; CEO-12; CEO-13; CEO-14; CEO-15).

3.3.4.1. Inspect, maintain, and repair of emergency power systems, and fire deluge pumps. Utilize appropriate modules of APIMS (Facility Power). Stationary Emergency Reciprocating Internal Combustion Engine operating hours shall be reported monthly (NLT 5 calendar days of the following month in APIMS). Consult with base Environmental office for additional guidance.

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3.3.4.2. IAW AFMAN 32-1062, para 1.9.5 SP shall conduct an annual inventory of all CE-operated and maintained RPIE and EAID generators by 1 August each year, including generators that are replacement-eligible, and forward a copy to AFCEC / COSM.

3.3.4.3. RPIE generators shall be reconciled with real property records and EAID generators with Custodian Authorizations and Custody Receipt Listing records. (CDRL 0001).

3.3.4.4. SP shall coordinate all testing requirements IAW UFC 3- 540-01, Engine-Driven Generator Systems for Prime and Standby Power Applications.

3.3.4.5. Inspect, troubleshoot, operate, maintain, repair, replace, and m dify RPIE and EAID automatic transfer switches, and associated components IAW UFC 540-01, Engine-Driven Generator Systems for Prime and Standby Power Applications.

3.3.4.6. Notify COR of any generator incapable of functioning longer than 4 hours.

3.3.4.7. Position and monitor EAID generators as nece ary to provide eme ency power for critical repairs or hurricane preparedness.

3.3.4.8. Inform the Government of inoperative systems

3.3.4.9. Provide system operations training to facility mange for assigned RPIE generators.

3.3.4.10. [[RESERVED]]

3.3.4.11 Perform all power production req rem ts iden fied in AFMAN 32-1040, Civil Engineer Airfield Infrastructure S ms and FC 3 260-18F, Air Force Aircraft Arresting Systems Installation, Operation, and Mainten nce, to clude developing local instructions, training programs, record keeping nd status r porting.

3.3.4.12. Responsible for all fter-h urs requir ents and reconfigurations and shall respond to all after-hours maintenance reque within 60 minutes.

3.3.4.13 [[RE ERVED]]

3.3.5. Una ompanied Housi g Maintenance (FSRM Funds: CLIN CEO-10; CEO-12; CEO-13; CEO-14; CEO 5).

3.3.5.1. Accomplis main nance and repair of all UH units when the occupant moves out and before the new occupa occupies the room/suites.

3.3.5.2. SP shall complete occupancy inspections, repairs, maintenance and service on dorm units within fourteen (14) days of acceptance. SP shall complete all items on Installation provided checklist and ensure all work areas are returned to condition acceptable for occupants to move in.

3.3.5.3. Unit downtime of UH is 14 calendar days, exclusive of material delays for change of occupancy. The 14-calendar day maintenance downtime requirement starts when notified by dormitory staff that the occupant has vacated the quarters.

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3.3.5.4. Report to the Government all required maintenance work that may have been caused by abuse or negligence on the part of the current occupant within three (3) business days.

3.3.5.5. Change of Occupancy Maintenance (COM). Perform COM in permanent party dormitories per a checklist (AFIMSC standard versus base options) which at a minimum includes those items listed below:

Description	Dorms
Interior Structure	
Window treatment (Venetian Blinds, window shades, mini-blinds)	X
Floor tile, carpet, hardwood floors	X
Door and window hardware	X
Bathroom accessories	X
Medicine cabinets	X
Walls and ceilings	X
Baseboards, shoe mold	X
Door jambs, thresholds, door stops	X
Ceramic/metal wall tile to include caps, base tile and c amic fl or tile	X
Cabinet tops	X
Shower units, lavatories, countertops, door facings, windows baseboards, and stairs	X
Window sills, casing, and baseboards	X
Window screens	X
Cabinet hinges, cabinet latches, drawer pulls, nd dr wer gui s, cabinet catches	X
Vinyl wall covering	
Kitchen and bathroom exhaus fans an filter rep cement	X
Thermostats	X
Heating and air-condition g fans	
Appliances	X
Faucets, drains and verflows o sinks, lavatories, and bathtubs	X
Plugs, traps an strainer skets	X
Flush valve ball cocks	X
Angle stop and cut-off valv	X
Waste drain to main sewer lin s	X
Smoke detectors	X
Electric switches, p els oorbells	X
Light fixtures	X
Ceiling fans	X
Exterior Structure	
Entrance doors, including jambs, casing.	X
Door hardware	X
Weathering stripping on all entrance doors	X
Window screens and storm windows	X
Window glass	X
Steps	X
Name plate holders	X

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4. SERVICES SUMMARY.

Performance Objective	Performance Standards	Performance Thresholds
Response to Emergency CM work	SP will respond to 100% of Pri 1 calls per month within ≤ 30 mins during normal duty hours & ≤ 60 mins after duty hours.	SAT / UNSAT
Critical materials list in response to Priority 1 activities	SP will provide critical materials list in response to Priority 1 repairs b systems (electrical, exterior plumbing etc.) within 60 days contrac award. Also update critical mate al list based on work environment nd submit t Gov't for approval annu lly.	SAT / UNSAT
Preliminary PM (portfolio level) Requirements Development	SP will develop an (prelim ry) executable p rtfolio of PM requirement for g vernment re w and approval ithin 90 of contract award	SAT / UNSAT
Final PM (portfolio level) Requirements Development and	S w develop d submit, (Final) PM Pro ram for a Installation RP and RP E using req red PMTLs and AFI 2 100 pter 3 Playbook with 1 0 days of contract award and pr vide updates for Gov't approval annu ly.	SAT / UNSAT
PM Exec on Requiremen	SP will execute/complete 100% of scheduled PM actions on time (as scheduled) unless deviation approved by the Government.	SAT / UNSAT
Priority 3A Correctiv Maintenance (CM) work execution	SP will complete and closeout 100% of Priority 3A Corrective Mx (CM) work within ≤ 30 calendar days (excluding COR-approved material delays.	SAT / UNSAT
Priority 3B Corrective Maintenance (CM) work execution	SP will complete and closeout all Priority 3B Corrective Mx (CM) work within ≤ 60 calendar days (excluding COR-approved material delays.	SAT / UNSAT

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Performance Objective	Performance Standards	Performance Thresholds
Priority 3C Corrective Maintenance (CM) work execution	SP will complete and closeout all Priority 3C Corrective Mx (CM) work within ≤ 180 calendar days (excluding COR-approved material delays.	SAT / UNSAT
Corrective Maintenance (CM) work task prioritization / categorization	No more than 50% of any sustainment corrective maintenance, Priority 3s, may be assigned annually to a single Priority 3 sub-category unless approved by the Government.	SAT / UNSAT
Priority 4A/4B Enhancement Work execution	SP will complete Priority 4 work within established/approved execution timelines.	SAT / UNSAT
UH occupancy inspections, repairs, maintenance and service	SP shall complete occupancy inspections, repairs, maintenance and service on dorm units within fourteen (14) days acceptance no less than 95% of the time unless otherwise approved by the government. See Installation provided checklist for detailed criteria	SAT / UNSAT
Service Request Business Processes	90% of service request adjudicated within 2 business days of receipt.	SAT / UNSAT
Facility Management Work Reporting	SP will provide feedback to facility managers on status of service request or in-house work task through life cycle of tasks ≤ 5% of total work tasks. Note: Feedback constitutes accurate and timely NexGen IT status updates.	SAT / UNSAT
Customer Service Satisfaction Rating	No more than 5% of corrective and enhancement (priority 3 and 4) work task completed per month receive valid customer complaints. Note: validity determined by the Govt.	SAT / UNSAT
[[RESERVED]]	[[RESERVED]]	[[RESERVED]]
Utilities Outage Planning and Scheduling	SP will ensure proper coordination and scheduling for 100% planned interruptions to utilities or utility-related services to minimize mission	SAT / UNSAT

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Performance Objective	Performance Standards	Performance Thresholds
	disruption. Detailed government direction for coordination and scheduling will be provided on case-by-case basis.	
Inventory Management (IT)	New inventory because of acquisition, construction or repair is properly recorded in the appropriate IT systems within 5 business days of install date unless approved by the government. No more than 1% of new inventory recording discrepancies per quarte	SAT / UNSAT
Inventory Management (PM)	SP will ensure all new inventory as a result of acquisition, constru ion or repair are included in the M program within 60 business day of installat on as approved by the gov nment o more than 1% of new PM r ram discrepancies per quarter.	SAT / UNSAT
[[RESERVED]]	[[RESERVED]]	[[RESERVED]]
Industrial Control System (ICS) Management	SP will main in insta tions ICS o ensure compli ce for nform ion Assurance. No mor than one (1) discrep ncy per q arter.	SAT / UNSAT
[[RESERVED]]	[[RESERVED]]	[[RESERVED]]
Sustainment Managem System Inventory Busines Processes (Inventory) .	SP wi complete ≥ 5% system inv ntory upd within 30 calendar ays after identification of inventory ch nge and 100% within 60 calendar days fter identification.	SAT / UNSAT
Sustainm t Management System Inv tory Business Processes (Dis epancy Management)	SP will identify and correct ≥ 95% discrepancies in the detailed system inventories within ten (10) workdays after identification and 100% within 30 calendar days after identification.	SAT / UNSAT
Sustainment Management System Inventory Business Processes (Assessment Management)	SP will achieve and maintain ≥ 99% "facility count" assessment completeness per month.	SAT / UNSAT
Sustainment Management System Inventory Business	SP will maintain ≥ 90% currency on all facility condition assessments as	SAT / UNSAT

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Performance Objective	Performance Standards	Performance Thresholds
Processes (Facility Count Currency)	measured at the facility level for facility count each month.	
Sustainment Management System Inventory Business Processes (Square Footage Currency)	SP will maintain ≥ 90% currency all facility condition assessments each month as measured at the facility level for facility square footage each month.	SAT / UNSAT
Sustainment Management System Inventory Business Processes (Facility Count Assessment)	SP will perform facility condition assessments on facilities measured by count ≥ 1.67 percent of the established BUILDER inventory per month.	SAT / UNSAT
Sustainment Management System Inventory Business Processes (Facility Square Footage Assessment)	SP will perform facility condition assessments on facilities measured by square footage ≥ 1.67 percent of the established BUILDER inventory per month.	SAT / UNSAT
Sustainment Management System Inventory Business Processes (Point-in-Time Assessment)	SP will complete ≥ 95% of point-in-time assessments within 30 calendar days after receipt of written request and 100% within [illegible] days of written reque	SAT / UNSAT
Sustainment Management System Inventory Business Processes (Work Completion Assessment)	[illegible] will update ≥ 95% of component-section assessments within 30 calendar days after work completion and 100% within 60 days of work completion.	SAT / UNSAT
Sustainment Management System Inventory Business Processes (Component-Section Discrepancy)	SP will correct ≥ 95% identified facility and component-section quality problem within 30 calendar days after problem identification and 100% within 60 days	SAT / UNSAT
Sustainment Management System Inventory Business Processes (Forecasting/Planning)	SP will develop both short-term (1-2 years) and long-term (3 years or more) future requirements using the BUILDER requirement forecasting capabilities of work planning and	SAT / UNSAT

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Performance Objective	Performance Standards	Performance Thresholds
	scenarios and present to the Gov't for approval/ execution within 120 days of contract award. Note: Forecasted/Planning requirements updated annually with 100% compliance.	
Sustainment Management System Inventory Business Processes (Asset Performance Analysis)	SP will perform a semi-annual review of the asset inventory combined with asset performance data (e.g., number and frequency of failures, service calls, labor-hour/material costs expended, energy use, and similar attributes) to detect any operational or functional abnormalities affecting expected life-cycle performance and provide recommended courses of action (repair, replace, maintain etc.) for Gov't approval with 100% compliance	SAT / UNSAT

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5. CONTRACT DATA REQUIREMENT LIST (CDRL).

Report Title	Description/Form	Submit To:	Date Due	Directive
0001 Generators	RPIE and EAID generator record reconciled	AFCEC	As Required per Directive, PWS, Appendices, and Technical Exhibit	AFMAN 32-1062 / Preventive Maintenance / Power Production
0002 [RESERVED]	[RESERVED]	[RESERVED]	[RESER ED]	[RESERVED]
0003 Entomology	Pest Management Reports through IPMIS	IPMIS	As Required p irective, PWS, Appendices, and Techn cal Exh bit	AFMAN 32-1053 Entomology / Pe Management
0004 Refrigerant Management Plan	Update plan annually	Government	s Required per irective, PWS, App ndices, and Technical hibit	AFMAN 32-7002 / Refrigerant Management
0005 Refrigerant Management Records	Records reco ded in APIMS	AP M	As Required per Directive, PWS, Appendices, and Technical Exhibit	40 CFR Part 82 / Refrigerant Management
0006 [RESERVED]	[RESER D]	[RESERVED]	[RESERVED]	[RESERVED]

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6. RELATED PUBLICATIONS.

Publication Number	Title
CE DASH	
ADAAG	Americans with Disabilities Act Accessibility Guidelines
AFPD 23-2	Management Of Bulk Petroleum and Related Products
AFGM 2020-32-01	Civil Engineer Enterprise Governance for Information Technology
AFH 23-123V1	Materiel Management Reference Informatio
AFI 17-101 DAFGM 2022	Risk Management Framework (RMF) for r Force Information Technology (IT)
AFI 23-101	Materiel Management Policy
AFI 23-201	Fuels Management
AFI 24-301	Ground Transportation
AFI 24-302	Vehicle Management
AFI 25-201	Intra-Service, Intra-Agency, d Int Agency Support Agreements Procedures
AFI 32-1001	Civil Engineer Operations
AFI 32-2001	Fire and Emergency S ices (F&ES)
AFI 90-201	The Air Force Insp ction S m
AFI 91-212_AFGM 2020-01	Bird / Wildlife Airc ft St ke Haza d Management Program
AFJMAN 23-209	Sto age and Handling f Hazardous Materials
AFMAN 23-122	Materiel Ma agement P ocedures
AFMAN 32-1040	Civil Engi Ai field Infrastructure Systems
AFMAN 32-1053	In gra d Pest Management Program
AFMAN 32-1061	Provi ng Utilities to US Air Force Installations
AFMAN 32-1 62	Electric Systems, Power Plants and Generators
AFMAN 3 1065	G unding & Electrical Systems
AFMAN 3 1067	Wa r and Fuel Systems
AFMAN 32- 68	He ng Systems and Unfired Pressure Vessels
ANSI A 117.1	A cessible & Usable Buildings & Facilities
ANSI A 17.2	Guide for the Inspection of Elevators
American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE) Standards	Guide and Data Book
COE ETL 1110-3-474	Cathodic Protection
DAFGM 2021-32-01	Civil Engineer Control Systems Cybersecurity
DAFMAN 32-1084_AFGM 2020-01	Standard Facility Requirements
DLAI 4145.25	Storage and Handling of Liquefied and Gaseous Compressed Gasses

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Publication Number	Title
	and Their Full and Empty Cylinders
DoD 4140.25-M	DoD Management Policy for Energy Commodities and Related Services, Change 3
DoDI 4150.07	DoD Pest Management Program, Change 2
DoDI O-2000.16V1_AFI 10-245-O	Antiterrorism (AT) Program Implementation
DoDM 4150.07 Volume 2	DoD Pest Management Program Elements & Implementation: Pesticide Applicator Training & Certification Program
DoDM 4150.07 Volume 3 Chg 2	DoD Pest Management Training & Certification Program: The DoD Plan for the Federal Insecticide, Fungicide & Rodenticide Act Pesticide Applicators
ETL 11-6	Utility Reporting for Air Force Facilities
IBC	International Building Code
MFGR GUIDES	Manufacturer's Operating and Maintenance Guides
CE Playbook*	Energy Evaluations
CE Playbook*	Energy Management Control System
CE Playbook*	Material Control
CE Playbook*	MDI Refinement
CE Playbook*	Operations Engineering
CE Playbook*	Preventive Maintenance
CE Playbook*	Sustainment Management Systems (SMS)
CE Playbook*	Work Management
UFGS 03 53 14.00 20	Light Reflective Nonferrous Metallic Aggregate Floor System
UFGS 07 51 13	Built-Up Asphalt Roofing
UFGS 07 53 23	Ethylene Propylene Diene-Monomer Roofing
UFGS 09 67 23.15	Fuel Resistive Resinous Flooring, 3-Coat System
UFGS 09 67 23.16	Fuel Resistive Resinous Flooring, 5-Coat System
UFGS 09 68	Carpeting
UFGS 32 11.51	Rubber and Paint Removal from Airfield Pavements
UFGS 32 23	Pavement Markings
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
USP	Uniform Swimming, Spa, and Hot Tub code
US DOT Manual	Operators of Small Natural Gas Systems

All other required directives, instructions, etc.…

Note: All publications are considered current and/or latest version; if indicated version superseded; SP should submit workload changes if any due to publication changes and declare to Government.

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7. APPENDICES.

SMS / BUILDER Guidelines

Fort Eustis Unique Requirements

Contract Manpower Report

BMC Technical Exhibits (TE)

TE 1-003 Energy Monitoring & Control Systems Under Contract – Attachment I

TE 1-004 Government Furnished Equipment – Attachment II

TE 1-005 Installed Serviceable Equipment – Attachment III

TE 4-007 Tank Exhibit – Attachment IV

TE 6-002 Dining Facility Equipment – Attachment V

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8. ACRONYM LIST

Acronym	Definition
AAS	Aircraft Arresting System
ABET	Accreditation Board for Engineering and Technology
AFCAMS	Air Force Commander's Assessment Management System
AFCEC	Air Force Civil Engineering Center
AFIMSC	Air Force Installation and Mission Support Center
AFMAN	Air Force Manual
AMIWG	Activity Management Integrated Working Group
AMP	Asset Management Plan
APIMS	Air Program Information Management System
BASH	Bird Aircraft Strike Hazard
BCAMP	Base Comprehensive Asset Management Plan
BCI	building condition index
CDRL	Contract Data Requirements List
CE	Civil Engineer
CFR	Code of Federal Regulations
CLIN	Contract Line Item Number
CoA	Courses of Action
COM	Change of Occupancy Maintenance
COR	Contract Officer Representative
CVAMP	Core Vulnerability Assessment Management Program
DoD	Department of Defense
EAID	equipment authorized in-use details
EMCS	Environmental Management Control System
EPA	Environmental Protection Agency
ESP	Emergency and Special Program
FO	Facility Operations
FOFP	Facility Operations Facility Projects
FSRM	Facility Sustainment, Repairs, Modernization
GSA	General Services Administration
HAF	Headquarters Air Force
HHQ	Higher Headquarters
HVAC	Heating, Ventilation, Air Conditioning
IAW	in accordance with
IA	Information Assurance
IBC	International Building Code
ICS	Industrial Control System
IDP	Installation Development Plan
IG	Inspector General
IPMIS	Integrated Pest Management Information System
IPMP	Integrated Pest Management Program
IT	Information Technology
MAJCOM	Major Command

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Acronym	Definition
MDI	mission dependency index
MICT	Management Internal Control Toolset
NEC	National Electric Code
NexGen IT	Next Generation Information Technology
NFPA	National Fire Protection Association
NPC	National Plumbing Code
OSHA	Occupational Safety & Health Administration
PM	Preventive Maintenance
PMTL	Preventive Maintenance Task List
PWS	Performance Work Statement
R&O	Requirements and Optimization
ROI	return on investment
RP	Real Property
RPIE	Real Property Installed Equipment
RPSE	Real Property Similar Equipment
SME	Subject Matter Experts
SMS	Sustainment Management System
SP	Service Provider
TNAP	Transportation Networks and Airfield Pavements
TO	Technical Order
UFC	Unified Facilities Criteria
UH	Unaccompanied Housing
USACE	United States Army Corps of Engineers
USORTS	Utility System Outage Report Tracker
VB	Vehicle Barrier
VTE	Vertical Transportation Equipment
WRRB	Work Request Review Board
WRWG	Work Request Work Group
WT	Work Task

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