Performance Work Statement

Heavy Equipment Rental Services
at
Military Family Housing Maintenance, Okinawa, Japan

718 CES/CELN
Kadena Air Base, Okinawa, Japan
15 June 2026

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1. DESCRIPTION OF SERVICES

1.1. HEAVY EQUIPMENT RENTAL

The contractor shall provide heavy equipment include crane, excavator, rammer, dump truck, trailer and forklift during the entire duration of the Military Family Housing, Okinawa, Japan work requirement. The contractor shall operate all rental equipment with an operator except for forklift.

1.1.1. Housing Area:

<u>Kadena AB</u>
Arnold Terrace
Beeson
Bazeley Tower
Chibana
Clark Vista
Jennings
Kadena Heights
Marek Park
North Terrace
O'Donnel Garden
Open Source Center
Stearley Heights
Sebille Manor
Stillwell Park
Terrace Heights
Voice of America
Washington Heights

<u>Camp Courtney</u>
Courtney
Courtney Towers

<u>Camp McTureous</u>
McTureous

<u>Camp Foster</u>
New Chatan
Kishaba Terrace
Kishaba Tower
North Foster Tower
Plaza
Sada
Sada Tower
Futenma Townhouse

<u>Camp Lester</u>
New/Old Lester

<u>Camp Kinser</u>
Kinser
Kinser Tower

1.2. Heavy Equipment List: The contractor shall perform the on-site services required under this contract specified heavy equipment in this PWS para 4, Appendix B – Heavy Equipment List.

1.3. Work Schedule: The contractor has flexibility to adjust dates depending on work accomplished ahead of schedule and possible delays due to weather or other unforeseen circumstances.

1.4. The contractor shall provide fuel without consumption tax for heavy equipment contracted via this contract mechanism during the duration of the requirement. This will require that the contractor has means of delivering the fuel to the worksite.

2. SPECIFIC REQUIREMENTS

The contractor service delivery requirements are summarized into specific requirements that relate directly to standards of performance required to meet mission essential needs. For the Specific Requirements to be met, service delivery must be in substantial compliance with applicable performance standards.

Specific Requirements	***PWS Para***	***Performance Standard***
Heavy Equipment Rental w/ Service Call	1.1	Contractor responds and conducts site visits to complete required heavy equipment rental support and cannot miss once a month.

2.1 Equipment Condition: All rental equipment provided by the contractor shall be commercially available, well-maintained, fully operational, and compliant with all applicable safety and environmental standards (e.g., OSHA, Japanese road/emissions laws if applicable). Equipment shall be delivered fully fueled and properly lubricated. The Government reserves the right to reject any equipment that fails to meet safety or operational standards at the time of delivery.

3. GENERAL INFORMATION

3.1. QUALITY CONTROL

The contractor shall provide a complete Quality Control Plan (QCP) to ensure the requirements of the contract are provided as specified. The overall control of quality must meet the specified performance thresholds for each requirement specified in the Paragraph 2, Services Summary - Performance Standard. The contractor shall develop and implement procedures to identify, prevent and ensure non-recurrence of unacceptable services. The contractor shall submit to the Contracting Officer (CO) for review no later than two (2) weeks prior to award. The contactor shall update the plan as changes occur and changes shall be submitted for review by the CO.

3.1.1. The government shall rely on the contractor's existing quality assurance systems as a substitute for government inspection and testing, when contracting for commercial services, unless market research indicates otherwise.

3.2. INSPECTION AND ACCEPTANCE

The government will periodically evaluate the contractor's performance by appointing Contracting Officer's Representative(s) (**COR**) to monitor performance to ensure services are received. The COR(s) will evaluate the contractor's performance through intermittent on-site inspections of the contractor's quality control program and receipt of complaints from base personnel. The government may inspect each task as completed or increase the number of quality control inspections if deemed appropriate because of repeated failures discovered during quality control inspections or because of repeated customer complaints. Likewise, the government may decrease the number of quality control inspections if merited by performance. The government will also investigate complaints received from various customers located on the installation. The contractor shall be responsible for initially validating customer complaints. However, the government representative shall make final determination of the validity of customer complaint(s) in cases of disagreement with customer(s).

3.2.1. The COR is the authorized government representative(s) who will perform assessments of the contractor's performance. Subsequent to contract award, the identity of the COR, with a letter defining their duties and authority will be promptly furnished to the successful bidder/offeror.

3.2.2. The COR(s) or alternate(s) will inform the contract manager in person when discrepancies occur and will request corrective action. The COR(s) or alternate(s) will make a notation of the discrepancy on their surveillance checklist with the date and time the discrepancy was noted and will request the contract manager (or authorized representative) to initial the entry on the checklist.

3.2.3. Any matter concerning a change to the scope, prices, terms or conditions of this contract shall be referred to the CO and not to the COR(s).

3.2.4. The services to be performed by the contractor during the period of this contract shall at all times and places be subject to review by the CO.

3.3. SUBMISSION OF INVOICES

3.3.1. WORK REPORT: The contractor shall submit work reports or expenditure log of the performance with invoices via electronic through the WAWF or Email to COR(s).

3.3.2. Work Report must have each Completion Date, Requestor's Name, CLIN Number, Unit Price, Period of Performance (from DD-Mon-YYYY to DD-Mon-YYYY), Building Number & Location.

3.4. SECURITY AND PHYSICAL REQUIREMENTS

The contractor is responsible to obtain such clearances and/or passes as required for his/her employees to enter military installations on Okinawa prior to start to work. The contractor shall be responsible for all passes issued to his/her employees under this contract. Applications shall be coordinated through the CO or designated representative. At the time of application, Security Forces may conduct a background check on employees. Upon termination of employment, the contractor shall be responsible for returning identification cards and base passes to Security Forces within 24 hours.

3.5. HOURS OF OPERATION

The contractor shall perform the on-site services required under this contract during the following hours: 06:00 AM – 18:00 PM, Monday through Saturday, except on U.S. holidays specified in section 3.6.1 of this PWS. No on-site work shall be scheduled or performed on holidays unless previously approved or directed by the COR.

If the contractor desires to work on non-scheduled workdays, the contractor must submit a written request to the COR for approval.

3.5.1. HOLIDAYS

The contractor is required to provide service, expect as noted on the following days:

Day	Holiday
1st Day of January	New Year's Day *
3rd Monday of January	Martin Luther King's Birthday
3rd Monday of February	President's Day
Last Monday of May	Memorial Day
19th Day of June	Juneteenth Day *
4th Day of July	Independence Day *
1st Monday of September	Labor Day
2nd Monday of October	Columbus Day
11th Day of November	Veteran's Day *
Last Thursday of November	Thanksgiving Day
25th Day of December	Christmas Day *

**If the holiday falls on Saturday, it will be observed on the preceding Friday. If it falls on a Sunday, it will be observed on the following Monday.*

3.6. OPERATION DURING TYPHOON CONDITIONS

U.S. Government and the contractor personnel will secure all heavy equipment prior to TCCOR 1C and the contractor will resume work within two hours of TCCOR Storm Watch.

3.7. SAFETY REQUIREMENTS:

In performing work under this contract, the contractor shall:

3.7.1. Conform to the safety requirements contained in the contract for all activities related to the accomplishment of the work.

3.7.2. Provide protection to government property to prevent damage during the period of time the property is under the control or in possession of the contractor.

3.7.3. Include a clause in all subcontracts to require subcontractors to comply with the safety provisions of this contract as applicable.

3.7.4. Record and report promptly (within Two (2) hours) to the contracting officer or designated government COR(s), all available facts relating to each instance of damage to government property or injury to either contractor or government personnel.

3.7.5. In the event of an accident/mishap, take reasonable and prudent action to establish control of the accident/mishap scene, prevent further damage to persons or property, and preserve evidence until released by the accident/mishap investigative authority through the CO.

3.7.6. If the government elects to conduct an investigation of the accident/mishap, the contractor shall cooperate fully and assist government personnel in the conduct of investigation until the investigation is completed.

3.7.7. Include a clause in each applicable subcontract requiring the subcontractor's cooperation and assistance in accident reporting and investigation.

3.8. JAPANESE ROAD LAWS

The contractor shall comply with Japanese Road Laws while on U.S. Military installations to specifically include: Article 43, The Road Law (Japan) (prohibited acts relative to roads). No person shall commit the following described acts.

3.8.1. Damaging the road, causing roads to be littered with debris, polluting the roads with debris or falling out from motor vehicles or otherwise defacing roads unreasonably or without due cause.

3.8.2. Article 43-2 (Measures to be taken to prevent cargo or things loaded on motor vehicles from falling out).

3.8.3. The agency managing a road may when there is reasonable cause for him to feel that items or cargo being carried in or on a motor vehicle may fall out and damage, pollute, or otherwise deface the road in such manner as to hinder or obstruct the traffic, order the operator of the vehicle in question to take steps or measures necessary to prevent occurrence of such hindrance by stopping operation of the vehicle, or correcting the method of loading or traveling or operation of the vehicle.

3.8.4. REQUIRED INSURANCE BY JAPANESE LAW

The contractor shall procure and maintain during the entire period of his performance under this contract the following minimum insurance on each vehicle used by the contractor at the work site.

3.8.5. Type: Automobile Property Damage Insurance Amount: ¥3,000,000 or Dollar equivalent Bodily Injury Insurance Amount: ¥30,000,000 or Dollar equivalent.

3.8.6. All vehicles must be properly inspected/insured in accordance with Japanese Compulsory Insurance (JCI) requirements.

3.8.7. Prior to the commencement of work hereunder, the contractor shall furnish to the CO a certificate or written statement of the above required insurance. The policies evidencing required insurance shall contain an endorsement to the effect that cancellation or any material change in the policies adversely affecting the interests of the Government in such insurance shall not be effective for such period as may be prescribed by the laws of the state in which this contract is to be performed and in no event less than thirty (30) days after written notice thereof to the CO.

4. APPENDICES

APPENDIX A

GOVERNMENT SERVICES

1. The Government will provide water and electrical power when available to the contractor without cost.

Emergency Telephone Number

2. The following Kadena Air Base telephone numbers are furnished to the contractor.

Emergency (On base)	***911***
Fire Protection	098-938-1111 ext. 634-2351 (DSN 634-2351)
Security Police	098-938-1111 ext. 634-1880 (DSN 634-1880)

Kadena Air Base		**Marine Corps Camp**	
Off Base	119	Off Base	119
From Cell Phone	**098-934-5911**	**From Cell Phone**	**098-911-1911**
On Base	911	On Base	911

APPENDIX B

PWS para 1.2 Heavy Equipment List

CRANES w/Operator	
1	4.0 Ton
2	15 Ton
3	25 Ton
4	35 Ton
5	100 Ton
EXCAVATORS w/Operator	
6	Bucket $0.1m^3$
7	Bucket $0.2m^3$
RAMMER w/Operator	
8	$0.25m^3$
9	$0.3m^3$
DUMP TRUCKS w/Operator	
10	2.0 Ton
11	4.0 Ton
TRAILERS w/Operator	
12	High Floor Bed - 10 Ton
FORKLIFT	
13	3 Ton Engine Forklift

LIST OF ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	**Definition**
CO	Contracting Officer
COR	Contracting Officer's Representative
OSHA	Occupational Safety and Health Act
PWS	Performance-Based Work Statement
QCP	Quality Control Plan