PERFORMANCE WORK STATEMENT (PWS)

JOINT BASE SAN ANTONIO (JBSA) FORT SAM HOUSTON (FSH)
DEMOLITION WITH ABATEMENT SERVICES
BUILDING 2652 (B2652) HARLEQUIN THEATER

08 JULY 2026

1. DESCRIPTION OF SERVICES.

This is a non-personal services requirement. The Contractor shall provide all management, tools, supplies, equipment, and labor necessary for the demolishment with abatement of one (1) building on JBSA Fort Sam Houston: B2652 Harlequin Theater in Atch 2_B2652 Location Map.

The contractor shall furnish all equipment, labor, layouts of work features, and supervision needed to demolish and remove all material of the building including all above and below ground structures to a depth of three (3) feet, concrete slabs, foundations, and vaults. The contractor shall locate, disconnect, cap and plug all overhead and underground utilities (water, wastewater, electricity, gas, etc.) within five (5) feet of the building; and inform applicable service provider, and Government Point of Contract (GPOC) during contract execution.

The Contractor shall remove and dispose of all demolition debris from the site. This project will follow a four-phase approach, with all periods of performance to be completed within 120 days of contract award.

- Phase 1 – Submission Period
- Phase 2 – Pre-Demo Period
- Phase 3 – Demolition Period
- Phase 4 – Closeout Period

2. BACKGROUND.

B2652 has reached the end of its lifecycle and is currently vacant due to deteriorating conditions. Contractor employees shall enter the structure solely to perform the tasks outlined in this PWS. The Government does not guarantee the condition of the property prior to demolition.

2.1 DESCRIPTION. The contractor shall perform field verification of all As-Built Plan drawings associated with the building identified in this PWS. The project includes one (1) building, listed below with its corresponding JBSF project number, attachments, and a brief description:

JBSF237890 – JBSA FSH Demolition with Abatement, B2652

This building is a two-story, 19,684-square-foot wood-frame structure on a concrete foundation. The exterior consists of clay brick with a shingle roof. Interior materials include floor tiles, wall coverings, concrete, wood, ceiling tiles, textured walls, wood paneling, glass, and sheetrock. The contractor shall abate all hazardous materials (HazMat) identified in Atch 6_B2652 HazMat Report.

The contractor shall develop a Grading Plan for demolition grading and submit for approval NLT 14 days prior to starting demolition. Work shall include seeding and establishment of grass in affected areas. Shrubs and scrub trees that are near the buildings/chain link fence are to be entirely removed from the premises. Larger, more established trees outside the area outlined in Atch 4_B2652 Demo Limits are to be protected during the demolition of the building as much as possible. If large established trees are damaged beyond saving, then it must be removed from the premises to include the trunk to a depth of six (6) inches below grade.

2.2. DEMOLITION PLAN. The Contractor shall provide all labor, materials, and equipment to demolish the building and surrounding features identified in this PWS, associated attachments, and the Contractor's demolition plan. The demolition plan shall be included with the submission of proposal. Remove rubbish and

debris from the project site; do not allow accumulations inside or outside the building.

The work includes demolition and removal of resulting rubbish and debris, including excess soil from Government property for legal disposal in accordance with (IAW) JBSA Environmental, Federal, State, and Local hauling and disposal regulations. Remove rubbish, waste, and debris from Government property daily, unless otherwise directed. No historical salvage exists. Remove and transport the debris in a manner that prevents spillage on streets or adjacent areas. Dispose of excess soil IAW contractor's Soil Management Plan. Soil to be tested for HazMat as required by JBSA Environmental. Store materials that cannot be removed daily in areas specified by the GPOC.

The contractor shall demolish structures in their entirety. The contractor shall remove existing structures to three feet below grade. The contractor shall remove concrete and asphaltic concrete paving and slabs including aggregate base to a depth of eight (8) inches below existing adjacent grade. Remove sidewalks, curbs, and gutters as indicated.

The contractor shall coordinate with the GPOC and a 502CE HVAC Shop representative to identify any equipment parts required to be recovered and turned over. The contractor shall remove air conditioning, refrigeration, and other equipment containing refrigerants without releasing chlorofluorocarbon refrigerants to the atmosphere IAW the Clean Air Act Amendment of 1990. All removed/evacuated refrigerants shall be turned over to the Government as coordinated with GPOC. The Government will provide the containers to capture the refrigerants.

2.2.1 SURROUNDINGS. Demolish all concrete pads, sidewalks, building sign, backyard chain-link fence and front canopy and sidewalk. All vegetation in and next to backyard chain-link fence is to be removed and properly disposed of. All items are marked in Atch 4_B2652 Demo Limits.

2.2.2 ITEMS REMAIN IN PLACE. The contractor shall take all necessary precautions to prevent damage to existing items designated to remain in place, be reused, or remain Government property. Items to remain are located outside the demolition limits shown in Atch 4_B2652 Demo Limits. Any such items damaged by contractor operations shall be repaired or replaced at no cost to the Government.

The contractor shall protect all trees indicated to remain, maintain and safeguard existing utilities required to stay in service, and ensure the protection of all electrical and mechanical systems throughout demolition activities.

2.2.3 DEMOLITION SAFETY AND ENVIRONMENTAL REQUIREMENTS. The Contractor shall continuously evaluate the condition of the structure during demolition and take immediate action to protect all personnel working in and around the project site. No area, section, or component of floors, roofs, walls, columns, pilasters, or other structural elements shall be left standing without sufficient bracing, shoring, or lateral support to prevent collapse or failure while personnel remove debris or perform work in the immediate area. These protection measures shall be fully documented in the Activity Hazard Analysis (AHA) IAW EM 385-1-1.

The Contractor shall implement all required demolition controls to ensure safe, compliant, and environmentally responsible removal of materials. Burning of debris is prohibited. The Contractor shall manage dust, debris, and airborne particulates using water suppression or other approved methods to prevent migration beyond the project limits.

The Contractor shall maintain safe pedestrian and vehicle traffic conditions around the demolition site. Barricades, signage, and controlled access points shall be installed and maintained throughout demolition operations as required by EM 385-1-1 and local regulations.

The Contractor shall ensure that all project debris, waste, and recyclable materials are properly transported to approved and licensed disposal or recycling facilities. To maintain strict accountability, the Contractor must collect HazMat Trip Tickets and Manifests for the Disposal of Construction & Demolition (C&D) Materials for every single load or disposal event. These records are essential to verify lawful disposal, clearly identify the receiving facilities, and accurately document both the quantities and types of materials removed from the project site. IAW the schedule outlined in Table 3 Deliverables, all collected tickets and manifests shall be submitted to the GPOC NLT 3-days following the disposal event, serving as a mandatory component of the demolition-phase documentation.

All demolition controls, waste-handling procedures, and disposal documentation requirements shall be incorporated into the Contractor's Work Plans and executed IAW Federal, State, and Local regulations.

2.3 UTILITIES. The Contractor shall verify that all utility services are physically disconnected within five (5) feet of the building prior to beginning any demolition activities. This work includes the safe capping and plugging of all utilities—water, wastewater, electricity, gas, communications, and any other applicable systems IAW all local, state, and federal regulations.

Disconnection of all utilities shall be coordinated by the Contractor with the appropriate local service providers, and a utility outage request form shall be submitted and approved prior to any outage. The coordination described in this section refers to physical termination of service lines, not cancellation of utility accounts. The GPOC will assist in coordinating with local utility companies as required.

The Contractor shall shut off, and cap utilities intended for future use. Sewer taps shall be plugged using screw-type expanding plug inserts or other methods approved by the local sewer authority to prevent groundwater intrusion. Contractors shall maintain red line drawings onsite showing the exact locations of all capped and disconnected utilities. Any anticipated utility outages shall be coordinated with the GPOC and approved prior to execution.

All utility coordination and termination activities shall follow the procedures, maps, and requirements provided in Atch 3_B2652 Utility Map.

2.3.1 SPECIAL UTILITY CONSIDERATIONS. The contractor shall identify and mark all utilities not managed and/or located by the local utility companies. If abandoned storm water pipes are discovered & no longer managed by the utility company, then the utility shall be capped a minimum of five (5) feet from the building.

If septic tanks are encountered, the contractor shall ensure that damage does not occur to any septic tanks if they are still in use. Septic tanks no longer in use shall be pumped dry, crushed and backfilled IAW Federal, State, and Local regulations. Dig Permits/Utility Locates shall be coordinated with the GPOC and approved prior to any digging.

2.4 ENVIRONMENTAL PLANS. The Contractor shall submit environmental protection plans NLT 14 days prior to starting demolition and make applicable notifications to JBSA Environmental, State and Federal agencies.

2.5 ACCIDENT PREVENTION PLAN (SAFETY PLAN). The Contractor shall submit an Accident Prevention Plan (APP). Per requirements in EM 385-1-1 which outlines the occupational safety and health policy, responsibilities, and program requirements. EM 385-1-1 paragraph 4(2) states that service contracting actions may use the abbreviated APP listed in Deliverables Table 3 below.

2.6 HAZARDOUS WASTE MANAGEMENT PLAN. The contractor shall prepare a Hazardous Waste Management Plan detailing the manner in which hazardous waste will be managed and describing the types and volumes of hazardous waste anticipated to be managed. At a minimum, the plan shall include the contractor's procedures to handle all HAZMAT to include asbestos remediation, lead remediation, proper disposal of PCBs and Mercury and copies of licenses and certificates.

2.6.1 OFFSITE HAZARDOUS WASTE MANAGEMENT. The contractor shall coordinate the offsite transfer of all HazMat and waste with the installation environmental group. The contractor shall provide HazMat trip tickets NLT 10 days after signed by receiving landfill.

2.6.2 HAZMAT ACTIVITIES. Prior to conducting HazMat activities, the contractor is responsible for pre-transportation activities and must either certify to the Government that a security plan is in place which meets the requirements of 49 CFR 172, Subpart I or in the event that the types or amounts of HazMat are excluded from the security planning requirements, a written statement to that effect detailing the basis of the exception. All debris, hazardous waste, and non-hazardous waste, including all recycling and spoils, shall be characterized by a lab, profiled, reviewed by the JBSA Hazardous Waste Media Team, manifested as required and signed by appropriately appointed 802 CES/CEIE personnel before leaving any JBSA property. The following tests are required for every 200 cubic yards of soil/waste spoils that are to be removed from JBSA: RCRA 11 metals (method SW 7000 series, TCLP extraction), Organochlorine Pesticides/ Polychlorinated Biphenyl (PCBs) (method SW 8081a/8080, TCLP extraction), Semi-Volatile Organic Compounds (SVOCs) (method SW 8270, TCLP extraction), Volatile Organic Compounds (VOCs) (method SW 8260 TCLP extraction) to include BTEX, Total Petroleum Hydrocarbons (TPH) (TX method 1005), Non-halogenated Organics (SW 8015, TCLP extraction), and Reactivity, Corrosivity, Ignitibility (RCI).

2.7 MATERIALS TESTING AND INSPECTIONS. The contractor shall submit a Hazard Analysis Plan and an Asbestos Abatement Plan. The contractor is responsible for coordinating, scheduling, and requesting all required tests and inspections to prevent delays to the work. All test results shall be provided to the GPOC and Base Environmental personnel NLT 5 days after each test.

2.8 INSURANCE AND PERMIT REQUIREMENT. The Contractor shall maintain all required insurance IAW Revolutionary FAR Overhaul (RFO) 52.228-5, "*Insurance—Work on a Government Installation*", and all applicable contract terms and conditions.

2.8.1. GENERAL LIABILITY: The contractor shall maintain the following insurance coverage:

- Bodily Injury Liability: Comprehensive policy with a minimum of $500,000 per occurrence.
- Property Damage Liability: Coverage sufficient to protect Government property.

2.8.2. The Contractor shall submit the Certificate of Insurance as a Phase 1 deliverable, consistent with Section 2.11, and provide proof of coverage NLT 10-days after award and prior to mobilization or performing any work on the installation.

The Contractor shall obtain all permits required by Federal, State, and Local agencies NLT 10 days prior to starting demolition, and shall be responsible for preparing, filing, and paying all associated fees. The Contractor shall

conduct all required field verification visits and ensure that all permit-related documentation aligns with the procedures and requirements outlined in Atch 3_B2652 Utility Map.

2.9 LICENSES AND CERTIFICATION. Employees under Contactor authorization are required to have a license or certification to perform specific work duties including, but not limited to, hazardous waste testing and sampling, removal, and disposal efforts.

2.10 SAFETY DATA SHEET. The Contractor shall address by submitting to the plans to prevent and control fugitive dust through specific mitigation and preventative measures, including Material Safety Data Sheet or (MSDS) for soil binder to be used. The Contractor shall, at a minimum, maintain records indicating dust control measures taken. Information provided shall be sufficient to answer any questions regarding control methods utilized, products used, application rates, inspections performed. Dust control shall be performed as the work proceeds to minimize vehicle off-site tracking of sediment and generation of dust. The Contractor must always have MSDS binder and applicable data sheet on-site.

2.11 WORK PLANS AND RELATED DOCUMENTS. The Contractor shall prepare and submit, for acceptance by the GPOC, all work plans and related documents required for the project. These documents shall be developed IAW all applicable Federal, State, and Local regulations and shall incorporate information obtained from the pre-bid site visit, the pre-demolition Environmental Hazmat Survey referenced in Atch 5_B2652 As-Built, and all other applicable project documentation.

IAW Phase 1 – Submission Period the deliverables include the Site Visit Results, Certificate of Insurance, Project Roster, Base Pass Spreadsheet, Quality Control Plan, Laboratory Certificate & Scope of Accreditation, and Environmental Protection Plan, Grading Plan and Traffic Control Plan all of which must be submitted during the Submission Period and prior to mobilization. Additional plans required by this PWS shall be submitted in accordance with their specified due dates in Deliverables Table 3.

2.12 SPECIAL PROCEDURES – SURVEYING. The contractor shall perform pre-and-post surveying procedures including, but not limited to, control points, temporary control points, topographic information filing, existing utilities left in place, location of utility termination points, water, sanitary sewer, electrical and communication equipment, and gas. The contractor shall coordinate and conduct a kick-off meeting prior to the initiation of the field survey.

- All survey work shall utilize a localized scale factor.
- The draft and final survey data shall be submitted either on a DVD or CD, and a transmittal letter shall accompany each submittal.
- The contractor shall include AutoCAD files in their survey submittal package

2.13 SPECIAL PROJECT PROCEDURES – GIS. All interim and final review plans shall include native-format files (e.g., AutoCAD CAD files) that meet all Government standards. For the current version of required formats, submit requests to usaf.jbsa.502-abw.mbx.502-ces-cad-manager@mail.mil Provide native documents (e.g., *.doc, *.xls) along with matching PDF versions.

2.13.1 GIS FILES MUST MEET THE FOLLOWING TECHNICAL REQUIREMENTS:

- Horizontal Control for Texas State Plane, South Central Zone (4204), NAD 83; shall comply with Corps of Engineers 3rd Order, Class I standards.
- Vertical Control for NAVD 88; shall comply with Corps of Engineers 3rd Order.

- All measurements shall be collected using an electronic data collector; all elevations will be measured at hundredths of feet (0.00).
- Unit of Measure shall be U.S. Survey Feet.
- Map scale shall be 1-inch equals 30-feet.
- Contour interval shall be 1-foot.

2.14 HAZARD ANALYSIS PLAN. The Contractor shall check the structures prior to demolition to ensure that the property is vacated. Contractor shall conduct an Activity Hazard Analysis at the site taking into account overhead power lines, underground utilities, and other structures which are not scheduled for demolition. Contractor shall submit a Hazard Analysis Plan prior to starting demolition to the GPOC NLT 14 days after award.

2.15 TEMPORARY STRUCTURES. The Contractor shall furnish and erect all temporary site; barricade covers and temporary structures necessary for the proper and safe conduct of the work. The Contractor shall erect a suitable perimeter fence around the work site. All such temporary structures shall be removed upon the completion of the work at no additional cost to the Government. Fencing shall be installed around the perimeter of the project site, for the duration of the work and removed before the project is considered complete. Inlet protection and slit fencing may be necessary at times during some of the project operations.

2.16 DEBRIS REMOVAL AND DISPOSAL. All waste characterization testing shall be performed by laboratories accredited by a recognized laboratory accreditation authority. The contractor shall submit the Laboratory's Certificate of Accreditation and Scope of Accreditation to the designated GPOC no later than 14 days prior to the start of demolition. Laboratories conducting hazardous materials testing must meet all applicable OSHA and EPA requirements. Accreditation must apply to the specific laboratory performing the testing, not solely the corporate office.

The contractor shall provide complete test results, including a statement indicating whether each item tested conforms or fails to conform to specified requirements.

Prior to soil removal, the contractor shall perform the following test methods and analytical parameters for every 200 cubic yards of soil to be removed from JBSA:

- RCRA 11 Metals — SW-7000 series with TCLP extraction
- Organochlorine Pesticides / PCBs — SW-8080 with TCLP extraction
- Semi-Volatile Organic Compounds (SVOCs) — SW-8270 with TCLP extraction
- Volatile Organic Compounds (VOCs) — SW-8260 with TCLP extraction, including BTEX
- Total Petroleum Hydrocarbons (TPH) Texas Method 1005
- Non-halogenated Organics — SW-8015 with TCLP extraction
- Reactivity, Corrosivity, Ignitibility (RCI)

A person who is trained in a manner consistent with the National Emissions Standard for Hazardous Air Pollutants (NESHAP) and EPA requirements must be present on site when contaminated debris removal and disposal is taking place.

Any contaminated debris collected by the Contractor shall be disposed of at the Contractor's expense. The Contractor is responsible for any loads rejected at the disposal site. The Contractor shall identify the location where

demolition debris will be dumped and list all state-licensed or approved private sites that accept clean debris and asbestos. The Contractor shall leave the premises and surrounding streets in a condition that does not create a public nuisance.

2.17 HAZARDOUS TOXIC WASTE. Hazardous, toxic materials or waste such as petroleum products, electrical transformers, tires and known or suspected HazMat shall be removed and disposed of by the contractor. The Contractor shall take sufficient measures to prevent spillage of hazardous and toxic materials during dispensing and shall collect waste in suitable containers observing chemical compatibility requirements.

The contractor shall designate a single individual that will serve as the main point of contact for all environmental regulatory matters and have overall responsibility for identification of marking, labeling and packaging; completion of hazardous waste manifests, asbestos waste shipment records, PCB manifests, bill of ladings, exception and discrepancy reports; and all other environmental documentation.

2.18 EXCAVATED SOIL. All excavated soil must be reused on site or removed from the installation at the completion of the project. No permanent stockpiling of soil is authorized. Based on waste characterization performed by the 802 CES/ CEIE which at a minimum will be classified as Type II Non-hazardous Waste; soil must be transported to an approved TCEQ permitted disposal location approved by 8012 CES/ CEIE. Prior to soil removal, contractor shall perform the following test methods and analytical parameters for every 200 Cyd of soil that is to be removed from JBSA:

- RCRA 11 metals (method SW 7000 series, Totals analysis with TCLP extraction).
- Organochlorine Pesticides/Polychlorinated Biphenyl (PCBs) (method SW 8080, total analysis with TCLP extraction).
- Semi-Volatile Organic Compounds (SVOCs) (method SW 8270, with TCLP extraction).
- Volatile Organic Compounds (VOCs) (method SW 8260 TCLP extraction).
- Total Petroleum Hydrocarbons (TPH) (TX method 1005).3
- Reactivity, Corrosivity, Ignitibility (RCI).

Contractor shall submit all analytical results to 802 CES/CEIE for review prior to removal of soil from area specific location.

2.19 POST DEMOLITION. The contractor shall clean up and remove all signs of temporary facilities, work areas, structures, foundations or temporary structures, stockpiles of excess waste materials, or any other vestiges of demolition. All restored areas shall be smoothly and evenly dressed and sloped to drain. The Contractor shall fill and compact all voids left by the removal of pipe, structures or related elements.

The Contractor shall provide all fill materials to the site as needed. The contractor shall provide approved fill material and complete final grading in such a way to ensure the site has proper drainage, there is no ponding of water, and that runoff does not cause damage to adjacent properties. Fill material shall conform to the definition of satisfactory soil material as defined in AASHTO M 145, Soil Classification Groups A-1, A- 2-4, A-2-5 and A-3. In addition, filling materials shall be free from roots and other organic matter, trash, debris, frozen materials, and stones larger than two (2) inches in any dimension.

The contractor shall submit documentation as Proof of Soil Classification NLT 14 days prior to starting demolition. Compaction of fillings shall match the compaction of adjacent undisturbed material. The entire parcel shall be left in

a natural grade, neat, safe and sanitary condition.

2.20 SITE RESTORATION. All areas to be seeded shall contain a minimum of six (6) inches of topsoil. Topsoil shall be natural, fertile, friable, and free of clay lumps, stones, roots, stumps, or other materials two (2) inches or larger. The contractor shall maintain all seeded areas until vegetation is germinated and capable of supporting long-term, healthy growth and soil stabilization.

Maintenance includes watering, weeding, reseeding, and any actions necessary to keep lawn areas in healthy condition. After germination, any areas lacking a uniform stand of grass shall be reseeded as needed until coverage is satisfactory. Acceptable lawn areas may include minor bare spots no larger than one (1) square foot each and not exceeding 2% of the total area.

All earthworks shall be conducted to minimize exposure of unprotected soil, and side and back slopes shall be protected as soon as rough grading is complete. The Contractor shall restore any damaged turf to its original condition and clean adjacent paved areas upon completion.

2.21 CLOSEOUT DD-1354. The contractor shall submit a form DD-1354 to 802 CES/CENMPR NLT 10 days upon completion of the project and final acceptance. The contractor shall provide a Record of Waste Generated by NLT 10-days after contract completion.

2.22 PROGRESS REPORTS. The contractor shall submit weekly progress reports to include scheduled updates on Mondays to include the previous week's activities. These submissions shall enable the GPOC to assess contractor's progress.

3. GENERAL INFORMATION.

3.1 HOURS OF OPERATION/FEDERAL HOLIDAYS. All work shall be performed during normal duty hours, 7:00 A.M. to 5:00 P.M., Monday through Friday, except for Federal holidays and unforeseen requirements. When access to a facility permits, service may begin earlier, upon approval of authorized GPOC. The contractor is not required to provide routine services on the following approved holidays:

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

Table 1. NOTE: *Any of the above holidays falling on a Saturday will be observed on the preceding Friday. Holidays falling on a Sunday will be observed on the following Monday.*

3.2 SECURITY REQUIREMENT. The contractor is responsible for adhering to all applicable security regulations and directives, including those outlined below.

3.2.1 CONTRACTOR ACCESS TO DEPARTMENT OF THE AIR FORCE INSTALLATIONS The contractor shall obtain base identification, and vehicle passes, if required, for all contractor personnel who make frequent visits to or perform work on the Department of the Air Force installation(s) cited in the contract. Contractor personnel are required to wear or prominently display installation identification badges or contractor-furnished contractor identification badges while visiting or performing work on the installation.

The contractor shall submit a written request on company letterhead to the GPOC listing the following: contract number, location of work site, start and stop dates, and names of employees and subcontractor employees needing access to the base. The letter will also specify the individual(s) authorized to sign a request for base identification credentials or vehicle passes. The Contracting Officer (CO) will endorse the request and forward it to the issuing base pass and registration office or Security Forces for processing. When reporting to the registration office, the authorized contractor individual(s) should provide a valid driver's license, current vehicle registration, valid vehicle insurance certificate, and any other to obtain a vehicle pass.

During performance of the contract, the contractor shall be responsible for obtaining required identification for newly assigned personnel and for prompt return of credentials and vehicle passes for any employee who no longer requires access to the work site.

When work under this contract requires unescorted entry to controlled or restricted areas, the contractor shall comply with DAFI 31-101, Integrated Defense, and DoDMAN5200.02_DAFMAN 16-1405, Air Force Personnel Security Program.

Upon completion or termination of the contract or expiration of the identification passes, the prime contractor shall ensure that all base identification passes issued to employees and subcontractor employees are returned to the issuing office.

The contractor shall provide an after-hours contact number or after-hours email in the Emergency Mass Notification System (EMNS) for each of their personnel, whose normal place of duty is on a DoD installation or within a DoD facility. The contractor shall comply with any additional requirements in DAFMAN 10-206 for emergency operational reporting. Foreign Nationals may participate and may remove themselves from the Emergency Mass Notification System at any time. To update information, personnel can access the globe icon on their system desktop screens and choose the "Access Self-Service" option.

Failure to comply with these requirements may result in withholding of final payment.

3.2.2. HEALTH AND SAFETY ON GOVERNMENT INSTALLATIONS. In performing work under this contract on a Government installation, the contractor shall:

Take all reasonable steps and precautions to prevent accidents and preserve the health and safety of contractors and Government personnel performing or in any way coming in contact with the performance of this contract; and take such additional immediate precautions as the CO may reasonably require for health and safety purposes.

The CO may, by written order, direct Department of the Air Force Occupational Safety and Health (AFOSH) Standards and/or health/safety standards as may be required in the performance of this contract and any adjustments resulting from such direction will be IAW the "Changes" clause of this contract.

Any violation of these health and safety rules and requirements, unless promptly corrected as directed by the contracting officer, shall be grounds for termination of this contract IAW the "Default" clause of this contract.

3.4 REPORTING REQUIREMENTS. The contractor shall comply with AFI 71-101, Volume 1 (Criminal Investigations Program) and Volume 2 (Protective Service Matters). Contractor personnel shall report information or circumstances posing a security threat to a GPOC with ample resources, or information. Contractor employees shall be briefed by Contractor upon initial on-base assignment and as required thereafter.

3.5 PHYSICAL SECURITY. Areas controlled by Contractor employees shall comply with base Operations Plans/instructions for Force Protection Conditions (FPCON) procedures, Random Anti-terrorism Measures (RAMS) and local search/identification requirements.

3.6 TRAFFIC LAWS. The Contractor and their employees shall comply with base traffic regulations. If for any reason the Contractor must close access to a road, the Contractor must submit request for a minimum of 60-days in advance and may not close until approved and base notification is made.

3.7 SPECIAL QUALIFICATIONS. The Contractor shall hold a demolition contractor's license and registration by the State of Texas. In addition, Contractor shall be certified by appropriate Federal and State regulatory agencies to meet Federal and Local certification requirements in demolition services.

3.8 HOT WORK PERMIT. Prior to performing "*Hot Work*" (welding, cutting, etc.) or operating other flame-producing/spark producing devices, a written permit shall be requested from the JBSA Fire Department. Coordination with the GPOC will need to be completed in advance.

3.9 ROAD CLOSURE REQUESTS. Road closings will not be permitted without approval. To get approval for a proposed road closure contractor shall submit a Traffic Control Plan (TCP) to the GPOC NLT 60 days prior to closure. The Contractor TCP will include each section of road that will be worked on or impacted as a result of this contract. The TCP shall be IAW "*Traffic Controls for Street and Highway Construction and Maintenance Operations*" of the latest edition of the "*Texas Manual on Uniform Traffic Control Devices*." Contractors will provide traffic control signs and barricades for all street widening and extensions. At least one lane of traffic must be always maintained. Contact the GPOC to obtain the requirements for the TCP.

3.10 RECORDS MANAGEMENT. The Contractor shall manage all data created for Government use or legally controlled by the Government, in support of the functional activity or required by AF publication, IAW with the AF records management procedures in Air Force Instruction (AFI) 33- 322, Records Management Program, paragraph 10 and Air Force Manual (AFMAN) 33-363 and the Air Force Records Disposition Schedule (AFRDS) located at the link below. https://afrims.amc.af.mil/rdsseries.cfm.

3.11 AIR FORCE ANTI-TERRORISM PROGRAM. The Anti-terrorism program seeks to deter or limit the effects of terrorist acts against the AF by giving guidance on collecting and disseminating timely threat information, providing training to all AF members, developing comprehensive plans to deter and counter terrorist incidents, allocating funds and personnel and implementing Anti-terrorism measures. IAW AFI 10-245 paragraphs 2.18 and paragraph 2.25, DOD contractors and sub-contractor personnel shall be offered Level 1 - Anti-terrorism Awareness Training. Anti-terrorism Awareness Training may be accomplished by either a Level I - qualified instructor, or by completing the "Force Protection" computer-based training (CBT) course on the Advanced Distributed Learning System (ADLS) at https://jkodirect.jten.mil for individuals without access to NIPR,

possessing a CAC card, nor enrolled in DEERS. Compliance with the training will be monitored by the designated GPOC.

4. SERVICE SUMMARY.

The contract service requirements are summarized in performance objectives that relate directly to essential items. The performance threshold briefly describes the minimally acceptable levels of service required for each requirement. The Service Summary (SS) provides information on contract requirements, the expected level of contractor performance and the expected method of Government validation and confirmation of services provided. These thresholds are critical to mission success. Procedures as set forth in the RFO 52.212-4 (b), "*Contract Terms and Conditions - Commercial Items, Inspection/Acceptance*," will be used to remedy all deficiencies.

Table 2. Service Summary

PERFORMANCE OBJECTIVE	DESCRIPTION	PWS PARA.	PERFORMANCE THRESHOLD
01	**Site Survey Plans** Environmental Protection Plan (EPP) Accident Prevention Plan (Safety Plan) Hazardous Waste Management Plan Materials Testing and Inspections Quality Control Plan (QCP)	2.4 2.5 2.6 2.7 4.1	Submittals are complete, accurate, and delivered by the required due dates. No more than two (2) minor administrative deficiencies per submittal package; all deficiencies corrected within 3-days of Government notice.
02	**Utilities**. Locate, disconnect, cap and plug all overhead and underground utilities within five (5) feet of the building	2.3	All utility terminations were completed safely and documented. 100% of terminations must meet safety and code requirements; minor documentation issues are allowed if corrected within 2-days.
03	**Demolition.** Provide all labor, materials, and equipment to demolish the building and surrounding features identified in this PWS, associated attachments, and the Contractor's demolition plan	2.2	Demolition activities completed IAW the PWS and approved plans. No more than two correctable deficiency identified during demolition; all corrected within 3-days.
04	**Safety Data Sheet** The Contractor shall address by submitting to the plans to prevent and control fugitive dust through specific mitigation and preventative measures, including Material Safety Data Sheet or (MSDS) for soil binder to be used.	2.10	Required SDS documents available on-site and accessible. One minor documentation lapse allowed if corrected within 1-day. No repeat occurrences.
05	**Site Restoration**	2.20	Final grading and seeding meet PWS standards. Up to 5% of the restored area may require touch-up; corrections completed within 5-days.
06	**Closeout DD-1354**	2.21	DD-1354 submitted complete and accurate. No more than two correctable deficiencies; all corrections completed within 3-days.
07	**Progress Reports**	2.22	Weekly progress reports submitted on time with accurate status updates. No more than one minor reporting error per month; errors corrected within 2-days.

4.1 CONTRACTOR QUALITY CONTROL PLAN. The Contractor is responsible for implementing an effective Quality Control (QC) system to ensure all work complies with the PWS, applicable codes, and regulatory requirements. The Contractor shall maintain a QC presence on site during all demolition and restoration activities and shall document inspections, corrective actions, and verification of compliance.

The Contractor's QC system shall be described in the Quality Control Plan, submitted as a Phase 1 Deliverable Table NLT 14 days after award. The QC Plan shall outline inspection procedures, reporting formats, corrective action processes, and communication protocols with the GPOC.

4.2 FRAUD, WASTE, AND ABUSE. The Contractor shall make sure their employees practice utilities conservation. The Contractor shall be responsible for operating under conditions that prevent the waste of any utilities used. The Contractor shall be responsible for maintaining proper conduct and good discipline within the Contractor occupied work area(s). Contractor personnel shall be encouraged to be alerted to report any suspected situations of fraud, waste, and abuse, or other intentionally dishonest conduct against the Government observed during, or in the performance of this contract.

4.3 GOVERNMENT QUALITY ASSURANCE. Government QA personnel will monitor the Contractor's performance to ensure compliance with contract requirements. QA personnel may conduct scheduled or unscheduled inspections, review QC documentation, and observe work activities. QA personnel do not have authority to direct the Contractor's work or modify contract requirements; all official direction will be issued only by the Government Point of Contact (GPOC).

The Contractor shall promptly address any deficiencies identified by QA personnel and document corrective actions IAW the approved QC Plan.

4.3.1 QUALITY ASSURANCE PERSONNEL.
Government Quality Assurance (QA) personnel are authorized to observe work activities, review records, and verify compliance with this PWS. QA personnel shall have unrestricted access to the project site during working hours. QA personnel may identify deficiencies requiring correction; however, they shall not provide technical direction or approve changes to the Contractor's means and methods.

All official communication, direction, or clarification shall be issued through the GPOC, who serves as the Government's primary representative for contract oversight.

4.4 DEFICIENCY CORRECTION. When QA personnel identify a deficiency, the Contractor shall take immediate corrective action. Deficiencies that pose safety hazards or risk to personnel, property, or the environment shall be corrected immediately. All other deficiencies shall be corrected within the timeframe established by the GPOC.
The Contractor shall document all corrective actions in QC records and make them available to the Government upon request.

4.5 DOCUMENTATION AND REPORTING. The Contractor shall maintain all QC documentation on site, including inspection reports, test results, corrective action logs, and daily QC records. These documents shall be made available to QA personnel and the GPOC upon request.

The Contractor shall notify the GPOC of any conditions that may affect safety, schedule, or compliance with the PWS. Notifications shall be made verbally and followed by written documentation within 24 hours.

4.6 PERIODIC PROGRESS MEETINGS. The CO reserves the right to schedule periodic meetings with the MFT as appropriate, and the contractor to discuss the Contractor's performance. The following issues will be discussed, opportunities to improve the contract, any modifications required of the contract, unsatisfactory inspections and trends against each performance objective observed, positive performance and steps taken by the contractor to prevent unsatisfactory occurrences in the future.

5. DELIVERABLES.

The contractor shall submit all deliverables in electronic form and shall produce reports using the Microsoft Office suite of applications. All deliverables must meet professional standards and the requirements set forth in contractual documentation. The contractor shall be responsible for delivering all end items specified.

Table 3. Deliverables

DELIVERABLE	FREQUENCY OF SUBMISSION	DUE DATE
CONTRACTOR RFP SUBMISSION		
Soil Management Plan	At time of submission of RFP	At time of submission of RFP
Accident Prevention Plan (Safety Plan)	At time of submission of RFP	At time of submission of RFP
Demolition Plan	At time of submission of RFP	At time of submission of RFP
Hazard Analysis Plan	At time of submission of RFP	At time of submission of RFP
Hazardous Waste Management Plan	At time of submission of RFP	At time of submission of RFP
Asbestos Abatement Plan	At time of submission of RFP	At time of submission of RFP
PHASE 1 – SUBMISSION PERIOD		**NO LATER THAN (NLT)**
Site Visit Results	Once after award	NLT 7-days After Site Visit & NLT 14-days After Award
Certificate of Insurance	Once after award	NLT 10-days After Award
Project Roster	Once after award, as needed for applicable changes	NLT 3-days After Award
Base Pass Spreadsheet	Once after award, as needed for applicable changes	NLT 3-days After Award
Quality Control Plan (QCP)	Once after award	NLT 14-days After Award
Laboratory Certificate & Scope of Accreditation	Once after award	NLT 14 days prior to the start of demolition
Environmental Protection Plan (EPP)	Once after award	NLT 14 days prior to starting demolition
Grading Plan (Demolition & Post-Work Site)	Once after award	NLT 14 days prior to starting demolition
Traffic Control Plan	If applicable	NLT 60-days Prior to starting closure
PHASE 2 – PRE-DEMO PERIOD		
Proof of Fill Soil Classification	Once after award	NLT 14 days prior to starting demolition
Federal, State and Local Permits	Once after award	NLT 10-days prior to starting demolition
PHASE 3 – DEMOLITION PERIOD		
Test Results	On-going	NLT 5-days after each test
Manifests for Disposal of C&D Materials	Per load or per disposal event	NLT 3-days of disposal
HazMat Trip Tickets	On-going	NLT 3-days after receiving landfill certification
Progress Reports	Weekly	Each Monday

PHASE 4 – CLOSEOUT PERIOD		
Record of Waste Generated	At contract completion	NLT 10 days after contract completion
Closeout DD 1354	At contract completion	NLT 10 days after contract completion