GROUND MAINTENANCE SERVICES
PERFORMANCE WORK STATEMENT (PWS)

USAG-ITALY - DMC

20 OCT 2025

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1.0 General.

This is a non-personal services contract to provide Grounds maintenance Services for the U.S. Army Garrison ITALY – DMC, Italy.

- The Government will not exercise any supervision or control over the contract service providers.
- The Contractor shall perform to the standards specified in this Performance Work Statement (PWS).
- Contract service providers shall be accountable solely to the Contractor who, in turn is responsible to the Government.
- The Contractor shall provide all personnel, equipment, supplies, facilities, transportation, tools, materials, supervision, and other items and non-personal services necessary to complete the requirements as outlined and defined in this PWS.

1.1 Description of Services/Introduction.

The Contractor shall provide all personnel, equipment, supplies, facilities, transportation, tools, materials, supervision, and other items and non-personal services necessary to perform all grounds maintenance service tasks and frequencies as described and defined in this Performance Work Statement (PWS). The Contractor shall perform to the standards in this contract.

1.2 Background.

USAG-ITALY Darby Military Community is located in Italy, Tuscany, Pisa. DMC consists of approximately 2,496.00 acres and n. 367 buildings located in Camp Darby, Depot area, Pisa Ammunition Storage Area (PASA) and Livorno Training Area (LTA). The population base consists of approximately 1000 military and Government civilian and Contractor personnel. The grounds maintenance contract has been a Firm Fixed Price contract for 15 years.

1.3 Objectives.

The Contractor shall ensure all work accomplished as fulfillment of this PWS meets all applicable Federal, State, and local laws, regulations, directives and other requirements to include, but not limited to the documents in Part 6 Applicable Publications.
Annex # 1 and 2 identifies and details all DMC Improved Grounds, Semi-Improved Grounds, Fire Breaks and Ranges areas where Contractor shall be provided grounds maintenance services in order to reduce fire risk, maintain the health, safety standards and good appearance of Darby Military Community for users, residents and visitors.

1.4 Scope.

The contractor shall provide all personnel, labor, vehicles, containers, tools, materials, equipment, transportation, supervision and other items and services necessary to manage and perform Grounds Maintenance Services in strict accordance with the terms of this contract and in compliance with common commercial practices. The Contractor shall inspect, service, maintain, and landscape grounds of USAG-ITALY - DMC. The work shall include scheduling and performance of mowing and trimming; leaf and debris removal;

tree, hedge, and shrub planting, maintenance, irrigation, and fertilization; policing of areas; tree and stump removal, and other associated work as directed by the Contracting Officer's Representative (COR) or Alternate Contracting Officer's Representative (ACOR). The Contractor shall provide all work necessary to maintain the grounds to the standards specified herein. The Contractor shall provide for tree preservation and protection during all maintenance activities.

1.5 Reserved

1.6 Traffic Flow.

The Contractor shall maintain the free flow of vehicular and pedestrian traffic while conducting ground maintenance service tasks.

1.7 Restoration of Real Property Damage.

Any damage to Government Real Property by the Contractor's operations shall be restored to the original state at no additional cost to the Government (e.g., structural damage, damage to landscape or fencing, et al).

1.8 General Information.

1.8.1 Scope.

The Contractor shall perform grounds maintenance services in accordance with the PWS and the technical exhibits. During performance of the contract, the Government reserves the right to add or delete facilities and/or the level of services required. A modification to the contract will be made to incorporate these changes.

1.8.1.1 Quality Control Plan (QCP). The Contractor shall develop and maintain a QCP to ensure services are performed in accordance with (IAW) this PWS. The Contractor shall develop and implement procedures to identify, prevent, and ensure non-recurrence of defective services. The Contractor's QCP is the means by which it assures that the work provided complies with the requirements of the contract.
The Government will review and either notify the Contractor in writing of acceptance of the plan or return their comments to the Contractor within 10 (ten) days. If the Government has provided comments, the Contractor shall then have three (3) days to submit a final QCP. After receipt of the Final QCP, the Contractor may receive the Contracting Officer's acceptance in writing. An updated copy shall be provided to the COR when changes occur or at least annually (**DELIVERABLE 0001**). The timeline noted above will apply for review and acceptance of proposed changes. At a minimum, the QCP must include and answer the following to be acceptable:

a. A chart showing the organizational structure and lines of authority, the names, qualifications, duties, responsibilities, and classification of each member of the Contractor's Quality Control Team.
b. How will the Contractor monitor work to ensure that performance complies with all deliverables (etc. timelines, deadlines, and goals).
c. How will the Contractor monitor work to ensure that performance complies with all specifications and requirements of the contract, including clauses.
d. How will the Contractor inventory and track maintenance of all Government Provided Equipment / Materials.
e. How will the Contractor identify, investigate, and correct any non-conforming performance and prevent similar deficiencies in the future.
f. How will the Contractor file and save all Quality Control related documents for the life of the contract plus 5 years.

1.8.2 Place of Performance

The work to be performed under this contract will be performed at USAG-ITALY – DMC areas which include Camp Darby, Depot Area, Livorno Training Area (LTA) and Pisa Ammunition Storage Area (PASA).

1.8.3 Recognized Holidays.

New Year's Day	Labor Day
Martin Luther King Jr.'s Birthday	Columbus Day
President's Day	Veteran's Day
Memorial Day	Thanksgiving Day
Independence Day	Christmas Day

1.8.4 Hours of Operation.

Normal hours of operation are between the hours of 0600 to 1800, and Monday through Friday excluding Federal Italian and U.S. holidays or when the Government facilities are closed due to local or national emergencies, administrative closings, or similar Government directed facility closings.

- The Contractor shall coordinate with COR to establish a schedule to conduct business if services are required outside of normal hours of operation.
- The Contractor shall maintain an adequate workforce for the uninterrupted performance of all tasks defined within this PWS when Government facilities are not closed for the above reasons.

1.8.5 Installation Closures.

When an unforeseen installation closure occurs on a regularly scheduled day of work, the Contractor shall reschedule the work to be performed the following day unless the following day is a Saturday, Sunday, a recognized Federal holiday, and when routine work is not scheduled for that day; or reschedule the work for the next business day following the closure.

1.8.6 Emergency Delays.

- If the Contractor determines unsafe weather conditions or work environment is cause for an interruption of services, the Contractor shall notify the COR (2) hours prior to curtailing operations (**Deliverables # 0002**).
  - The Contractor shall obtain COR approval to resume operations.
- The Contractor shall coordinate with the DPW designated representative(s) in preparation for and during emergency operations situations such as inclement weather, flood, active shooter, fire or other emergency situations.

1.8.7 Unforeseen Closures of Service Areas.

When an unforeseen closure occurs on a regularly scheduled day of work (i.e., severe weather, training holiday, day of mourning, etc.).

- The Contractor shall reschedule the service on any day satisfactory to the customer and minimizes impact on the Contractor's normal work schedule.

1.8.8 Place of Performance.

The work to be performed under this requirement will be performed throughout the entire area occupied by USAG-ITALY - DMC and at any pertinent locations in and around DMC. A map of DMC is located in Attachment 4 TE # 4 – General Site Map.

1.8.9 Type of Contract.

The government will award a FIRM FIXED PRICE (FFP) Task Order type Contract with one "Additional works" CLIN (See Paragraph 5.3.2.1).

1.8.10 Security Requirements. Reserved

1.8.11 Access and General Protection/Security Policy and Procedures.

Contractor and all associated subcontractors' employees shall provide all information required for background checks to meet installation access requirements to be accomplished by installation Provost Marshal Office, Director of Emergency Services or Security Office. Contractor workforce must comply with all personal identity verification requirements (i.e., FAR clause 52.204-9, Personal Identity Verification of Contractor Personnel) as directed by DOD, HQDA and/or local policy. In addition to the changes otherwise authorized by the changes clause of this contract, should the Force Protection Condition (FPCON) at any individual facility or installation change, the Government may require changes in contractor security matters or processes.

1.8.12 Physical Security.

At the close of each work period, the contractor shall ensure government facilities, equipment, and materials are secured.

1.8.13 Security Training.

In the event of a National Defense Emergency affecting USAG-ITALY - DMC, the DMC's POC will immediately notify the contract POC. At that time, the contractor shall take immediate steps to cease all activities on the installation(s) and will cause all personnel to leave the installation(s) property until notice is given by the installation and USAG-ITALY - DMC POC that National Defense Emergency conditions are no longer in effect.

1.8.14 Anti-Terrorism (AT) Level I Training.

IAW Department of Defense Instruction (DoDI) 2000.16, Vol. 1 DoD Antiterrorism Standards and Army Regulation (AR) 525-13 Antiterrorism, all Contractor employees, including subcontractor employees, requiring access to Army installations, facilities, or controlled access areas shall complete Antiterrorism (AT) Level I awareness training within 30 calendar days after contract start date. The Contractor shall submit certificates of completion for each affected contract employee and subcontractor employee to the KO or COR within 30 calendar days after completion of training by all employees and subcontractor personnel on a recurring annual basis. AT Level I awareness training is available at the following site: http://jko.jten.mil (**Deliverables # 0003**).

- If access to a computer is not available, the Government will provide AT Level I training to Contractor employees within 30 business days after contract start and maintain a copy of the attendance roster for one (1) year. Any Contractor hired after contract start will be required to receive AT Level I training within 30 calendar days either online or as provided by the Government. The Contractor must present the training certificate to the KO or designated Government representative/COR within 30 calendar days (**Deliverables # 0003**).

1.8.15 iWATCH Training.

The Contractor shall brief the local iWATCH program (training standards provided by the Installation Anti-Terrorism Officer (ATO)) to all its' employees and associated subcontractors. This training is used to inform employees of the types of behavior to watch for and instruct employees to report suspicious activity to USAG-IYALY - DMC, Military Police and the COR. The Contractor shall complete the training within 30 calendar days after contract award and within 30 calendar days of new employees commencing performance and send to the KO or designated Government representative/COR via both electronic and paper copy within 30 calendar days of completion (**Deliverables # 0004**).

1.8.16 Operational Security (OPSEC) Awareness Training.

All contractor employees, including subcontractor's employees, requiring access to Army installation, facilities, controlled, access areas, and/or installation computers shall complete OPSEC Level I training within 30 days after contract start date or effective date of incorporation of this requirement into the contract. The Contractor shall provide either certificates of completion or dates of attendance for each affected contractor employee and subcontractor employee to the COR, or to the Contracting Officer, with 15 calendar days after completion of training by all employees and subcontractor personnel (**Deliverables # 0005**).

1.8.17 Threat Awareness and Reporting Program Training.

For all DA contractors. Training will be completed within 30 days of assignment or employment to an organization and will undergo live environment TARP training will be completed annually IAW AR 381-12 Threat Awareness and Reporting Program. The Contractor shall provide either certificates of completion or dates of attendance for each affected contractor employee and subcontractor employee to the COR, or to the Contracting Officer if a COR is not assigned, with 15 calendar days after completion of training by all employees and subcontractor personnel (**Deliverables # 0006**).

1.8.18 Local Health Protection Conditions

Contractor will comply with all national and DoD policies with regard to health protection issues including pandemic outbreaks. Local Health Protection Conditions (HPCON) change based on risk levels in the surrounding area USAG-ITALY - DMC and in cooperation with local, state and national guidance. The Contractor shall comply with installation and higher headquarters policies aimed at mitigating the spread of dangerous communicable diseases.

1.8.19 Key Control. Reserved.

1.8.20 Lost Keys. Reserved.

1.8.21 Prohibited use of Government provided keys or key cards.

The Contractor shall prohibit the use of Government issued keys/key cards by any persons other than the Contractor's employees.

- No keys issued to the Contractor by the Government shall be duplicated.
- The Contractor shall prohibit the opening of locked areas by Contractor employees to permit entrance of persons other than Contractor employees engaged in the performance of assigned work in those areas, or personnel authorized entrance by the KO.

1.8.22 Lock Combinations. Reserved

1.8.23 Post Award Conference/Periodic Progress Meetings.

The Contractor shall attend the post award conference convened by the Contracting Activity or Contract Administration Office as agreed upon and stated in the contract award document.

- When the KO, COR and DPW management meet with the Contractor to review the Contractor's performance, written minutes of meetings will be recorded by the Government and signed by the Requirements Authority (RA) and the KO.
- The written minutes will be distributed within five (5) business hours after the meeting.
- If any party does not concur with any portion of the minutes, the non-concurrence shall be provided in writing to the KO/COR within two (2) workdays following receipt of the minutes.

- Notwithstanding the Contractor's responsibility for total management during the performance of this contract, the administration of the contract requires maximum coordination and cooperation between the Government and the Contractor.

1.9 Government Roles and Responsibilities.

1.9.1 Contracting Officer (KO).

The KO is the only person authorized to make any changes in any of the requirements listed on this PWS; notwithstanding any provisions contained elsewhere in this contract, said authority remains solely with the KO.

- In the event the Contractor makes any change at the direction of any person other than the KO, the change will be considered to have been made without authority and solely at the risk and expense of the Contractor.
- All contract administration will be effected by the Contracting Officer.
- Communications pertaining to contractual administrative matters shall be addressed to the KO.
- No changes in or deviations from the terms and conditions shall be effected without a written modification to the contract, executed by the KO authorizing such changes.
- The KO will approve all Deliverables and plans required in this PWS.

1.9.2 Contracting Officer's Representative (COR).

The KO will appoint a COR during the performance of this requirement.

- Additional Government personnel may be designated to assist in contract oversight IAW AR 70-13 Management and Oversight of Service Acquisitions.
- Other surveillance personnel may be designated as COR and shall be trained and appointed IAW DoDI 5000.72, Department of Defense (DoD) Standard for Contracting Officer's Representative (COR) Certification.
- The COR will provide assistance in identification and resolution of problems, conflicts in priority, subtask requirement definitions, and other operations type problems.
- The COR will perform IAW the responsibilities and duties identified in the appointment letter.

1.9.3 COR Authority.

A letter of designation will be issued to the COR by the KO.

- A copy of the letter will be sent to the Contractor.
- The letter of designation states the responsibilities and limitations of the COR, especially with regard to changes in cost, price estimates, or changes in delivery dates.
- The COR is not authorized to change any of the terms and conditions with regard to cost, quantity, or schedule of the resulting order.

1.9.4 COR or Designated Government Representative Functions.

The COR or designated Government representative shall monitor all technical aspects of the contract and assist in contract administration.

- The COR or designated Government representative is authorized to perform the following functions:
  - assure the Contractor performs the technical requirements of the contract.
  - perform inspections necessary in connection with contract performance.
  - maintain written and oral communications with the Contractor concerning technical aspects of the contract.
  - issue written interpretations of technical requirements.
  - monitor, document, and report Contractor's performance and notify both the KO and Contractor of any deficiencies.
  - coordinate availability of Government-Furnished Property and provides direction or assistance for site entry requests of Contractor personnel.

1.10 Specific Contractor Requirements, Roles and Responsibilities.

1.10.1 U.S. Residency.

1.10.2 Contractor Hiring Restrictions.

The Contractor shall not hire or subcontract with off-duty or former Government employees whose employment would result in a conflict of interest as defined in DOD 5500.7-R Joint Ethics Regulation 30 August 1993, to include change dated 17 November 2011.

1.10.3 Contractor Identification.

The Contractor shall ensure that personnel be identified as a Contractor to distinguish themselves (e.g., badge, company logo, or uniform) from Government employees.

- The Contractor shall ensure all correspondence and reports produced are marked as Contractor products or that Contractor participation is disclosed.
- Contractor owned/leased vehicles and trailers shall be clearly identified.

1.10.4 Standards of Conduct.

Contractor personnel's conduct shall not reflect discredit upon the Government.
The Contractor shall ensure all personnel present a professional appearance while working on the Government installation.

- The Contractor's employees shall observe and comply with all local policies and procedures concerning fire, safety, environmental protection, sanitation, security, and possession of firearms or other lethal or illegal weapons or substance.
- The Contractor shall ensure all Contractor employees, providing services under this contract, conduct themselves and perform services in a professional, safe, and responsible manner.
- The Contractor shall remove, from the job site, any employee for reasons of misconduct or security.
- The Contractor shall ensure employee conduct complies with 41 USC §423, *Procurement Integrity*.

- The Contractor shall also ensure that no Contractor employees conduct political related activities or events on the installation.
- The removal of such a person shall not relieve the Contractor of the requirement to provide personnel to perform adequate and timely service.

1.10.5 Contractor Key Personnel.

Contractor shall provide a resume of key personnel, who will be designated in writing, to the KO within one week of the contract award (See Deliverables Schedule, paragraph 8.2, **Deliverables # 00018**).
These key personnel shall be available during normal duty hours.
These individuals designated as key personnel shall be able to understand, speak, read, and write the English language.

1.10.6 Project Manager (PM).

The Contractor shall provide a PM who is responsible for the performance of the work.

- A minimum of two (2) years of documented service contract management experience with team management and scheduling of workflow is required.
- The PM shall have full authority to act for the Contractor on all contract matters relating to daily operation of the contract.
- In the circumstances when the PM is not available, the Contractor shall designate an alternate who can perform the same duties during the absence.

1.10.7 Quality Control Manager (QCM).

The Contractor shall designate a full time QCM on site during normal duty hours.

- As a minimum, the QCM shall have at least two (2) years of documented relative grounds maintenance services experience and shall be responsible for the overall management and implementation of the Contractor's Quality Control Plan.

1.10.8 Quality Control Inspectors (QCI).

The Contractor shall designate QCI personnel sufficient to monitor Contract work to assure compliance with Government requirements.

- Depending on the size of the contract, the QCM may also serve as the QCI.

1.10.9 Phase In /Phase Out Period. Reserved

1.11 Emergency Services.

1.11.1 Emergency Medical Treatment.

The Contractor or their employees shall immediately notify their supervisor of any incident requiring immediate emergency medical treatment.

- The Government may provide 911 emergency support ambulance service and/or DoD medical facility, if available.

- If injuries are incurred while an employee is performing work under this contract, the contractor shall verbally notify the KO/COR no later than (NLT) two (2) hours after an emergency medical event, followed by a documented summary of events (**Deliverables # 7**).
- The Contractor shall be responsible for reimbursement of any cost of provided emergency medical treatment services provided to Contractor personnel.

1.11.2 Accident Reporting.

- In case of EU Contractors, the Contractor shall comply with applicable European laws. In the specific for Italian Contractors, the Contractor shall comply with D.Lgsl. 81/08 for record keeping and reporting of all accidents resulting in death, injury, occupational disease, or adverse environmental impact.
- The Contractor shall provide a verbal report to the KO/COR within two (2) hours of each such occurrence followed up by an email documenting each such occurrence (**Deliverables # 7**).
- The Contractor shall adhere to reporting of mishaps IAW AR 385-10, The Army Safety Program (Chapter 3 Accident Investigation and Reporting, Chapter 4 Contracting Safety), DA Pam 385-40, Army Accident Investigations and Reporting, and Testo Unico Salute Sicurezza Lavoro, D.Lgs. 81/08, art18.

1.12 Environment and OSHA.

IAW para. 1.4 Scope, any apparent conflict between compliance (with such local, State, and Federal environmental and occupational safety laws, rules, and regulations) and the requirements of the contract shall be immediately brought to the attention of the KO and COR verbally.

- The Contractor shall notify the KO and COR within 24h via email outlining the details for each said conflict such that a final resolution is derived (**Deliverables # 8**).
- The Contractor shall be liable for all fines, penalties, and costs that result from violations of, or failure to comply with para. 1.4 Scope.

1.12.1 Safety.

The Contractor shall safeguard and maintain all Government and Contractor property, as well as provide for the safety and well-being of personnel employed under this contract.

- The Contractor shall comply with DLGS 81/2008, Italian Safety Law.
- All unsafe acts or conditions fostered by the Contractor or Contractor personnel may be grounds for the KO to halt any and all Contractor performance until such unsafe conditions are corrected.
- The Contractor shall take due caution not to endanger personnel during performance of this contract.
- Upon discovery of a serious hazard such as, but not limited to, fire, or fuel spill, the Contractor shall immediately notify the KO and COR verbally followed up with an email notification within 24h (**Deliverables # 9**).

1.12.2 Safety Plan.

The Contractor shall develop and implement a safety plan for its employees.

- The Contractor shall submit the safety plan to the KO/COR for review and acceptance within 7 business days after contract award (**Deliverables 10**).
- Revisions shall be submitted to the KO/COR five (5) business days prior to the effective date of change (**Deliverables # 11**).

1.12.3 Spill Plan.

The Contractor shall comply with the DMC Spill Prevention Control and Red Plan (See Part 8, Attachment 5/TE 4).

- The Contractor shall submit a Spill Plan to the COR for approval within 10 calendar days of contract award (**Deliverables # 12**).
- The Contractor shall verbally notify the KO and COR, followed by written notification as required in the DMC Spill Plan, if the Contractor spills or releases any hazardous substances

1.12.4 Asbestos Awareness. Reserved

1.13 Environmental Compliance.

The Contractor must comply with environmental regulations prescribed by Legislative Decree n. 81/2008.
The contractor shall implement the following environmental objectives in accordance with FAR 23.4; FAR 23.7; FAR 52.223-1 through 52.223-5; and based on EPA-issued guidance):

- Maximize the utilization of environmentally preferable products.
- Maximize the utilization of bio-based products.
- Maximize the reutilization of nonhazardous and recovered materials.
- Promote recycling and other cost-effective waste reduction.
- Eliminate or reduce the generation of hazardous waste and the need for special material
- Promote energy-efficiency and water conservation.

1.13.1 Safety Data Sheets.

For materials that have Safety Data Sheets (SDS) associated with them, the Contractor shall submit the SDS to the KO or designated Government representative (i.e., COR) for approval ten (10) calendar days after contract award (**Deliverables # 013**).

- The Contractor shall adhere to all applicable requirements of the Installation Hazardous Waste Management Plan.
- The Contractor shall provide all materials, labor, training, transportation, and equipment for the handling and storage of hazardous materials or toxic materials.

PART 2
DEFINITIONS & ACRONYMS

2.0 Definitions and Acronyms.

2.1 Definitions.

Ability One Commission.

Formally known as "The Committee for Purchase for People Who Are Blind or Severely Disabled". This is the independent Government Agency responsible for the Ability One Program. (For more information, go to website http://www.AbilityOne.gov)

Acceptable Quality Level (AQL).

The AQL is the maximum percentage of defects (or the number of defects per hundred units) that, for purposes of sampling inspection can be considered satisfactory.

Call Outs.

Call outs may be requested for tasks identified as a standard or enhanced service. These can include non-recurring requests for special events, spills, and events that may be reccurring however on an unscheduled basis such as cleaning before and after flights which do not have a set, predetermined schedule.

Child, Youth and School Services (CYS).

Overarching naming convention for Child Development Center (CDC); Youth Activity Center; and School Age Services (SAS) is Child, Youth and School, Services (CYS); shall be used when referencing all programs.

Contractor.

A supplier or vendor awarded a contract to provide specific supplies or service to the Government. The term used in this contract refers to the prime.

Contractor Acquired Property (CAP).

Property acquired, fabricated, or otherwise provided by the Contractor for performing a contract and to which the Government has title.

Contracting Officer (KO).

A person with authority to enter into, administer, and or terminate contracts, and make related determinations and findings on behalf of the Government. Note: The only individual who can legally bind the Government.

Contracting Officer's Representative (COR).

As defined in DFARS 202.101, an employee of the U.S. Government appointed by the contracting officer to administer the contract. Such appointment shall be in writing and shall state the scope of authority and limitations. This individual has authority to provide technical direction to the Contractor as long as that direction is within the scope of the contract, does not constitute a change, and has no funding implications. This individual does NOT have authority to change the terms and conditions of the contract.
Department of Defense Instruction (DoDI) 5000.72, Part II Definitions states the following when defining a COR: "Defined in subpart 202.101 of Reference (f).
Any individual delegated responsibilities pursuant to subpart 1.602-2 of Reference (e), regardless of local terminology, must be certified in accordance with this instruction. For example, local terminology can be COR, contracting officer's technical representative, technical point of contact, technical representative, alternate COR, administrative COR, assistant COR, line-item manager, task order manager, quality assurance personnel, quality assurance evaluator, or COR management".
In addition, Army Regulation 70-13, Chapter 2, paragraph 2-2g, states, in part, the following when providing support personnel to assist the COR, "These other surveillance support personnel may serve as on-site representatives of the COR in performance of actual contract surveillance if they meet all COR requirements and have been appointed by the KO as alternate CORs."

Deficient Service.

A service output that does not meet the standard of performance associated with the Performance Work Statement.

Deliverable.

Objective evidence that can be physically delivered but may include non-manufactured things such as meeting minutes or reports.

Equipment.

A tangible item that is functionally complete for its intended purpose, durable, nonexpendable, and needed for the performance of a contract. Equipment is not intended for sale and does not ordinarily lose its identity or become a component part of another

article when put into use. Equipment does not include material, real property, special test equipment or special tooling.

Government Furnished Property (GFP).

Property in the possession of, or directly acquired by, the Government and subsequently furnished to the Contractor for performance of a contract. Government-furnished property includes, but is not limited to, spares and property furnished for repair, maintenance, overhaul, or modification. Government-furnished property also includes Contractor-acquired property if the Contractor-acquired property is a deliverable under a cost contract when accepted by the Government for continued use under the contract.

Government Property.

All property owned or leased by the Government. Government property includes both Government- furnished property and Contractor-acquired property. Government property includes material, equipment, special tooling, special test equipment, and real property. Government property does not include intellectual property and software.

Government Project Manager.

The DPW Project Engineer/Technician assigned to manage this PWS.

Legal and Other Requirements.

Applicable Federal, State, local, DoD and Army laws, codes, regulations and other requirements.

Loss of Government Property.

Unintended, unforeseen or accidental loss, damage, or destruction of Government property that reduces the Government's expected economic benefits of the property. Loss of Government property does not include occurrences such as purposeful destructive testing, obsolescence, normal wear and tear, or manufacturing defects. Loss of Government property includes, but is not limited to:
Items that cannot be found after a reasonable search.
Theft
Damage resulting in unexpected harm to property requiring repair to restore the item to usable condition; or
Destruction resulting from incidents that render the item useless for its intended purpose or beyond economical repair. Contractor shall prepare damage reports monthly and submit to COR.

Material.

Property that may be consumed or expended during the performance of a contract, component parts of a higher assembly, or items that lose their individual identity through incorporation into an end-item. Material does not include equipment, special tooling, and special test equipment or real property.

Non-Personal Services.

The personnel rendering the services are not subject; either by the contract's terms or by the manner of its administration, to the supervision and control usually prevailing in relationships between the Government and its employees. Non-personal service contracts are authorized by the Government in accordance with FAR 37.012, under general contracting authority, and do not require specific statutory authorization.

Performance Requirements Summary (PRS).

Identifies the key service outputs of the Contractor.

Physical/Community Fitness Centers.

Physical/Community Fitness Center facilities may include a gymnasium, athletic courts, work out areas, weight rooms, showers, restrooms, locker rooms, indoor hand ball courts, whirlpool, sauna, administrative space, and storage space. Outdoor fitness/recreation facilities, indoor/outdoor swimming pools, ice- and/or roller-skating rinks, physical educational training facilities, and buildings that house a fitness center are not included.

Physical Security.

Actions that prevent the loss or damage of Government property.

Property.

All tangible property, both real and personal.

Property Records.

Records created and maintained by the Contractor in support of its stewardship responsibilities for the management of Government property.

Provide.

To furnish, as in Government-furnished property, or to acquire, as in Contractor-acquired property.

Public Traffic Areas.

Lobbies, hallways, corridors, stairwells, meeting rooms, and lavatories.

Quality Assurance.

The Government procedures to verify that services being performed by the Contractor are performed according to acceptable standards.

Quality Assurance Surveillance Plan (QASP).

An organized document written by the Government specifying the surveillance methodology used for surveillance of Contractor performance.

Quality Control.

All necessary measures taken by the Contractor to assure that the quality of an end product or service shall meet contract requirements.

Real Property.

See Federal Management Regulation 102-71.20 (41 CFR 102-71.20).

Sensitive Property.

Property potentially dangerous to the public safety or security if stolen, lost, or misplaced, or that shall be subject to exceptional physical security, protection, control, and accountability. Examples include weapons, ammunition, explosives, controlled substances, radioactive materials, hazardous materials or wastes, or precious metals.

Spill Plan.

A plan designed to identify steps to prevent a discharge of one or more hazardous substances that adversely impact, or threaten to adversely impact, human health, welfare or the environment and requires an immediate response.

Subcontractor.

One that enters into a contract with a prime Contractor. The Government does not have privity of contract with the subcontractor.

Wide Area Work Flow (WAWF).

A secure web system for electronic invoicing, receipt, and acceptance. WAWF allows Government vendors to submit and track invoices and receipt/acceptance documents over the web and allows Government personnel to process those invoices in a real-time, paperless environment.

Work Day.

The number of hours per day the Contractor provides services in accordance with the contract.

Work Week.

Monday through Friday, unless specified otherwise (Installation specific or as defined by the Collective Bargaining Agreement).

2.2 ACRONYMS.

ACC	Army Contracting Command
ACS	Army Community Service
ACOR	Alternate Contracting Officer's Representative
ANSI	American National Standards Institute
AQL	Acceptable Quality Level
AR	Army Regulation
ATO	Anti-Terrorism Officer
CAP	Contractor Acquired Property
CDC	Child Development Center
CFE	Contractor Furnished Equipment
CFM	Contractor Furnished Material
CFP	Contractor Furnished Property
CFR	Code of Federal Regulations
CIMS-GB	Cleaning Industry Management Standard-Green Building
CLIN	Contract Line Item Number
CLS	Common Levels of Support
CONUS	Continental United States (excludes Alaska and Hawaii)
COR	Contracting Officer’s Representative
CPARS	Contractor Performance Assessment Reporting System
DA	Department of the Army
DES	Directorate of Emergency Services
DFARS	Defense Federal Acquisition Regulation Supplement
DoD	Department of Defense
DOL	Department of Labor
DPW	Directorate of Public Works
ENV	Environmental
FAR	Federal Acquisition Regulation
FIPS	Federal Information Processing Standards
FPCON	Force Protection Condition
GFE	Government-Furnished Equipment
GFM	Government-Furnished Material
GFP	Government-Furnished Property
GOV	Government
HEPA	High-Efficiency Particulate Air
HQDA	Headquarters Department of the Army
HSPD	Homeland Security Presidential Directive
HVAC	Heating, Ventilation and Air Conditioning
IAW	In Accordance With
IG	Inspector General
IICRC	Institute of Inspection, Cleaning and Restoration Certification
IMCOM	Installation Management Command
ISSA	International Sanitary Supply Association
KO	Contracting Officer

LOR	Legal and Other Requirements
N/A	Not Applicable
NLT	Not Later Than
OCI	Organizational Conflict of Interest
OCONUS	Outside Continental United States (includes Alaska and Hawaii)
OPSEC	Operational Security
OSHA	Occupational Safety and Health Administration
PAM	Pamphlet
PFC	Physical Fitness Centers
PIEE	Procurement Integrated Enterprise Environment
PM	Project Manager
POC	Point of Contact
PoP	Period of Performance
PRS	Performance Requirements Summary
PUB	Publication
PWS	Performance Work Statement
QA	Quality Assurance
QAP	Quality Assurance Program
QASP	Quality Assurance Surveillance Plan
QC	Quality Control
QCP	Quality Control Plan
RCRA	Resource Conservation and Recovery Act
SAM	System for Award Management
SDS	Safety Data Sheets
SF	Square Foot
SPM	Surveillance and Performance Monitoring
SSP	Service Support Program
TARP	Threat Awareness and Reporting Program
TE	Technical Exhibit
U.S.C.	United States Code
VIP	‘Very Important Person
WAWF	Wide Area Work Flow
WD	Wage Determination
YC	Youth Centers

PART 3
GOVERNMENT FURNISHED PROPERTY, EQUIPMENT, AND SERVICES

3.0 Government Furnished Property, Equipment and Services.

3.1 Property.

The Government will not furnish any office space for the Contractor under this contract

3.2 Equipment.

The Government will not provide any equipment under this contract.

3.3 Services.

The Government will provide:

- Police and fire protection shall be provided by the Government when working on USAG-ITALY - DMC
- Emergency medical services (see paragraph 1.8.8.7.1)
- Mowing or Snow removal of parking lot(s)

3.4 Utilities.

The Government will provide water, solid waste/recycling removal, sewer, electricity from existing outlets at no additional cost to the Contractor. The Contractor shall make no changes to existing outlets. Contractor personnel shall not utilize telephones located in buildings receiving service unless prior consent is obtained from the KO. Contractors shall follow Government policy related to Electric vehicle recharging stations.

The Contractor shall instruct employees in utilities conservation practices. The contractor shall be responsible for operating under conditions that preclude the waste of utilities, which include turning off the water faucets or valves after using the required amount for the contractor to perform the tasks outlined in this PWS.

3.5 Materials.

The Government will not provide any materials under this contract.

PART 4
CONTRACTOR FURNISHED ITEMS AND SERVICES

4.0 Contractor Furnished Items and Services.

4.1 General.

The Contractor shall furnish all supplies, equipment, facilities and services required to perform work under this contract that are not listed under Section 3 of this PWS. The Contractor shall ensure all materials and supplies provided meet applicable Federal, State, local, DoD and Army laws, codes, regulations, and other requirements.

Classified Controlled Facility Clearance. Reserved

4.2 Materials.

The Contractor shall furnish all materials and supplies required to perform work under this contract except that which is furnished by the Government (see Part 3). The Contractor shall provide all supplies, tools and clothing (including personal protective clothing and equipment for Contractor employees) required to meet the terms of the contract.

4.3 Equipment.

The Contractor shall ensure all equipment shall meet applicable Federal, State, local, DoD and Army laws, codes, regulations and other requirements. In addition, the Contractor shall maintain or have backup capability to provide continued service in the event primary equipment or vehicles are down for extended maintenance or repairs. Equipment failure shall not alleviate the Contractor from performing any requirement contained in this contract. Equipment shall include all necessary and customary hand and mechanical appliances routinely used for ground maintenance operations.

4.4 Unserviceable Contractor Equipment.

Contractor furnished equipment or items, inoperable or unserviceable for whatever reason including failure to meet Federal, State, or local safety requirements, shall be removed from the installation within twenty-four (24) hours after failure except items undergoing maintenance by the Contractor in Government provided facilities. Equipment that is not repaired within thirty (30) calendar days will be removed from the installation.

PART 5
SPECIFIC TASKS

5.0 Specific Tasks for Grounds Maintenance.

5.1 General.

The Contractor shall provide all management, tools, equipment, and labor necessary to ensure that grounds maintenance services are performed at USAG-ITALY - DMC. See Part 4 Contractor Furnished Items and Services. The Contractor shall inspect, service, maintain, clean and landscape grounds of USAG-ITALY - DMC. The work shall include scheduling and performance of mowing and trimming; leaf, light trashes and debris removal; tree, hedge, and shrub planting, maintenance, irrigation, and fertilization; policing of areas; tree and stump removal, and other associated work as directed by the Contracting Officer's Representative (COR) or Alternate Contracting Officer's Representative (ACOR). The Contractor shall provide all work necessary to maintain the grounds to the standards specified herein. The Contractor shall provide for plants preservation and protection during all maintenance activities.

5.2 Description of Services.

5.2.1 Scope. The Contractor shall provide Ground Maintenance for all Improved Grounds (High Visibility), Semi-Improved Grounds (Common Areas), Fire Breaks and Ranges. The Contractor shall ensure all work accomplished maintains and presents a healthy, clean, neat, and professional appearance to all grounds included and covered by this contract in support of mission requirements for users, residents, and visitors. For each type of areas, the Contractor shall execute ground maintenance services with qualified personnel in compliance with following chapters and in accordance with (IAW) applicable laws, regulations, and Annex # 1 and 2. The number of services specified in Annex # 1 and 2 are estimates only and are not purchased by this contract.

5.2.1.1 Task Order. Task order will be issued against the contract. All task orders are subject to the terms and conditions of this contract. Each task order will include the following information: work location, description of work to be performed, quantities and performance period.
In the event that some of the areas (identified in sqmt.) assigned by the Task Order cannot be carried out due to government requirements, they may be replaced with other areas maintaining the same extensions and unit prices.

5.2.2 Improved Grounds (High Visibility Areas). High Visibility Areas are developed areas of the installation that require an intensive level of maintenance. The work performed in these areas by the Contractor shall include preventive cleaning, mowing grass, edging and trimming grass, removing grass trimmings from paved areas, applying fertilizer and/or lime performing seasonal planting of plants as needed, removing leaves, applying mulch, pruning trees, trimming of shrubs/brushes, removing grass from cracks in sidewalks and pavements, and litter control.

5.2.3 Lawns Mowing. High Visibility Areas (Improved Grounds), approximately 53,325.00 sqmt., are indicated in the Installation Grounds Maps referenced in Annex # 1. Contractor shall set mower height 3" (7.6 cm.) and he shall cut the grass when it is greater 6" (15.2 cm.). The Contractor shall remove trash, litter (such as wood, metal, rubble, various packaging materials, plastics, paper waste), tree limbs, debris, ~~etc.~~ and proceed to dispose, prior to mowing. Paved areas and walkways shall be free of lawn clippings/debris the same day the mowing is performed. The Contractor can use mulching technique, but he shall remove visible grass clippings after mowing, before leaving the work area. The lawn shall be uniform in appearance, free of skips, gaps, rutting, or scalping. It is not permitted to work during rain, or in any case when weather conditions do not allow it. Special care is recommended around bushes and trees in order to avoid breaking the bark and also along surfaced areas, fences and railroad area (distances from fences are shown in Annex # 1). The Contractor shall be responsible for any damage incurred as a result of grass cutting operations. In order to prevent any damages to vehicles and/or property, Contractor shall use all necessary equipment and temporary no parking/work in progress signs. In specific cases such as Schools, Commissary or public park, work must be arranged so as not to interfere with their activities.

5.2.3.1 Improved ground sub-area 1 (CYS). CYS Playground Area, approximately 1,344.25 sqmt., is indicated in the Installation Grounds Maps referenced in Annex # 1. Contractor shall cut the grass when it is greater than 3" (7.6 cm.). The Contractor shall remove trash, litter, tree limbs and debris prior to mowing. Paved areas and walkways shall be free of lawn clippings/debris the same day the mowing is performed. The Contractor can use mulching technique but he shall remove visible grass clippings after mowing, before leaving the work area. The lawn shall be uniform in appearance, free of skips, gaps, rutting, or scalping. It is not permitted to work during rain, or in any case when weather conditions do not allow it. Special care is recommended around bushes and trees in order to avoid breaking the bark and also along surfaced areas and fences. The Contractor shall be responsible for any damage incurred as a result of grass cutting operations. In order to prevent any damages to vehicles and/or property, Contractor shall use all necessary equipment and temporary no parking/work in progress signs. It is required to observe the opening hours of the playground area so as not to interfere with activities and users of the building. Lawn mowing in this area shall be previously coordinated with COR in order to do not interfere with School playground's regular activity.

5.2.4 Edging. Edging work shall be included in lawn mowing service. The Contractor shall edge to present a neat appearance. Edging responsibilities shall include, but not be limited to, flowerbeds, mulched areas, sidewalks, driveways, street edges, curbs, building edges, and other concrete located in the Improved Grounds. Edging includes the removal and disposal of all grass or weeds, especially those sprouting from cracks in sidewalks, pavement, and curb joints. The use of organic herbicides or other weed control methods by the Contractor, for edging purposes, is limited to grass in cracks (or on graveled areas where other mechanical control methods are ineffective such as Headquarter logo and Commissary main entrance) and shall not be used to edge the entire area. Weed control compounds shall be approved by the COR before spreading operations. The Contractor shall collect and dispose of all edging debris the same day edging is performed.

5.2.5 Trimming. Trimming work shall be included in lawn mowing service. The Contractor shall trim grass and weeds around trees, shrubs, buildings, fences, poles, posts, fire hydrants, parking lot bumper blocks, boulders, and all other fixed objects that project above the ground, so grass height is maintained consistent with adjacent grass. The Contractor shall remove all trimming debris from sidewalks and driveways on the same day trimming is performed.
The Contractor shall repair any damages to trees and shrubs caused by trimming. If a plant damaged by trimming dies or becomes unhealthy, the Contractor shall replace the damaged plant with a plant of the same size and type at no additional cost to the Government. The Contractor shall provide a one (1) year warranty on all replacement trees and shrubs. Tree and shrub replacements shall be performed within fifteen (15) days of the date the Contractor is notified to replace the plant.

5.2.6 Fertilizing and Liming. The Contractor shall apply commercial, organic and N-P-K granular fertilizer to High Visibility Areas. Fertilization shall be performed in the areas indicated by Annex # 2 such as flower beds. Fertilizing compounds shall be approved by the COR before spreading operations. Fertilizer shall be spread uniformly on the surface at a rate of 100 grams per sqmt. NPK granular fertilizer should be applied during the spring, while organic fertilizer should be applied at the beginning of autumn.

5.2.7 Seeding and Sodding. Reserved.

5.2.7.1 Ground repair – Erosion control. Within Improved ground areas and Semi-improved ground areas the Contractor shall repair possible eroded ground areas by excavating unsuitable material, backfilling with shredded topsoil, leveling and seeding and maintaining adjacent turf areas IAW the Task Order request.

5.2.8 Hydroseeding. Reserved.

5.2.9 Sodding. Reserved.

5.2.10 Aerating and Overseeding. Reserved.

5.2.11 Landscaping Maintenance of Flower Beds. The Contractor shall maintain approximately 136.00 sqmt. of flower/planting beds annually. The service consists of removing weeds and dirt from flower beds four times a year (March-May-Jun-September) around flowers and ornamental plants. The operation shall be included also planting work of herbaceous species (in 9x9 pots or similar, density of 15-25 plants per sqmt.), including the supply of 40 liters of soil conditioner per square meter, soil preparation and watering with 30 liters per sqmt. to be performed two times a year (April-November). The use of herbicides by the Contractor is not allowed. Flower bed design and specifications shall be IAW COR. Flower/planting bed location is shown in Annex # 2.

5.2.12 Weed Control. Reserved.

5.2.13 Debris removal. Within Improved ground areas and Semi-improved ground areas the Contractor's responsibilities shall include, but not be limited to, the removal and disposal of all natural debris, (tree limbs, branches and trunks) litter, and

trash from ditches, drainage grids and railroad overpasses located in Depot, LTA and PASA ones a year.

5.2.14 Service/Maintain Trees. Reserved.

5.2.15 Perform Mechanical Tree Spading and Transplanting. Reserved.

5.2.16 Tree Mulching. Reserved.

5.2.17 Tree Fertilization. Reserved.

5.2.18 Tree Pruning. Trees that require trimming/pruning services are identified in Annex # 2. The Contractor shall remove dead branches by raising the canopy, rebalancing or containing as needed of trees located in the Improved Grounds areas including operating machine, equipment, collection, transportation and disposal of waste material in accordance with current laws and regulations.

5.2.19 Tree Removal and Replacement. Reserved.

5.2.20 Emergency Tree Removal. Reserved.

5.2.21 Reforestation. Reserved.

5.2.22 Hedge and Shrub Maintenance.

5.2.23 Hedge and Shrub Mulching. Reserved

5.2.24 Hedge and Shrub Fertilization. Reserved.

5.2.25 Hedge and Shrub Pruning. Within Improved ground area the Contractor shall maintain and prune hedges and shrubs of any shape, type, and height (including palm trees). Hedges and shrubs shall be free of dead limbs. The work must include the removal of any dirt, weeds, and climbing plants.
All clippings, branches and debris resulting from hedge and shrub trimming and pruning shall be removed the same day work is accomplished. Hedges and shrubs to be maintained are identified in Annex # 2. For hedges or bushes taller than 2.00 lm. equipment such as ladders and scaffolding must be provided to ensure safe working conditions.

5.2.26 Irrigation. Reserved.

5.2.27 Operation of Irrigation Systems. Reserved.

5.2.28 Maintenance of Irrigation Systems. Reserved.

5.2.29 Service/Maintain Xeriscape Areas. Reserved.

5.2.30 Athletic Fields Grounds Maintenance. Reserved.

5.2.31 Special Services. The Contractor shall provide additional services as necessary due to unforeseen circumstances, including but not limited to, Very Important Person (VIP) visits, retreats, ribbon cutting ceremonies, and open houses. The Contractor shall provide extra labor and equipment to service pre-identified locations within the Improved and Semi-improved areas USAG-ITALY - DMC beyond the normal ground maintenance. The Task Order will be notified to the Contractor as described in paragraph 5.3.2.1 The Contractor shall coordinate special service requirements with the existing ground maintenance schedule.

5.2.32 Special Event Services. Upon receiving directions from the COR/ACOR, the Contractor shall complete work prior to the event. In the event the Contractor must deviate from their schedule to meet special event requirements, the Contractor shall do so at no additional cost to the Government. The Contractor shall be authorized/entitled one (1) additional duty day to return to their normal operations. Furthermore, the Contractor will not be held accountable for any unsatisfactory performance results, on a quality assurance inspection or complaint, due to KO-directed schedule change(s), until such point when the Contractor resumes normal operations.

5.2.33 Semi-improved Grounds (Common Areas). Semi-improved grounds areas are developed areas of the installation that require a minor level of maintenance than the Improved Grounds. The work performed in these areas by the Contractor shall include mowing grass, edging and trimming grass, removing grass trimmings from paved areas, removing leaves, grounds repairs, erosion control, edge removing grass from cracks in sidewalks and pavements and debris removal. Common Areas (Semi-Improved Grounds), approximately 868,100,325.54 sqmt., are indicated in the Installation Grounds Maps referenced in Annex # 1. Contractor shall set mower height 3” (7.6 cm.) and he shall cut the grass higher than height of 10” (25.54 cm.). The Contractor shall remove trash, litter, (such as wood, metal, rubble, various packaging materials, plastics, paper waste), tree limbs, debris, etc. and proceed to dispose, prior to mowing. Paved areas and walkways shall be free of lawn clippings/debris the same day the mowing is performed. The Contractor can use mulching technique, but he shall remove visible grass clippings after mowing, before leaving the work area. The lawn shall be uniform in appearance, free of skips, gaps, rutting, or scalping. It is not permitted to work during rain, or in any case when weather conditions do not allow it. Special care is recommended around bushes and trees in order to avoid breaking the bark and also along surfaced areas, fences and railroad area next to underpasses (distances from fences are shown in Annex # 1). The Contractor shall be responsible for any damage incurred as a result of grass cutting operations. In order to prevent any damages to vehicles and/or property, Contractor shall use all necessary equipment and temporary no parking/work in progress signs. If necessary, the contractor shall coordinate with building managers to organize grass cutting work at times or solutions that minimize risks and interference.

5.2.33.1 Semi-improved Grounds (Sub-area 1 - Depot area). Semi-improved grounds areas are developed areas of installation that require a minor level of maintenance than the Semi-improved Grounds. The work performed in these areas by the Contractor shall include mowing grass, edging and trimming grass, removing grass trimmings from paved areas, removing leaves, pruning trees, trimming of shrubs/brushes,

erosion and stabilization, edge removing grass from cracks in sidewalks and pavements, and litter control. Common Areas (Semi-Improved Grounds), approximately 97,685.17 sqmt., are indicated in the Installation Grounds Maps referenced in Annex # 1. Contractor shall set mower height 3" (7.6 cm.) and he shall cut the grass during Apr, Jun, Sep and Dec. The Contractor shall remove trash, litter, tree limbs, debris, etc., prior to mowing. Paved areas and walkways shall be free of lawn clippings/debris the same day the mowing is performed. The Contractor can use mulching operation, but he shall remove visible grass clippings after mowing, before leaving the work area. The lawn shall be uniform in appearance, free of skips, gaps, rutting, or scalping. Special care is recommended around bushes and trees in order to avoid breaking the bark and also along surfaced areas. Contractor shall be responsible for any damage incurred as a result of grass cutting operations. In order to prevent any damages to vehicles and/or property, Contractor shall use all necessary equipment and temporary no parking/work in progress signs.

5.2.34 Service Fire Breaks and Ranges. These are square meters on which periodic recurring maintenance shall be performed. Activities include mowing for life, health, safety, security, brush control. Brush control to reduce fire risks in order to mitigate injuries from wildlife or damage to real property. Fire breaks and Ranges areas are indicated in the Installation Grounds Maps referenced in Annex # 1. Contractor shall set mower height 6" (15.24 cm.) and he shall cut the grass higher than height of 16" (40.64 cm.). The contractor shall be responsible for executing the preventive removal of any branches or logs present in the work area.
Within Fire breaks areas the Contractor shall cut and shred undergrowth vegetation in particular Erica species and Rovo (Rubus ulmifolius) and shall use all necessary manpower, equipment and vehicles to avoid damages to the protected species and other shrubs and trees not authorized for cutting IAW Natural Park directive. The residual vegetation resulting by mowing service will be evenly distributed on the ground if finely shredded.
Within Ranges area the Contractor can use mulching operation, but he shall remove visible grass clippings after mowing, before leaving the work area. The lawn shall be uniform in appearance, free of skips, gaps, rutting, or scalping.

5.2.34.1 First Grass Cut Service (LTA). For the LTA Range area only, during the base contract year, the contractor must provide an initial cut of the vegetation (including bushes and shrubs and climbing plant on the fence) with proper shredding equipment along the entire outer and inner LTA perimeter as indicated in the Installation Grounds Maps referenced in Annex # 1. Contractor shall use all necessary manpower, equipment and vehicles to avoid damages to the protected species and other shrubs and trees not authorized for cutting. The contractor will be responsible for removing any branches or logs present in the work area in advance. The residual vegetation resulting by mowing service will be evenly distributed on the ground if finely shredded. Any protected species, shrubs and trees not authorized for cutting operations IAW Natural Park directive will be identified with the COR before work begins.

5.2.34.2 Climbing plants removal (LTA). For the LTA Range area only, during the first contract option year, the contractor shall remove all traces of climbing plants that have grown through the LTA fence and clean the wire mesh. The vegetation / plants removed can be shredded and spread evenly on the ground. If the plants cannot be

shredded because they are too large, the material must be disposed of at a public landfill site in accordance with current laws and regulations.

5.2.35 Service Unimproved Areas. Reserved.

5.2.36 Service Specialized Locations. Reserved.

5.3 Other Special Services.

5.3.1 Refuge and Nature Trail Maintenance. Reserved.

5.3.2 Special Equipment Requirements. All equipment used to perform grass mowing and leaf removal operations on Improved Grounds (High Visibility) shall be equipped with turf type tires. Equipment not essential for the performance of grass mowing or leaf removal functions (*e.g.,* equipment with agricultural tires, wheel weights, snow blades, or other accessories that may damage turf or tree root zones by compaction, rutting, or scalping), shall not be permitted on High Visibility Areas.
A rotary mower capable of negotiating steep slopes and cutting heavy clumps and brushy vegetation shall be used to service Semi-Improved Grounds (Common Areas), Fire Breaks and Ranges, and perform grassland habitat maintenance. The Contractor shall submit a complete equipment list including make, model and specifications for KO approval with the proposal. **(Deliverable # 14)**.

5.3.2.1 Additional works. Within Ground Maintenance scope of work, for other types of work not covered by these specifications, the Government may submit Task Orders consisting of work items taken from the current “Prezzario Regione Toscana” price list.
The line items used shall be priced in accordance with a minimum acceptable discount percentage of 15% that the Contractor shall apply to the “Prezzario Regione Toscana” price list.
If it is not possible to accurately identify the work to be performed using the “Prezzario Regione Toscana” price list, “Assoverde” price list will be considered as an alternative, applying the 30% discount in this case as well.
As needed, the Contractor shall perform a site visit with the COR to inspect the site and work to be done, then submit his proposal for final approval.
A Delivery Order will be issued upon acceptance by the COR and/or SME. Each task order will include the following information: work location, description of work to be performed, quantities and performance period.

PART 6
APPLICABLE PUBLICATIONS

6.0 Applicable Publications (Current Editions).

The Contractor must abide by all LOR including but not limited to the following.

ACC PAM 70-1	Interim Army Contracting Command – Contracting Officer's Representative Policy Guide
ANSI Z87.1-2003	Practice for Occupational and Educational Personal Eye and Face Protection Devices
AR 25-2	Information Management: Army Cybersecurity, section 2-34 All personnel, 4-25 Privately owned information technology.
AR 70-1	Army Acquisition Policy
AR 70-13	Management and Oversight of Service Acquisitions
AR 190-13	Army Physical Security Programs, Chapter 5 Security Identification Cards and Badges, Chapter 8 Army Installation and Facility Access Control, Chapter 20 Vehicle control
AR 190-51	Security of Unclassified Army Resources (Sensitive and Non-sensitive), Appendix D Policy for locks and keys
AR 200-1	Environmental Protection and Enhancement, Green Procurement policies.
AR 215-1	Military Morale, Welfare, and Recreation Programs and Non-appropriated Fund Instrumentalities
AR 381-12	Threat Awareness and Reporting Program
AR 380-5	Army Information Security Program, 1-14.
AR 385-10	Army Safety Program, Chapter 3 Accident Investigation and Reporting, Chapter 4 Contracting Safety
AR 420-1	Army Facilities Management, section VI Grounds maintenance Services.
AR 530-1	Operations Security, section 2-22, All Army personnel, to include contractors.

AR 608-10	Child Development Services, section 5-37 Grounds maintenance and housekeeping services
29 CFR Part 1910	Occupational Safety and Health Standards
40 CFR	Protection of the Environment
40 CFR Subchapter I	Solid Wastes
40 CFR Part 302	Protection of Environment, Designation, Reportable Quantities and Notification
49 CFR 390-396	Motor Carrier Safety Standards
49 CFR 571	Federal Motor Vehicle Safety Standards
CAA	Clean Air Act (CAA)
CWA	Clean Water Act (CWA)
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
DA PAM 5-20	Competitive Sourcing Implementation
DA PAM 385-10	Army Safety Program, Chapter 4, Contracting Safety
DA PAM 385-40	Army Accident Investigations and Reporting
DoDD 5500.7	Standards of Conduct
DoDI 2000.16, Vol. 1	DOD Antiterrorism Standards
DoDI 5000.72	DoD Standard for Contracting Officer's Representative (COR) Certification
EM 385 1. 1.	Safety and Health Requirements Manual
EO 14042:	Ensuring Adequate COVID Safety Protocols for Federal Contractors
FAR Part 23.4	Use of Recovered Materials and Biobased Products
Federal Standard #313	Material Safety Data and Disposal Data for Hazardous Materials Furnished to Government Activities
FIPS PUB 201-2	Personal Identity Verification (PIV) of Federal Employees and Contractors

HSPD 12	Homeland Security Presidential Directive 12 Policy for a Common Identification Standard for Federal Employees and Contractors
MEDCOM Reg. 40-35	Management of Regulated Medical Waste
NFPA 1.12-2	Combustible Fibers
OMB M-05-24	Office of Management and Budget (OMB) Guidance Implementation of Homeland Security Presidential Directive (HSPD) 12-Policy for a Common Identification Standard for Federal Employees and Contractors
TB MED 531	Facility Sanitation Controls and Inspections
TM 5-609	Military Grounds maintenance Services Manual
D. Lgs. N. 81/2008 and revisions	Testo unico sulla Salute e Sicurezza sul Lavoro
D. Lgs. N. 152/2006	Testo Unico Ambiente
D. Lgs. N. 170/2005	Regolamento concernente disciplina delle attivita' del Genio Militare.

PART 7
FORMS AND REPORTS

7.0 **Mandatory Records and Report Forms.** Reserved.

PART 8
ATTACHMENT/TECHNICAL EXHIBIT LISTING

8.0 Attachment/Technical Exhibits (TEs).

8.1 Attachment 1/TE-1 – Performance Requirements Summary (PRS).

Performance Objective	Standard	Performance Threshold	Method of Surveillance
PRS # 1. Safety	In Accordance With (IAW) Performance Work Statement (PWS)	Zero deviation from the standard	100% inspection
PRS # 2. Improved ground area: Lawn Mowing (Improved ground area)	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 3. Improved ground area: Tree pruning	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 4. Improved ground area: Shrubs/hedges/brushes trimming	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 5. Improved ground area: Ground repair service	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 6. Improved ground area: Debris removal	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 7. Improved ground area: Landscaping maintenance	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 8. Improved ground area: Lawn treatment service	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 9. Semi-improved ground area: Lawn mowing - First cut	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 10. Semi-improved ground area: Lawn mowing	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection

PRS # 11. Semi-improved ground area: Ground repair service	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 12. Semi-improved ground area: Debris removal	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 13. Firebreak area: Lawn mowing	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection
PRS # 14. Ranges area: Lawn mowing	In Accordance With (IAW) Performance Work Statement (PWS)	No more than one customer complaint per report.	Periodic inspection

8.2 Attachment 2/TE-2 – Deliverables Schedule.

Deliverable	Reference	Frequency	Submit To
001 Quality Control Plan	In accordance with paragraph # 1.8.1.1	Within seven (7) calendar days after contract award, update as minimum yearly	Contracting Officer's Representative (COR) and Contracting Officer (KO)
002 Emergency Delays	In accordance with paragraph # 1.8.6	Within two (2) hours prior to curtailing operations	Contracting Officer's Representative (COR) and Contracting Officer (KO)
003 AT Level I Training	In accordance with paragraph # 1.8.14	Within 30 calendar days after contract start award	Contracting Officer's Representative (COR) and Contracting Officer (KO)
004 iWATCH Training	In accordance with paragraph # 1.8.15	Within 30 calendar days after contract start award	Contracting Officer's Representative (COR) and Contracting Officer (KO)
005 OPSEC Awareness Training	In accordance with paragraph # 1.8.16	Within 30 calendar days after contract start award	Contracting Officer's Representative (COR) and Contracting Officer (KO)
006 TARP Training	In accordance with paragraph # 1.8.17	Within 30 calendar days after contract start award	Contracting Officer's Representative (COR) and Contracting Officer (KO)
007 Emergency Medical Treatment	In accordance with paragraph # 1.11.1	Within two (2) hours after an emergency medical event	Contracting Officer's Representative (COR) and Contracting Officer (KO)
008 Environmental and OSHA	In accordance with paragraph # 1.12	Within 24h after detection of conflict between compliance and requirements	Contracting Officer's Representative (COR) and Contracting Officer (KO)
009 Safety	In accordance with paragraph # 1.12.1	Within 24h after discovery of a serious hazard	Contracting Officer's Representative (COR) and Contracting Officer (KO)

Deliverable	Reference	Frequency	Submit To
0010 Safety Plan	In accordance with paragraph # 1.12.2	Within 7 business days after contract award	Contracting Officer's Representative (COR) and Contracting Officer (KO)
0011 Safety Plan revision	In accordance with paragraph # 1.12.2	Within five (5) business days prior to the effective date of change	Contracting Officer's Representative (COR) and Contracting Officer (KO)
0012 Spill Plan	In accordance with paragraph # 1.12.3	Within 10 calendar days after contract award	Contracting Officer's Representative (COR)
0013 Safety Data Sheet	In accordance with paragraph # 1.13.1	Within 10 calendar days after contract award	Contracting Officer's Representative (COR) and Contracting Officer (KO)
0014 Special Equipment Requirement	In accordance with paragraph # 5.3.2	Within 10 calendar days after contract award	Contracting Officer's Representative (COR) and Contracting Officer (KO)

8.3 Attachment 3/TE-3: Historical Workload Data

This technical exhibit lists the historical workload data (lawn mowing) performed under Ground Maintenance Service.

ITEM	NAME	Ground maintenance Services during year 2025	Ground maintenance Services during year 2024	Ground maintenance Services during year 2023	Ground maintenance Services during year 2022	Ground maintenance Services during year 2021
1	Camp Darby	8	8	8	7	7
2	Depot area	8	7	7	6	6
3	PASA	4	4	4	4	4

8.4 Attachment 4/TE 4 – Performance Standard.

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8.5 Attachment 5/TE 5 – General Site Map.

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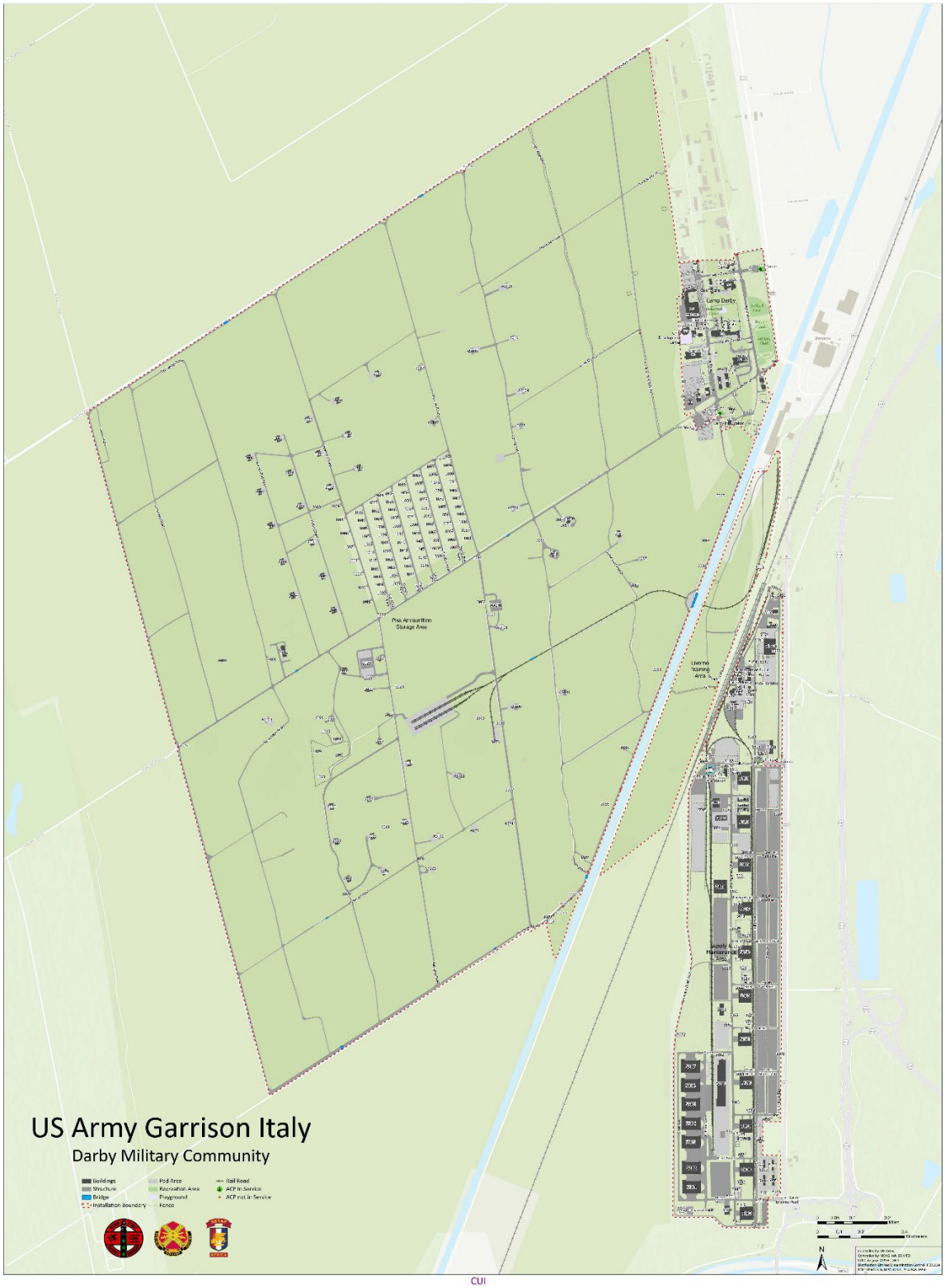

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8.6 Attachment 6/TE 6 – Red Plan.

Red_Plan_ENG_Aug23.pdf