PERFORMANCE WORK STATEMENT (PWS)

FOR

HVAC Cleaning and Insulation Repair Services

1.0 General:

1.1 Scope: The contractor shall provide all personnel, equipment, tools, materials, supervision, and quality control necessary, except as specified in Paragraph 3.0 as Government Furnished, to perform HVAC Cleaning and Insulation Repair Services**,** as defined in this PWS.

1.1.1 Objectives: The primary objective of this project is to improve indoor air quality, enhance system hygiene, and increase the thermal efficiency of the HVAC system within Building 3400. This will be accomplished by cleaning the HVAC ductwork and air handler units, repairing any leaks, and replacing degraded chilled water line insulation on the ground floor.

1.2 Background: The mechanical systems on the ground floor of Building 3400 (see the attached drawings) have experienced significant wear over their operational lifecycle. The insulation on the chilled water supply and return lines serving the four Air Handler Units (AHUs) has become degraded, damaged, and in some areas, is missing entirely. This has exposed piping, leading to condensation and thermal energy loss. Furthermore, the interior surfaces of the ductwork and the AHUs have accumulated dust and particulates, and minor leaks have been identified in the chilled water piping.

If these issues are not addressed, the facility will face several negative consequences:

- Poor Indoor Air Quality (IAQ): Contaminated ductwork and AHUs will continue to circulate dust, allergens, and other particulates, potentially affecting the health and productivity of building occupants.
- Increased Energy Costs: Degraded insulation forces the central chiller plant to work harder to deliver chilled water at the correct temperature, leading to significant and unnecessary energy waste.
- Asset Damage: Unchecked condensation from the exposed pipes can lead to water damage, rust, and microbial growth on ceilings, walls, floors, and surrounding equipment, resulting in far more costly repairs in the future.
- System Failure: Unrepaired leaks in the chilled water lines can worsen over time, leading to major system failures and potential operational shutdowns.

This project is necessary to restore system efficiency, improve indoor air quality, and prevent future damage to the facility.

All work shall be completed as indicated on this PWS, the Contract drawings, and in accordance with specifications and codes. Contractor personnel shall comply with the State of Hawaii minimum required level of training to work as qualified HVAC systems technician contractors and provide a copy of the license/certification to the contracting officer (for each employee) at the time of contract start. The work shall be performed following all applicable Federal and State codes and regulations, including the requirements stated in this PWS. The Contractor must coordinate with the 154 Civil Engineering Squadron (CES) to access the work site as well as coordinate with the 154 CES environmental section for any hazardous materials storage/disposal.

1.3 Period of Performance (PoP): The Period of Performance shall 180 days.
Estimated: September 30, 2026, to March 28, 2027

1.4 General Information:

1.4.1 Place and Performance of Services: The contractor shall provide services between the hours of 0700-1600 on Monday through Friday, except on recognized US holidays or when the Government facility/installation is closed due to local or national emergencies, administrative closings, or similar Government-directed facility/installation closings. Performance shall be at:

This project is located at Buildings 3400 at the Hawaii Air National Guard Campus, JBPHH, Hickam AFB, HI 96853.

The contractor shall at all times maintain an adequate work force for the uninterrupted performance of all tasks defined within this PWS when the Government facility/installation is not closed for the above reasons. When hiring personnel, the contractor shall keep in mind that the stability and continuity of the work force are essential. Teleworking is not authorized.

1.4.1.1 Telework: The Government does not permit the contractor to telework in support of this requirement. In furtherance of Continuity of Operations Planning (COOP), a telework program may be enacted to ensure that the Government's mission-critical operations stay operational during times of national emergency or incidents of national significance. Telework shall be at no additional cost to the Government.

1.4.1.2 Unscheduled gate closures by the Security Police may occur at any time causing all personnel entering or exiting a closed installation to experience a delay. This cannot be predicted or prevented. Contractors are not compensated for unexpected closures or delays. Vehicles operated by contractor personnel are subject to search pursuant to applicable regulations. Any moving violation of any applicable motor vehicle regulation may result in the termination of the contractor employee’s installation driving privileges.

1.4.1.3 The contractor’s employees shall become familiar with and obey the regulations of the installation; including fire, traffic, safety and security regulations while on the

installation. Contractor employees should only enter restricted areas when required to do so and only upon prior approval. All contractor employees shall carry proper identification with them at all times, and shall be subject to such checks as may be deemed necessary. The contractor shall ensure compliance with all regulations and orders of the installation, which may affect performance. The Government reserves the right to direct the removal of an employee from Government property or revoke access to Government systems for misconduct, security reasons, or any overt evidence of communicable disease. Removal of contractor employees for reasons stated above does not relieve the Contractor from responsibility for total performance of this contract.

1.4.2 Recognized Holidays: The following are recognized United States (US) holidays. The contractor shall not perform services on these days:

1.4.2.1 New Year's Day: January 1st
1.4.2.2 Martin Luther King, Jr.'s Birthday
1.4.2.3 President's Day
1.4.2.4 Memorial Day
1.4.2.5 Juneteenth National Independence Day: June 19th
1.4.2.6 Independence Day: July 4th
1.4.2.7 Labor Day
1.4.2.8 Columbus Day
1.4.2.9 Veteran's Day: November 11th
1.4.2.10 Thanksgiving Day
1.4.2.11 Christmas Day: December 25th

1.4.3 Quality Control (QC): The contractor shall develop and maintain an effective QC Plan (QCP) to ensure services are performed in accordance with 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 itself that its work complies with the requirements of the contract. As a minimum, the contractor shall develop QC procedures that address the areas identified in Technical Exhibit 1, Performance Requirements Summary (PRS).

1.4.4 Quality Assurance (QA): The Government will evaluate the contractor's performance under this contract in accordance with the Quality Assurance Surveillance Plan (QASP). This plan is primarily focused on what the Government will do to ensure that the contractor has performed in accordance with the performance standards. It defines how the performance standards will be applied, the frequency of surveillance, and acceptable quality level(s) or defect rate(s).

1.4.5 Access and General Protection/Security Policy and Procedures. The contractor shall comply with all applicable installation/facility access and local security policies and procedures, which may be obtained from the Contracting Officer's Representative (COR). The contractor shall also provide all information required for background checks to meet installation access requirements to be accomplished by the local installation's Security Forces, Director of Emergency Services or local Security Office. The contractor

shall ensure compliance with all personal identity verification requirements as directed by DoD, Headquarters Air Force (HAF) and/or local policy. Should the Force Protection Condition (FPCON) change, the Government may require changes in contractor security matters or processes.

1. 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 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.

2. The contractor shall submit a written request on company letterhead to the contracting officer 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 for a request for base identification credentials or vehicle passes. The contracting officer 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 [insert any additional requirements to comply with local security procedures] to obtain a vehicle pass.

3. 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.

4. Reserved

5. 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.

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

1.4.5.1. Reserved

1.4.5.2 For Contractors that do not require CAC, but require access to a DoD Facility and/or Installation. Contractor and all associated sub-contractors employees shall comply with adjudication standards and procedures using the National Crime Information Center Interstate Identification Index (NCIC-III) and Terrorist Screening Database (TSDB) (Air Force Instruction (AFI) 10-245, AFI 31-101 and Air Force Manual (AFMAN) 31-113), applicable installation, facility and area commander installation/facility access and local security policies and procedures (provided by Government representative)

1.4.5.3 Antiterrorism Awareness Level I Training (AT Level I). All contractor employees, to include subcontractor employees, requiring access to US Government installations, facilities and controlled access areas shall complete AT Level I training within 15 calendar days after contract start date or effective date of incorporation of this requirement into the contract, whichever is applicable. AT Level I may be accomplished by a Level I qualified instructor; completing the Force Protection computer-based training (CBT) course on the Advanced Distributed Learning System (ADLS) or Joint Knowledge Online at http://jko.jten.mil. Tracking for each contractor or subcontractor employee is the responsibility of the COR or unit AT Representative. The contractor shall submit certificates of completion for each affected contractor and subcontractor employee to the COR within 15 calendar days after completion of training by each employee or subcontractor personnel.

1.4.5.4 Reserved.

1.4.5.5 Communications Security/Information Technology (COMSEC/IT) Security. All communications with DoD organizations are subject to COMSEC review. All telephone communications networks are continually subject to intercept by unfriendly intelligence organizations. DoD has authorized the military departments to conduct COMSEC monitoring and recording of telephone calls originating from, or terminating at, DoD organizations. Therefore, the contractor is advised that any time contractor personnel place or receive a call they are subject to COMSEC procedures. The contractor shall ensure wide and frequent dissemination of the above information to all employees dealing with DoD information. The contractor shall abide by all Government regulations concerning the authorized use of the Government's computer network, including the restriction against using the network to recruit Government personnel or advertise job openings.

1.4.5.6 Reserved

1.4.5.7 Advanced Distributed Learning Service (ADLS). All contractor employees and associated sub-contractor employees assigned to work on a Government site and/or requiring access to a DoD network will be required to register with ADLS at commencement of services in order to complete the necessary training required of them initially and annually for the duration of the contract (i.e., DoD IAA CyberAwareness, Protecting Sensitive Information, Force Protection, etc.). ADLS website: https://golearn.csd.disa.mil/kc/rso/login/ADLS_login.asp

1.4.5.8 Reserved

1.4.5.9 Reserved

1.4.5.10 Protection of Personally Identifiable Information (PII). The contractor shall protect all PII encountered in the performance of services in accordance with Defense Federal Acquisition Regulation Supplement (DFARS) 224.103 Personally Identifiable Information and Department of Defense Directive (DoDD) 5400.11, Department of

Defense Privacy Program, and DoD 5400.11-R. If a PII breach results from the contractor's violation of the aforementioned policies, the contractor shall bear all notification costs, call-center support costs, and credit monitoring service costs for all individuals whose PII has been compromised.

1.4.5.11 Requirement for OPSEC Training. In accordance with AFI 10-701, Operations Security, OPSEC PMs/Signature Managers/Coordinators will provide OPSEC training or training materials to contract employees within 30 days of employees' initial assignment to the contract and prior to having access to any critical information (CI) and annually thereafter. General organizational orientations may need to be supplemented by duty-related orientations in the work center targeted toward specific critical information and vulnerabilities associated with the work. Initial training (OPSEC Awareness for Military Members, DoD Employees and Contactors) is located on the Security Training, Education, and Professionalization Portal (STEPP), https://cdse.usalearning.gov and the OPSEC Annual training – DAF OPSEC Awareness Training located on My Learning, https://lms-jets.cce.af.mil/moodle/course/view.php?id=11654#section-1. The contractor shall submit certificates of completion for each contractor employee to the COR within 15 calendar days after completion of training.

1.4.5.12 OPSEC Plan. The contractor shall develop an OPSEC Plan and provide it to the COR or KO within 15 calendar days of contract award to be reviewed and approved by the responsible Government OPSEC officer, per AFI 10-701, Operations Security. This Plan shall include the Government's critical information, why it needs to be protected, where it is located, who is responsible for it, and how to protect it. For the contractor to effectively comply with OPSEC provisions of the contract, the organization will provide the following guidance: (1) Organization's Critical Information; (2) Adversaries' collection threat information as it applies to the organization's mission and the contract; (3) Operations Security guidance; and (4) Specific OPSEC measures the organization requires (as appropriate).

1.4.5.13 Reserved

1.4.5.14 Reserved

1.4.6 Physical Security. The contractor shall safeguard all Government property provided for contractor use. At the close of each work period, Government facilities, equipment and materials shall be secured.

1.4.6.1 Reserved

1.4.7 Special Qualifications: The contractor shall ensure all employees possess all required licenses to work as HVAC technician contractors in the State of Hawaii in the performance of this contract. This does not include education or other qualifications for the position in which the contractor employee is performing, dress codes, or other information. (NOTE: The Government does not provide training to

contractors. Contractors must ensure that any personnel performing under a contract are fully trained, licensed, certified, and otherwise qualified to provide services.)

1.4.8 Post Award Conference/Periodic Progress Meetings: The contractor agrees to attend any post award conference convened by the KO in accordance with FAR 42.5. The KO, COR and other Government personnel, as appropriate, may meet periodically with the contractor to review the contactor's performance. At these meetings, the KO will apprise the contractor of how the Government views the contractor's performance and the contractor shall apprise the Government of problems, if any, being experienced. The contractor shall resolve outstanding issues raised by the Government. Contractor attendance at these meetings shall be at no additional cost to the Government.

1.4.9 Contract Manager (CM): The contactor shall designate a CM who shall ensure performance under this contract. The name of this person, and an alternate who shall act for the contractor when the CM is absent, shall be designated in writing to the KO. The CM or alternate shall have full authority to act for the contractor on all contract matters relating to daily operation of this contract. The CM shall work through the KO, to resolve issues, receive technical instructions, and ensure adequate performance of services. The CM shall ensure that contractor employees do not perform any services outside the scope of the contract without an official modification issued by the KO. The CM shall ensure contractor employees understand that services performed outside the scope of the contract are performed wholly at the expense of the contractor.

1.4.10 Identification of Contractor Employees: All contractor personnel attending meetings, answering Government telephones and working in other situations where their contractor status is not obvious to third parties are required to identify themselves as such to avoid creating an impression that they are Government employees. The contractor shall ensure that all documents or reports produced by contractor personnel are suitably marked as contractor products or that contractor participation is appropriately disclosed. The contractor's status as a "contractor" shall be predominantly displayed in all correspondence types (to include signature blocks on e-mail) and dealings with Government or non-Government entities. Contractor personnel shall wear identification badges distinguishing themselves as such. The badges shall have the company name, employee name and the word "contractor" displayed.

1.4.10.1 The contractor shall retrieve all identification media (including vehicle passes) from its employees who depart employment for any reason. The contractor shall return all identification media (i.e., badges and vehicles passes) to the KO within 14 days of an employee's departure.

1.4.11. Combating Trafficking in Persons: The United States Government has adopted a zero tolerance policy regarding trafficking in persons. Contractors and contractor employees shall not engage in severe forms of trafficking in persons during the period of performance of the contract; procure commercial sex acts during the period of performance of the contract; or use forced labor in the performance of the contract. The Contractor shall notify its employees of the United States Government's zero tolerance

policy, the actions that will be taken against employees for violations of this policy. The contractor shall take appropriate action, up to and including termination, against employees or subcontractors that violate the US Government policy as described at FAR 22.17.

1.4.12 Reserved

1.4.13 Data Rights: The Government has unlimited rights to all documents/materials produced under this contract. All documents and materials, to include the source codes of any software, produced under this contract shall be Government owned and are the property of the Government with all rights and privileges of ownership/copyright belonging exclusively to the Government. These documents and materials may not be used or sold by the contractor without written permission from the KO. All materials supplied to the Government shall be the sole property of the Government and may not be used for any other purpose. This right does not abrogate any other Government rights.

1.4.14 Organizational Conflicts of Interest (OCI): The contractor and subcontractor personnel performing services under this contract may receive, have access to or participate in the development of proprietary or source selection information (e.g., cost or pricing information, budget information or analyses, specifications or work statements, etc.) or perform evaluation services which may create a current or subsequent OCIs, as defined in FAR Subpart 9.5. The contractor shall notify the KO immediately whenever it becomes aware that such access or participation may result in any actual or potential OCI and shall promptly submit a plan to the KO to avoid or mitigate any such OCI. The contractor's mitigation plan will be determined to be acceptable solely at the discretion of the KO. In the event the KO unilaterally determines that any such OCI cannot be satisfactorily avoided or mitigated, the KO may impose other remedies as he or she deems necessary, including prohibiting the contractor from participation in subsequent contracted requirements which may be affected by the OCI.

1.4.15 Reserved

2.0 Definitions and Acronyms:

2.1 Definitions:

2.1.1 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.

2.1.2 Defective Service: A service output that does not meet the standard of performance associated with the PWS.

2.1.3 Deliverable: Anything that can be physically delivered and includes non-manufactured things such as meeting minutes or reports.

2.1.4 Key Personnel: Contractor personnel that are evaluated in a source selection process and that may be required to be used in the performance of a contract by the PWS. When key personnel are used as an evaluation factor in best value procurement, an offer can be rejected if it does not have a firm commitment from the persons that are listed in the proposal.

2.1.5 Physical Security: Actions that prevent the loss or damage of Government property.

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

2.1.7 Quality Assurance Surveillance Plan (QASP): An organized written document specifying the surveillance methodology to be used for surveillance of contractor performance.

2.1.8 Quality Control: All necessary measures taken by the Contractor to ensure that the quality of an end product or service shall meet contract requirements.

2.1.9 Subcontractor: One that enters into a contract with a prime contractor. The Government does not have privity of contract with the subcontractor.

2.2 Acronyms:

| | |
|---|---|
| AEI | Army Enterprise Infostructure |
| AR | Army Regulation |
| AT/OPSEC | Antiterrorism/Operational Security |
| BI | Background Investigation |
| CM | Contract Manager |
| COR | Contracting Officer Representative |
| DA | Department of the Army |
| DD254 | Department of Defense Contract Security Classification Specification |
| DFARS | Defense Federal Acquisition Regulation Supplement |
| DoD | Department of Defense |
| DSCA | Defense Counterintelligence and Security Agency |
| FAR | Federal Acquisition Regulation |
| GFP/M/E/S | Government Furnished Property/Material/Equipment/Services |
| HQDA | Headquarters, Department of the Army |
| HSPD | Homeland Security Presidential Directive |
| IA | Information Assurance |
| IS | Information System(s) |
| KO | Contracting Officer |
| NGB | National Guard Bureau |
| OCI | Organizational Conflict of Interest |
| PII | Personally Identifiable Information |

| | |
|---|---|
| PIPO | Phase In/Phase Out |
| POC | Point of Contact |
| PRS | Performance Requirements Summary |
| PWS | Performance Work Statement |
| QA | Quality Assurance |
| QASP | Quality Assurance Surveillance Plan |
| QC | Quality Control |
| QCP | Quality Control Program |
| SCR | Service Contract Reporting |
| SSN | Social Security Number |
| TE | Technical Exhibit |
| USD(I) | Under Secretary of Defense for Intelligence |

3.0 Government Furnished Property, Material, Equipment and Services (GFP/M/E/S): The Government will provide the property, material, equipment, and/or services listed below solely for the purpose of performance under this contract:

3.1 Property: The Government will furnish the necessary workspace for the contractor to perform services outlined in this PWS to include desk space, telephones, computers and other items necessary to maintain an office environment.

3.2 Materials: None

3.3 Equipment: None

3.4 Services: None

3.5 Utilities: All utilities in the facility will be available for the contactor's use in the performance of this contract. The contractor shall instruct employees in utilities conservation practices. The contractor shall operate under conditions that preclude the waste of utilities, which include turning off the water faucets or valves after using the required amount.

4.0 Contractor Furnished Property, Materials, and Equipment (CFP/M/E):

4.1 General: Except for those items specifically stated to be Government-Furnished in Paragraph 3.0, the contractor shall furnish everything required to perform these services as indicated in Paragraph 1.1.

4.3 Contractor Security Clearance: Reserved

**5.0 Requirements:** All work shall be performed on the ground floor of Building 3400, which houses four (4) Air Handler Units (AHUs).

The Contractor shall provide all labor, materials, tools, equipment, and supervision required to successfully execute the following tasks:

**5.1 HVAC System Cleaning:**

- **Ductwork Cleaning:** Perform a comprehensive cleaning of the HVAC ductwork system serving the ground floor, including all supply, return, and exhaust ducts associated with the four (4) AHUs.

- **Air Handler Unit (AHU) Cleaning:** Thoroughly clean all four (4) ground-floor AHUs. This shall include, at a minimum, the cleaning of coils, drain pans, fans, and all accessible interior surfaces.

- **Standards:** All cleaning methods shall adhere to the standards set by the National Air Duct Cleaners Association (NADCA).

**5.2 Chilled Water Line Repair and Insulation:**

- **Leak Repair:** The Contractor shall inspect the chilled water lines for any leaks and perform necessary repairs to ensure the system is watertight before new insulation is applied.

- **Insulation Replacement:** Remove and replace all damaged or degraded insulation on the chilled water lines serving the four (4) AHUs on the ground floor. This includes both Chilled Water Supply (CWS) (if applicable) and Chilled Water Return (CWR) lines.

- **New Insulation Standards:** The new insulation shall meet or exceed the specifications of the original material and be installed in accordance with manufacturer recommendations to prevent condensation and thermal loss.

**5.3 Project Quantities (For Estimation Purposes – Contractor shall field verify all dimensions before bidding):**

- **Approximate Linear Feet of Chilled Water Lines:**

    - Chilled Water Supply (CWS): ~184 linear feet
    - Chilled Water Return (CWR): ~292 linear feet

- **Approximate Linear Feet of HVAC Ductwork Associated with Each AHU:**

    - AHU #1: ~187 LF

- AHU #2: ~152 LF
- AHU #3: ~108 LF
- AHU #4: ~102 LF

**5.4 Contractor Responsibilities and General Requirements:**

- **Field Verification: The Contractor is solely responsible for conducting a site visit to field-verify all dimensions, quantities, and existing site conditions prior to submitting a bid.** The quantities provided in Section 4.0 are estimates only and do not supersede the Contractor's own measurements.

- **Site Protection:** The Contractor shall take all necessary precautions to protect the surrounding areas and equipment from dust, debris, and damage.

- **Material Disposal:** The Contractor shall be responsible for the lawful disposal of all removed materials (old insulation, debris, etc.) in accordance with all applicable environmental regulations.

- **Coordination:** The Contractor must coordinate all site access and work schedules with the designated government Point of Contact (POC).

**5.5 Reporting and Documentation:**
The Contractor shall develop and submit the following documentation during the appropriate phases of the project:

- **Pre-Work Submittals:** Prior to mobilization or the start of any physical work, the Contractor shall submit the following for approval by the COR:

    1. **Work Plan & Schedule:** A comprehensive plan detailing the methodology for cleaning and repair work, and a project schedule outlining all key milestones.

    2. **Material Submittals:** Product data sheets and specifications for all materials to be installed (e.g., insulation, sealants, cleaning agents, etc.) to verify compliance with PWS requirements.

    3. **Safety Plan (Accident Prevention Plan):** A detailed plan outlining safety procedures, hazard mitigation (including dust and debris control), and personal protective equipment (PPE) requirements.

    4. **Personnel Qualifications:** A list of key personnel who will be performing work, including their relevant certifications (e.g., NADCA certification for duct cleaning, qualifications for HVAC technicians), licenses, and experience.

- **Post-Work / Closeout Submittals:**

    1. **Preventive Maintenance (PM) Recommendations:** The Contractor shall provide a recommended schedule of future PM tasks for the cleaned ductwork and newly insulated piping.

    2. **Operations & Maintenance (O&M) Manuals:** The Contractor shall provide O&M/product data sheets for all new materials installed (e.g., insulation, sealants).

    3. **Post-Work Report:** A summary report detailing the work completed, including before-and-after photos of the ductwork, AHUs, and insulated piping.

    4. **Warranty Documentation Submittal:** As a final deliverable, the Contractor shall compile and submit all warranty information, including their own workmanship warranty and all secured manufacturer warranties, to the COR.

**5.6 Warranty:**

- **1-Year Workmanship Warranty:** The Contractor warrants that all work performed under this contract, including all equipment, materials, and workmanship, shall be free from defects and conform to all contract requirements. This warranty shall remain in effect for a period of one (1) year from the date of final acceptance.

- **Contractor's Responsibility to Remedy:** During this warranty period, the Contractor shall, at their own expense, remedy any defect or failure to conform. This includes repairing any damage to Government property that results from the Contractor's defective work or negligence.

- **Manufacturer and Supplier Warranties:** The Contractor shall secure all standard commercial warranties from manufacturers and suppliers for any materials or equipment furnished. These warranties shall be executed for the benefit of the Government. The Contractor is responsible for enforcing these third-party warranties if directed by the Contracting Officer.

6.0 Applicable Publications: Publications applicable to this PWS are listed below:

| Publication (Chapter/Page) | Date of Publication | Mandatory or Advisory | Website |
|---|---|---|---|
| Federal Acquisition Regulation | | Mandatory | https://www.acquisition.gov/?q=browsefar |
| Defense Federal Acquisition Regulation Supplement | | Mandatory | http://www.acq.osd.mil/dpap/dars/dfarspgi/current/index.html or https://www.acquisition.gov/dfars |
| Hawaii Administrative Rules | | Mandatory | |
| Code of Federal Regulations | | Mandatory | |
| Joint Travel Regulation (JTR) | | | https://www.defensetravel.dod.mil/site/travelreg.cfm |
| DoDM 1000.13-M-V1 DoD Identification (ID) Cards (Enclosure 2, paragraph 3.b) | 01/23/2014 (Change 1: 07/01/2025) | Mandatory | http://www.esd.whs.mil/Directives/issuances/dodm |
| Federal Information Processing Standards (FIPS) Publication 201-2 Personal Identity Verification (PIV) of Federal Employees and Contractors (paragraph 9) | August 2013 | | http://nvlpubs.nist.gov/nistpubs/FIPS/NIST.FIPS.201-2.pdf |
| DoDM 5200.2 Procedures for the DoD Personnel Security Program (PSP) | 04/03/2017 (Change 1: 10/29/2020) | Mandatory | https://www.esd.whs.mil/Directives/issuances/dodm/ |
| DoDI 5200.46 DoD Investigative and Adjudicative Guidance for Issuing the Common Access Card (CAC) | 09/09/14 (Change 1: 05/04/2018) | | https://www.esd.whs.mil/Directives/issuances/dodi/ |
| Homeland Security Presidential Directive (HSPD)-12 Policy for a Common Identification Standard for Federal Employees and Contractors | 08/27/2004 | Mandatory | https://www.dhs.gov/homeland-security-presidential-directive-12 |
| DoDI 5400.11 Department of Defense Privacy and Civil Liberties Programs | 01/05/2021 (Change 1: 04/24/2025) | Mandatory | https://www.esd.whs.mil/Directives/issuances/dodi/ |
| DoD 5400.11-R Department of Defense Privacy Program | 05/14/2007 | Mandatory | https://www.esd.whs.mil/Directives/issuances/dodm/ |
| DoDD 8140.01 Cyberspace Workforce Management | 02/15/2023 | Mandatory | https://www.esd.whs.mil/Directives/issuances/dodd/ |
| DoD 8570.01-M Information Assurance Workforce Improvement Program | 12/19/2005 (Change 4: 11/10/2015) | | https://www.esd.whs.mil/Directives/issuances/dodm/ |
| DoD 5220.22-M National Industrial Security Program Operating Manual (Now part 117 of Title 32 CFR) | | | https://www.esd.whs.mil/Directives/issuances/dodm/ |
| AFI 10-245 Antiterrorism | 03/28/2013 (Certified current 03/30/2017) | | https://www.e-publishing.af.mil/Product-Index/#/?view=pubs&orgID=10141&catID=1&series=-1&modID=449&tabID=131 |
| AFI 31-101 Security Forces Standards and Procedures | 08/18/2020 | | https://www.e-publishing.af.mil/Product-Index/#/?view=pubs&orgID=10141&catID=1&series=-1&modID=449&tabID=131 |

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|---|---|---|---|
| AFMAN 31-113<br>Security Forces Standards and Procedures | 03/05/2013<br>Change 1:<br>12/02/2015 | | https://www.e-publishing.af.mil/Product-Index/#/?view=pubs&orgID=10141&catID=1&series=-1&modID=449&tabID=131 |
| AFPD 17-1<br>Information Dominance Governance and Management | 04/12/2016 | | https://www.e-publishing.af.mil/Product-Index/#/?view=pubs&orgID=10141&catID=1&series=-1&modID=449&tabID=131 |
| AFMAN 17-1301<br>Computer Security (COMPUSEC) | 02/12/2020 | | https://www.e-publishing.af.mil/Product-Index/#/?view=pubs&orgID=10141&catID=1&series=-1&modID=449&tabID=131 |
| AFI 10-701<br>Operations Security | 7/24/2019<br>(Change 1:<br>06/09/2020) | | https://www.e-publishing.af.mil/Product-Index/#/?view=pubs&orgID=10141&catID=1&series=-1&modID=449&tabID=131 |

6.1 Applicable Forms: Forms applicable to the PWS are listed below:

| Form | Date | Website |
|---|---|---|
| DD 1172-2<br>Application for Identification Card/DEERS Enrollment | Mar 2017 | http://www.dtic.mil/whs/directives/forms/index.htm |
| I-9<br>Employment Eligibility Verification | 10/21/2019 | https://www.uscis.gov/sites/default/files/files/form/i-9.pdf |
| DD 441<br>Department of Defense Security Agreement | Feb 2020 | http://www.dtic.mil/whs/directives/forms/dd/ddforms0001-0499.htm |
| DD 250<br>Material Inspection and Receiving Report | Aug 2000 | https://www.esd.whs.mil/Directives/forms/dd0001_0499/ |

TECHNICAL EXHIBIT 1

Performance Requirements Summary (PRS)

This PRS includes performance objectives the Government will use to determine contractor performance and will compare contractor performance to the Acceptable Quality Level (AQL).

| Performance Objective | Performance Standard | Acceptable Quality Levels (AQL) | Surveillance Method / By Whom |
|---|---|---|---|
| 5.5 Pre-Work Planning and Submittals | The Contractor shall submit a comprehensive Work Plan, Schedule, Material Submittals, and Safety Plan to the COR for approval prior to mobilizing or starting any physical work. | 100% of required documents must be submitted and approved before work commences. No deviations are permitted. | Documentation Review / COR |
| 5.2 HVAC System Cleaning | The Contractor shall clean all specified HVAC ductwork and the four (4) Air Handler Units (AHUs), including coils, drain pans, and fans. All cleaning methods must adhere to the standards of the National Air Duct Cleaners Association (NADCA). | 100% of specified systems and components shall be cleaned with no damage to equipment. Post-work report must show evidence of completion (e.g., photos). | Visual Inspection & Post-Work Testing / COR |
| 5.3 Chilled Water Line Repair and Insulation | The Contractor shall repair all identified leaks to ensure the system is watertight. All new insulation shall be installed in accordance with manufacturer recommendations, covering 100% of the specified piping. | All leaks must be successfully repaired with zero post-repair leakage. 100% of specified piping must be insulated with no visible gaps or damage. | Assessment / COR |
| 5.4 Material Disposal | The Contractor shall lawfully dispose of all removed materials and construction debris. | 100% of waste materials must be removed from the site. Contractors must be prepared to provide disposal receipts if requested. | Random Inspection of Work Site / COR |
| 5.5 Post-Work / Closeout Submittals | The Contractor shall submit all required closeout documents, including the Post-Work Report, PM Recommendations, and all Warranty information. | All specified documents must be submitted within the timeframe agreed upon in the project schedule (e.g., within 14 days of project completion). 100% compliance required. | Documentation Review / COR |

TECHNICAL EXHIBIT 2

Deliverables Schedule

| PWS Reference / Deliverable Title | Frequency | Number of Copies | Medium/Format | Submit To |
|---|---|---|---|---|
| 1.4.5.2 For Contractors that do not require CAC, but require access to a DoD Facility and/or Installation. | Provide a DBIDS package for each personnel who needs access to a DoD Installation at least 30 calendar days before the start of the project | 1 | Electronic Submission | COR |
| 1.4.5.3 AT Level 1 Awareness Training Certificates | Provide within 15 calendar days after employee completes training. | 1 | Electronic Submission | COR |
| 1.4.5.11 OPSEC Training Certificates | Provide within 15 calendar days after employee completes training. | 1 | Electronic Submission | COR |
| 1.4.10 Identification Media | Return within 14 days of employee's departure from contract performance. | Original(s) | Hard Copy | KO |
| 5.5 - Work Plan & Schedule | Provide within 15 calendar days after contract award. | 1 | Electronic Submission | COR |
| 5.5 - Material Submittals | Provide within 30 calendar days after contract award. | 1 | Electronic Submission | COR |
| 5.5 - Safety Plan (Accident Prevention Plan) | Provide within 15 calendar days after contract award. | 1 | Electronic Submission | COR |

| | | | | |
|---|---|---|---|---|
| 5.5 - Personnel Qualifications | Provide within 15 calendar days after contract award. | Original(s) | Electronic Submission | COR |
| 5.5 - Preventive Maintenance (PM) Recommendations | Provide no later than 30 days after the inspection | 1 | Electronic Submission | COR |
| 5.5 - Operations & Maintenance (O&M) Manuals | Provide no later than 30 days after the inspection | 1 | Electronic Submission | COR |
| 5.5 - Post-Work Report | Provide no later than 30 days after the inspection | 1 | Electronic Submission | COR |