PERFORMANCE WORK STATEMENT

FOR

REPLACE CARPET IN DORM ROOMS
BLDGS. 222, 223, AND 226

F.E. Warren Air Force Base, Wyoming

10 August 2026

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1. Description of Services.

The contractor shall provide all management, tools, supplies, equipment, and labor necessary to perform carpet and Luxury Vinyl Flooring (LVF) replacement services at F.E. Warren Air Force Base, Wyoming, in accordance with all applicable federal, state, local laws and regulations and this performance work statement (PWS).

1.1. Basic Services.

The contractor shall provide all labor, materials, equipment, transportation, and supervision necessary to replace carpet and LVF in dorm rooms in buildings 222, 223, and 226, FE Warren AFB, in Cheyenne, Wyoming. Project locations are listed below, and on the site map provided with the drawings. The work includes but is not limited to the following items of work: Remove and replace all carpet, transitions and base in bedrooms and closets in building 222- room 111A and building 226- rooms 102A and 203B. In building 223- room 104S, install LVF, transitions and base in the kitchen, and install carpet, transitions and base in bedroom and closet, and re-install closet doors and guides in the bedroom, and peninsula counter leg in kitchen.

- Contractor shall not use the restroom facilities in the dorm unit but may use the common restroom facility in the basement of the building. Dorm units may have an occupant in the adjacent room of the shared unit. Contractor shall be respectful of their space and common area in the unit.
- Contractor shall not be responsible for removal of any furniture or appliances from the work areas.
- Remove sliding closet doors and guides (if necessary) for re-installation after carpet replacement.
- Remove all carpet, rubber base and rubber transition strips in dorm rooms. Scrape any glue or high spots from the floor to obtain a smooth even finish.
- Contractor shall provide a dumpster or alternative disposal vehicles to dispose of carpet and debris off base.
- Skim coat the subfloor to fill any holes or uneven surfaces and prepare the subfloor with glue for installation of the carpet and LVF.
- Install carpet, transition strips and base in the bedrooms. Carpet shall be Mohawk New Basics III BT400 24”x24” or approved equal.
  - Submit color for approval
  - Construction: Tufted
  - Surface Appearance: Textured Heathered Loop
  - Fiber: ColorStrand Nylon
  - Dye Method: Solution Dyed
  - Stain Release Technology: EcoSentry Plus Stain Protection
  - Soil Release Technology: EcoSentry Soil Protection
  - Backing: EcoFlex Matrix
  - Pile Weight: 18.00 oz/yd sq (610 g/m sq)
  - Approximate square footage total: 800 SF
- Vinyl transition strips shall be Tarkett Johnsonite Wheeled Traffic Transitions strip or approved equal. Submit color for approval
  - Vinyl or rubber construction or combination of both
  - ¼” to 1/8” profile or approved equal
  - Approximate linear footage: 20 LF
- Vinyl wall base shall be Tarkett Johnsonite 4” vinyl or rubber wall base or approved equal.
  - Submit color for approval
  - Vinyl or rubber construction or combination of both
  - Standard height: 4”
  - Vinyl (type TV) available in 0.080” or 1/8” gauge

- Traditional style with toe profile
- Approximate linear footage: 350 LF

- Install LVF, base and transitions in the kitchen in building 223- room 104S. Re-install the kitchen counter leg under the peninsula (that was previously removed by other contractors).
- LVF shall be Residential Vinyl Sheet Flooring or approved equal.
  - Submit color for approval with stone or tile type finish in grey or tan
  - Vinyl sheet product
  - Dimension: 12' x custom length
  - Thickness: 4-8mm
  - Direct glue installation
  - Scratch resistant
  - Fade and stain resistant
  - Waterproof
  - Approximate square footage: 135 SF

1.1.1 The contractor shall provide materials warranties and one (1) year workmanship warranties as specified for the material included. The warranty shall include all labor and material coverage.

2. Services Summary.

The contractor service delivery requirements are summarized into performance objectives that relate directly to standards of performance required to meet mission essential needs. For the Performance Objective to be met, service delivery must be in substantial compliance with applicable performance standards. The Performance Threshold describes the minimum overall levels of service delivery required for acceptable quality control. Failure to meet these Performance Thresholds means that contractor Quality Control is unacceptable. The following is a list of the key performance objectives that will be verified as contractually compliant by Government personnel; however, inspection of any contract requirement is authorized.

Performance Objective	PWS Para.	Performance Threshold	Method of Surveillance
SS-1: Removal of existing flooring	1.1.	All debris is removed from the rooms and building.	Inspection of work completed.
SS-2: Delivery and installation of carpet, base, transitions, and LVF	1.1.	Correct material is delivered, floor is prepared correctly, and carpet and LVF are installed to a uniform surface, free of blemishes or defects.	Inspection of work completed.
SS-3: Replacement of all doors, guides and counter leg.	1.1.	Installation of all removed parts is completed.	Inspection of work completed.
SS-4: Final inspection of completed flooring installation	1.1.	100% of completed work to be inspected.	Final inspection

3. Government Furnished Property and/or Services

3.1. Government Furnished Property.

3.1.1. None

3.2. Government Furnished Services.

3.2.1. Utilities. The Government will furnish the electricity, water, and sewage services (as necessary) for the accomplishment of service IAW this PWS.

3.3. Government Property Incidental to the Place of Performance.

3.3.1. None

4. General Information.

4.1. Quality Control.

The contractor is required to control the quality-of-service delivery and offer to the Government for acceptance only services which conform to contract requirements. The overall control of quality must meet the specified performance thresholds for each requirement in the Services Summary.

4.2. Quality Assurance.

The Government will evaluate the contractor's performance to ensure services are received. The Government will evaluate the contractor's performance through on-site inspections and receipt of customer complaints. The Government will inspect each task as completed. The Government will investigate complaints received from customers. The Government shall make final determination of the validity of customer complaint(s) in cases of disagreement with customer(s). Remedies for non-conforming services will be resolved IAW the applicable Inspection/Acceptance clause attached within the contract.

4.2.1. Any matter concerning a change to the scope, prices, terms, or conditions of this contract shall be referred to the Contracting Officer.

4.2.2. The services to be performed by the contractor during the period of this contract shall (at all times and places) be subject to review by the Contracting Officer.

4.3. Security Requirements.

The contractor shall be responsible for all passes issued to their employees under this contract. Applications shall be coordinated by the Contracting Officer or designated representative. At the time of application, Security Forces will conduct a background check on employees. Upon termination of employment or contract completion, the contractor shall be responsible for returning identification cards/base passes to Security Forces within 24 hours.

4.3.1. REAL ID-Compliant Identification. IAW DoDM 5200.08V3_DAFMAN 31-101V3_DAFGM 2024-01, *Installation Perimeter Access Control.* Base access and Common Access Cards (CAC) requests will require REAL ID-Compliant identification for Base access and CAC creation. Failure of the vendor to ensure personnel have REAL ID-compliant identification will result in denial of Base access and CAC requests.

4.4. Physical Security.

The contractor shall be responsible for safeguarding all Government property provided for contractor use. At the close of each work period, Government facilities, property, and materials shall be secured, and all dorm units shall be locked at the end of each day.

4.4.2. Lock Combinations. The contractor shall establish and implement methods of ensuring that all lock combinations are not revealed to unauthorized persons.

4.5. Operational Security (OPSEC).

The contractor shall adhere to the following minimum requirements in support of this requirement:

4.5.1. All contractors, subcontractors, their employees, associates, and consultants who have access to critical information and indicators must comply with the Air Force-sponsored Operations Security (OPSEC) program.

4.5.2. OPSEC is an information-related capability that preserves friendly essential secrecy by using a process to identify, control, and protect critical information and indicators. If critical information and indicators are disclosed, it could allow adversaries or potential adversaries to identify and exploit friendly vulnerabilities leading to increased risk to mission failure or the loss of life. The desired effect of OPSEC is to influence the adversary's behavior and actions by reducing the adversary's ability to collect and exploit critical information and indicators about friendly activities.

4.5.3. Responsibilities:

4.5.3.1. Contractors must ensure employees receive OPSEC education that includes an overview of the OPSEC process, the definition of OPSEC, its purpose, what is critical information, the individual's role in protecting critical information, and the general adversary threat to the AF's critical information. Additionally, OPSEC education must include updated threat information, changes to critical information and indicators, new procedures and/or OPSEC measures implemented, altered, or deleted by the organization.

4.5.3.2. DoD Contractors with OPSEC requirements or that have access to critical information and indicators shall complete initial and annually-recurring refresher training. Accomplishment of initial OPSEC training must not exceed 90 days from initial assignment to a contract with OPSEC requirements. Access to mission-critical information will not be allowed until OPSEC education has been completed and documented.

4.5.3.3. OPSEC education is a continuous requirement. The host unit OPSEC coordinator must track OPSEC training statistics to include the personnel working on the contract, when each individual received the required initial OPSEC training, and when refresher training is due and/or completed.

4.5.4. Contractor personnel shall not discuss government operations in public or over unprotected or unencrypted communications. Controlled unclassified information (CUI) may only be transmitted as directed in this PWS.

4.5.5. The Contractor shall not post to company websites, publications, newsletters, or other media any

images, data, or information that reveal sensitive government operations, personnel, equipment, and/or classified or controlled unclassified information. When in doubt, company press releases related to this contract should be coordinated through the COR or CO, as applicable.

4.5.6. Prior to seeking approval through the F. E. Warren AFB Public Affairs, any information to be released outside of official U.S. Government channels, via any media (to include electronic communications), must be approved through an OPSEC review. All personnel must promptly report OPSEC-related incidents, issues, and concerns to the host-unit OPSEC coordinator.

4.5.7. Contractor shall restrict access to those individuals with a valid need-to-know who are actually providing services under the contract. Further dissemination to other contractors, subcontractors, or other government agencies and private individuals or organizations is prohibited unless authorized in writing.

4.5.8. Because observation of events, operations, physical changes, etc., may reveal National Security information, specific restrictions are needed to preclude unintentional release of this information to unauthorized parties. Unauthorized disclosure and transfer of National Security Information is punishable under 18 USC § 793. Therefore, contractor personnel shall not disclose to unauthorized third parties, post to unofficial sites (including Social Networking sites) any images, data/information, or observed events that reveal sensitive government operations, personnel, equipment, including, but not limited to:

4.5.8.1. Tactics, techniques, and procedures, production, or work schedules, any visible or concealed modifications, upgrades, additions to vessels, aircraft, or weapons or equipment; increases, change, or decreases in work/deployment frequency or government personnel, vehicle, vessel, or aircraft movements; specialized equipment orders, deliveries, shipments, etc. Unauthorized disclosures and attempts to solicit this type of information by unauthorized third parties or others not affiliated with this contract shall be reported to the COR or CO, as applicable.

4.5.8.2. Government issued badges, identification shall be removed and/or concealed from plain sight when off base and shall not be left in vehicles or unprotected areas. Badges and passes may not be duplicated, copied, or loaned to others. Lost or stolen identification badges, vehicle passes, etc., will be immediately reported to the COR, CO, and/or Installation Security Office.

4.6. Anti-Terrorism

4.6.1. Notification: If the Contractor (contract employees/subcontractors) identify any suspicious activity, they shall contact the Base Defense Operations Center (BDOC) at 307-773-3501 (On-installation)/Missile Security Control (MSC) at 307-773-2701 (Off-installation) and notify the CO and COR (if appointed) that they contacted the BDOC and/or MSC.

4.6.2. Training. Contractor employees that require routine physical access to a Federally-controlled facility or military installation shall complete Level I antiterrorism awareness training within 30 days of requiring access and annually thereafter and send a copy of their employees' training certificate(s) to the CO and COR (if assigned). Training is located at Joint Knowledge Online (JKO) website: https://jkodirect.jten.mil/Atlas2/page/login/Login.jsf

4.7. Location/Hours of Operation.

4.7.1. Location. Place of performance is in dorm rooms in buildings 222, 223, and 226, FE Warren AFB WY.

4.7.2. Normal Hours of Operation. The contractor shall perform the services required under this contract during the hours 0730 – 1630, Monday – Friday. The contractor may work (with prior approval of the CO) extended hours to ensure timely completion of work at no additional cost to the Government.

4.7.2.1. The Period of Performance shall be 60 calendar days.

4.7.3. Recognized Holidays. The contractor is not required to provide service on the following days, unless otherwise noted:

- New Year's Day (January 1).
- Birthday of Martin Luther King, Jr. (Third Monday in January).
- Washington's Birthday (Third Monday in February).
- Memorial Day (Last Monday in May).
- Juneteenth National Independence Day (June 19).
- Independence Day (July 4).
- Labor Day (First Monday in September).
- Columbus Day (Second Monday in October).
- Veterans Day (November 11).
- Thanksgiving Day (Fourth Thursday in November).
- Christmas Day (December 25).

If the holiday falls on Saturday, it is observed on Friday. If the holiday falls on a Sunday, it is observed on Monday.

4.7.4. Emergency Services. On occasion, services may be required to support an activation or exercise of contingency plans outside the normal duty hours described above. In case of an emergency, the Base Fire Department, Security Police, or their representative shall have the authority to order the contractor to terminate work and clear the area of personnel and equipment. The contractor shall comply with any order with all possible speed.

4.7.4.1. The project site is subject to fire and safety inspections without notice. Any violation of fire and safety standards may result in work stoppage.

4.7.4.2. In case of an emergency, the Base Fire Department, Security Forces, or their representative shall have the authority to order the contractor to terminate work and clear the area of personnel and equipment. Then contractor shall comply to an order with all possible speed.

4.8. Conservation of Utilities.

The contractor shall instruct employees in utilities conservation practices. The contractor shall be responsible for operating under conditions which prevent the waste of utilities which include the following:

4.8.1. Lights shall be used only in areas where and when work is being performed.

4.8.2. Mechanical equipment controls for heating, ventilation, and air conditioning systems shall not be adjusted by the contractor or by contractor employees unless authorized.

4.8.3. Water faucets or valves shall be turned off after the required use has been accomplished.

4.8.4. Government telephones shall be used only for official Government business.

4.9. Environmental Controls.

4.9.1. Compliance with Laws and Regulations. The contractor shall be knowledgeable of and comply with all applicable Interstate, federal, state, and local laws, regulations, and requirements regarding environmental protection, to include **Section 01 57 19.05 32, Environmental Protection**. In the event environmental laws/regulations change during the term of this contract, the contractor is required to comply as such laws come into effect. If there is an increase or decrease in cost because of the change, the contractor shall inform the CO pursuant to notice requirements and negotiate a modification to the contract.

4.9.2. Notification of Environmental Spills. If the contractor spills or releases any substance contained in 40 CFR 302 into the environment, the contractor or its agent shall immediately report the incident to the F.E. Warren AFB Fire Dept at 911 (landline) or 307-773-2931 (cell phone). The liability for the spill or release of such substance(s) rests solely with the contractor and its agent.

4.9.3. Hazardous Material (HM). If hazardous materials will be used in the execution of this contract, the contractor shall comply with all federal, state and local regulations concerning the use, storage, and reporting of HM in accordance with DAFMAN 32-7002, Environmental Compliance and Pollution Prevention. The contractor shall be required to obtain authorization per the Installation Hazardous Materials Management Program before ordering or purchasing any hazardous product and may not bring a HM onto F.E. Warren AFB property, nor use a HM, until the contractor receives all required authorizations. This authorization process may take up to three weeks. The contractor shall provide the information listed in **Attachment 1 of Section 01 57 19.05 32** to request authorization for all hazardous materials proposed for use on FE Warren AFB or the missile field.

4.9.4. Green Procurement Program (GPP). In performance of this contract, contractors shall use Environmental Protection Agency (EPA) designated recycled content products, Information Technology (IT) Energy Star products/appliances, Federal Energy Management Program (FEMP) Designated Energy Efficient Low Stand By Power products/appliances, U.S. Department of Agriculture (USDA) Bio based/Bio preferred products, Environmentally preferable products, Electronic Product Environmental Assessment Tool (EPEAT) registered products, Water Sense or other water efficient products, non- or Low Ozone depleting substances under the Significant New Alternatives Policy (SNAP), non or Low toxic or hazardous constituents (e.g. non-VOC paint) and any other environmentally sustainable product/method, to the greatest extent possible.

4.9.5. Elimination of Use of Class I Ozone Depleting Substances (ODS).

4.9.5.1. Contractors shall not:

4.9.5.1.1. Provide any service or product with any specification, standard, drawing, or other document that requires the use of a Class I ODS in the test, operation, or maintenance of any system, subsystem, item, component, or process; or

4.9.5.1.2. Provide any specification, standard, drawing, or other document that establishes a test, operation, or maintenance requirement that can only be met by use of a Class I ODS as part of this contract/order.

4.9.5.2. For the purposes of Department of the Air Force policy, the following products that are pure (i.e., they meet the relevant product specification identified in DAFMAN 32-7002) are Class I ODSs:

4.9.5.2.1. Halons: 1011, 1202, 1211, 1301, and 2402;

4.9.5.2.2. Chlorofluorocarbons (CFCs): CFC-11, CFC-12, CFC-13, CFC-111, CFC-112, CFC-113, CFC-114, CFC-115, CFC-211, CFC-212, CFC-213, CFC-214, CFC-215, CFC-216, and CFC-217, and the blends R-500, R-501, R-502, and R-503; and

4.9.5.2.3. Carbon Tetrachloride, Methyl Chloroform, and Methyl Bromide.

4.10. Safety Requirements.

4.10.1. In performing work under this contract, the contractor shall:

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

4.10.1.2. Record and report promptly (within one hour), to the contracting officer or designated COR, all available facts relating to each instance of damage to Government property or injury to either contractor or Government personnel.

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

4.10.2. Health and Safety on Government Installations. In performing work under this contract on a Government installation, the contractor shall:

4.10.2.1. Take all reasonable steps and precautions to prevent accidents and preserve the health and safety of contractor and Government personnel performing or in any way coming in contact with the performance of this contract; and

4.10.2.1.1. Take such additional immediate precautions as the contracting officer may reasonably require for health and safety purposes.

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

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

4.10.3. Safety and Health Plan.
The contractor shall submit a safety and Health Plan and corresponding site safety checklist to the CO within 10 business days after contract award or any contract modification that affects personnel safety and health. This requirement includes preparing, implementing, and maintaining a confined space program (if applicable). The contractor's plan shall include appropriate measures to ensure the

contractor reacts promptly to investigate, correct, and track alleged safety and health violations and/or uncontrolled hazards in the contractor work areas.

4.11. Contractor Personnel.

4.11.1. Contract Manager: the contractor shall provide a contract manager who shall be responsible for the performance of the services. The name of the contract manager shall be provided to the CO in writing prior to the beginning of the first performance period. The contract manager must be able to read, write, speak, and understand English.

4.11.1.1 The contract manager shall have full authority to act for the contractor on all contract matters relating to daily operations of this contract.

4.11.2. Contractor Employees: the contractor shall not employ persons for work on this contract if such employee is identified to the contractor by the CO as a potential threat to the health, safety, security, general well-being or operational mission of the installation and its population.

4.11.2.1. Contractor personnel shall present a neat appearance and be easily recognized as contractor employees. This may be accomplished by wearing distinctive clothing bearing the name of the company or by wearing appropriate badges, which contain the company name and employee name in English.

5. Appendices

A. Building Floor Plans