Performance Work Statement (PWS)

FOR

REPAIR Security Gates at Building 5036

SCOTT AIR FORCE BASE, ILLINOIS

10 August 2026

1. **REQUIREMENT**

   a. BACKGROUND: The existing vehicle security gates at the POL Facility (Bldg 5036) are failing and are not functioning. The front gate operator is in poor condition and poses a risk of failure. The rear gate operator system is completely inoperable. The project is required to restore the required level of security, ensure controlled access, and protect critical fuel assets.

   b. OBJECTIVES: The objective of this project is to provide two functioning security gates for the POL Facility (Bldg 5036) in compliance with all applicable security standards. Following the project, both gates will be fully operational and providing a safe and secure work area. Key objectives include:

   i. Repairing one (1) front vehicle security gate system

   ii. Replacing one (1) rear vehicle security gate system.

   c. Project Location: All work will be at the 126th Air Refueling Wing, Scott AFB, Illinois.

2. **PROJECT ADMINISTRATION**

   a. SITE VISIT: Contractor is responsible for verifying all measurements and conditions pre-bid. The Government intends to only hold one official site visit. Requests for additional site access must go through the 126th Contracting Squadron (126 CONS) point of contact (POC) listed in the Request for Proposal (RFP) letter. Any additional site access will be made available to all Contractors solicited for this project.

   b. MEETINGS

   i. Kick-Off Meeting/Project Schedule – Kick-off meeting to occur within one week of NTP. Overall project schedule with milestone markers and 2-week look-ahead to be completed at kick-off meeting.

   ii. Contractor shall coordinate with the 126th Contracting Squadron (126 CONS) on bi-weekly meetings once the construction phase begins. This meeting shall include the review of an updated 2-week look ahead schedule. Contractor shall provide meeting minutes within 24 hours of each meeting and allow the Government up to 24 hours to accept or request changes to the minutes.

3. **<u>PROJECT SCOPE:</u>**

   a. The contractor shall address the known issues identified in this scope. To the maximum extent possible, contractors should identify defects or discrepancies not noted below by submitting a Request for Information (RFI) prior to bid submission.

   b. Base Bid (CLIN 001): Front Gate Repair Building 5036

      i. Task 1: Front Gate Operator System Repair

         1. The contractor shall repair the existing front gate operator system to a fully operational, safe, and compliant condition. At a minimum, the contractor shall furnish and install the following new components:

            a. Gate Roller Covers

            b. Universal Radio Receiver

            c. Associated Remote Transmitters

            d. Drive Belts

            e. #40 Drive Chain

            f. Safety Photo Eyes

   c. Base Bid (CLIN 0002) Rear Gate Replacement Building 5036

         1. Task 2: Rear Gate Operator System Replacement

            a. The contractor shall perform a complete "repair by replacement" of the rear gate system. This shall include, at a minimum:

               i. Complete removal and proper disposal of the two existing, failed swing gate operators and all associated legacy components.

               ii. Formation and pouring of new, appropriately sized reinforced concrete equipment pads to support the new gate operators.

               iii. Furnishing and installing two (2) new commercial-duty swing gate operators. The basis of design is the LiftMaster CSW24UL or an equivalent system that meets or exceeds all performance, safety, and compatibility specifications of the basis of design.

               iv. Furnishing and installing all associated safety and access control components required to deliver a complete and turnkey system, including but not limited to, a universal receiver, remote transmitters, safety photo eyes, and any other devices required to meet current safety standards.

4. **<u>DELIVERABLES:</u>** Contractor shall provide all material submittals to the contracting office for review using the Air Force Form 3000 (AF3000). The contractor shall provide

all manufacturer's manuals, warranty documentation, and remote transmitters for each gate system to the COR upon completion.

5. **SCHEDULE:**

   a. Performance period: The period of performance (PoP) for this project shall be proposed by the contractor and negotiated with the government from the date that Notice to Proceed (NTP) is issued. All work must be scheduled to be complete within this timeframe. Any modifications or extensions must be requested through the 126th Civil Engineer Squadron (126 CES) and the Contracting Officer for review and discussion. Contractor must provide construction milestones to 126 CES and the Contracting Officer.

   b. Prior to beginning construction, Contractor shall provide to the CO and 126 CES construction milestones in sufficient detail to accurately identify all phases/disciplines of work to be performed.

   c. Contractor shall provide general construction schedule, showing, at a minimum, the critical path items.

   d. Contractor will be required to provide 2-week look ahead at each meeting described above.

   e. Construction may be authorized by the Contracting Officer upon acceptance and approval of the schedule and equipment/material submittal approvals.

6. **SPECIFICATIONS:**

   a. All work performed shall comply with all applicable UFC, NFPA, NEC and other local and federal regulations and code. This includes but is not limited to:

      i. Unified Facilities Criteria (UFC) 1-200-01 General Building Requirements

      ii. UFC 4-022-03 Security Fences and Gates

      iii. UFC 3-250-01: Pavement Design for Roads and Parking Areas

      iv. Air Force Corporate Facilities Standards

      v. Scott Air force Base Architectural Compatibility Guidelines

7. **GENERAL CONDITIONS:**

   a. An alternate method can be proposed for any of the above tasks and will be reviewed. Any alternate methods or deviations from the requested work shall be called out or highlighted in the Contractor's proposal in a manner that is clearly identifiable. Any approved alternate methods will result in a SOW modification prior to the commencement of work. The Government will assume any additional design or construction costs associated with the approved alternatives but will not assume any costs associated with the Contractor processing this required modification.

   b. A phased approach is to be used in the construction of these projects to

minimize disruptions.

c. Contractor must ensure that all accesses to the building be left clear of construction materials when not on the worksite. Ensure material/tools/equipment do not hamper operations during operating hours.

d. Contractor shall supply any dumpsters required to properly dispose of any construction materials.

e. Contractor shall coordinate with CE for enter/exit points to access job site, for this facility. Contractor to coordinate with CE for location of dumpster.

f. Contractor shall site verify all dimensions and/or existing site conditions prior to the commencement of work. Commencement of work shall begin within ten (10) calendar days upon the receipt of the NTP issued by the Contracting Officer.

g. Contractor shall be completed within the agreed upon PoP as stated within the contract issued by the Contracting Officer.

h. Contractor shall be required to apply for and submit to the Contracting Officer an AF Form 103, Work Clearance Request, for all work to be accomplished under this delivery order five (5) days prior to the commencement of work. The AF Form 103 can be obtained from and approved by 126CES.

i. Contractor shall brief all Sub-Contractors on all safety and fire prevention regulations, emphasizing the requirement to obtain a daily AF Form 592, Welding, Cutting, and Brazing Permit, when welding, cutting, or brazing operations are to occur under this delivery order. The AF Form 592 can be obtained from and approved by 126CES.

j. Contractor shall complete and submit the appropriate DD Form 1354, Transfer and Acceptance of DoD Real Property to the 126CES for records. The DD Form 1354 can be obtained from 126 CES.

k. Contractor shall provide an inventory, utilizing Microsoft Excel, of all removed systems to ASTM-E1557-09 Uniformat II, Level 4 system detail. Detail data includes **Facility Number, ID Number (if available); Equipment Type; Equipment Make; Serial Number; Model; Capacity; Manufacturer; and Location.** Contractor shall provide the government two copies of CD/DVD media with an electronic copy of the removed systems inventory as part of the final close out document package.

l. Contractor shall provide an inventory, utilizing Microsoft Excel, of newly installed systems to ASTM-E1557-09 Uniformat II, Level 4 system detail. Since section detail data can be recorded for equipment and non-equipment section types, some of the data elements may not apply to component-sections.

The Contractor must provide section detail data for those data elements that do apply (see Attachment 4).

i. Section detail data includes **Facility Number; Level 2 Group Element (System) Description; Level 3 Individual Element (Component) Description; Level 4 Sub-Element (Section) Description; Sub-Element Description; Equipment Type; Equipment Make; Serial Number; Model; Capacity; Manufacturer; Warranty Company; Warranty Expiration Date; Location; Date Manufactured; Control Type/Make** and **Year Installed**.

ii. Contractor shall provide the government two copies of CD/DVD media with an electronic copy of the installed systems inventory as part of the final close out document package.

m. Contractor shall provide an electronic draft copy of the installed systems inventory for review and issuance of the applicable inventory **ID Number** and bar-code labels at least 30 days prior to O&M handover walk-through (conducted prior to contract close out).

n. Contractor shall, during construction, keep an accurate electronic record of as-built conditions, all variations from the contract drawings (that have been approved by the contracting officer or COR in writing in advance of any such variations - including those made because of the selection of optional materials), shall be clearly indicated. These variations shall be shown in the same general detail utilized in the initial contract drawings. The as-built drawings shall be maintained in a current condition during construction. The as-built drawings shall be furnished to the Contracting Officer and 126 CES not later than ten workdays after the final inspection date. As part of the as-built drawings a separate set of plans shall be marked-up showing areas found/known to contain asbestos.

o. Contractor shall install bar-code labels on all newly installed systems, as required. Bar-code labels must match applicable component-sections standardized on the Base.

p. All documents related to the disposal of hazardous material must be supplied to 375 CONS and 126 CES. The Contractor must obtain the proper documents from 126 CES to ensure all materials leaving Scott Air Force Base can be tracked and accounted for, in accordance with all governing laws.

q. Under the 1992 Clean Air Act, all products used in executing this project must not be related to the Class I Ozone Depleting Chemicals (ODCs) identified in Air Force Policy. The following products are considered Class I ODCs: CFC-11, CFC-12, CFC-113, CFC-114, CFC-115, Halon 1211, Halon 1301, Halon

2402, CFC-13, CFC-111, CFC-112, CFC-211, CFC-212, CFC-213, CFC-214, CFC-215, CFC-216, CFC-217, Carbon tetrachloride, and Methyl Chloroform.

r. Respondents are encouraged to prioritize the utilization of utility company energy savings incentives as a key funding mechanism for the implementation of proposed projects. These incentives should be thoroughly explored and integrated into the proposed plan to maximize cost-effectiveness and ensure alignment with energy savings measures. Demonstrating a proactive approach to leveraging these incentives will be viewed favorably during the evaluation process.

s. The awardee of this solicitation will need to determine if any components of this project are eligible for the local utility companies' energy efficiency rebate/incentive program. The awardee will be responsible for preparing and submitting the application to the utilities program. New Construction/Custom applications require a preapproval from the local utility's energy efficiency program prior to placing an order for material with a vendor. The awardee is responsible for the general rules and requirements of the local utility's EE application.

8. **FIELD CONDITIONS:**

The Contractor shall be responsible for all field measurements to accomplish work. Quantity and sizes of materials shall be determined from site visits and drawings. The Contractor shall carefully examine the entire site and building and shall make all necessary investigations to become thoroughly aware of the existing conditions and all difficulties involved in the completion of the work in accordance with the contract documents.

9. **ACCOMPLISHMENT OF WORK:**

The work areas of the existing building will be in occupied and unoccupied areas. The Contractor must ensure that all access to the existing building always remains clear for occupants and emergency access during the construction period. All temporary closures, barriers, and protective procedures shall be coordinated with the Contracting Officer. All work shall be accomplished during the standard 8-hour day, 5-day week, Monday through Friday, between the hours of 7:30 A.M. and 4:30 P.M. local time, excluding Federal Legal holidays and nonwork days resulting from holidays occurring on weekends. However, power outages shall be accomplished on weekends or 126ARW down days (calendar provided). The 126ARW has a compressed schedule and does have roughly two down days per month, typically on Fridays. Please reference the 126ARW calendar to coordinate the construction schedule to not work on scheduled down days unless required.

10. **WORK CONDITIONS:**

The Contractor shall coordinate work with the Contracting Officer, in conjunction with the User and 126 CES. The Contractor shall notify the Contracting Officer or the 126 CES inspection representative the day before he/she moves onto the work site to commence work. The Contractor shall again provide notification the day he moves back to the work site after an interruption of work of two or more days in duration. The Contractor shall also provide an original work schedule and updates if required. This schedule shall describe major work items and projected completion dates.

11. **PROTECTION OF BUILDING PROPERTY:**

The Contractor shall protect from damage all building property located in or adjacent to the building and shall repair, replace, or otherwise be held liable for all such damage. Building properties include but are not limited to, furniture, vehicles, or items of supplies. Exercise control measures of all dust and toxic fumes associated with construction operations, to prevent hazards or illness to base and Contractor personnel.

12. **CLEANUP:**

The Contractor shall cleanup each work site at the end of each workday to the satisfaction of the Contracting Officer. Upon completion of the work, all construction equipment and debris shall be removed from the site and the area shall be left in a neat and completely acceptable condition as required by the General Provisions. Contractor must always recycle materials, such as, but not limited to cardboard and paper. The Contractor will use whatever means necessary to store all recyclable materials and is responsible for turning in recyclable materials to the Base Recycling Center.

13. PATCHING AND REPAIRING:

After the work has been completed, holes, cuts, and damages made in the finished surfaces of the work site and adjacent areas shall be properly repaired and restored to match the existing finishes. Any abrasion or disfigurement of the finish work or any portion of the building where any such abrasion or disfigurement is caused by the activities of the Contractor shall be repaired and neatly refinished to match the adjacent work to the satisfaction of the Contracting Officer. Contractor shall maintain integrity of all fire walls/barriers.

14. **PRODUCTS:**

All products shall conform to their respective manufacturing and performance publications. All materials and equipment used in the work area shall be the products of manufacturers regularly engaged in the manufacture of construction products.

15. <u>SUBMITTALS:</u>

The Contractor shall submit for approval all items as required by other parts of these specifications. The Contracting Officer may request submittals in addition to those required by the other parts of this Statement of Work when deemed necessary to adequately describe the work. Submittals shall be made to the Contracting Officer in five (5) copies using AF Form 3000, Material Approval Submittal. In general, submittals shall be provided a minimum of thirty (30) calendar days in advance of scheduled installation to allow satisfactory time for Government review. Additionally, unless stated otherwise submissions on test results and other submissions of a similar nature shall be made within fourteen (14) calendar days after the work or test is performed. Each submittal shall be complete and in sufficient detail for ready determination of compliance with contract requirements. Submittals shall include such items as Contractor's or manufacturer's shop drawings, descriptive literature, catalog cuts, samples, certifications, installation procedures and recommendations, templates, and other descriptive literature as may be required by the Contracting Officer. Catalog cuts and other descriptive data which may have more than one model or type shall be clearly marked to show the model, type, size, and all optional or accessory equipment the Contractor proposes to install. Submittals on component items forming a system or interrelated items shall be submitted at one time as a single submittal to demonstrate that the items have been properly coordinated and will function as a unit. Approval of submittals will not relieve the Contractor of compliance with the project drawings and specifications. Submittal items that are disapproved will be promptly corrected and resubmitted by the Contractor. No materials shall be installed until submittals are approved by the Contracting Officer. All submittals involving color selections, patterns, and other decorative architectural features shall be submitted at the same time for both interior and exterior materials.

16. **<u>SPECIFICATIONS:</u>**

Work shall be performed in strict accordance with these contract general specifications, as well as all applicable local, state, and national Building and Life Safety Codes, American Society for Testing and Materials (ASTM) specifications. Safety plans and procedures issues must adhere to all applicable Occupational Safety and Health Act (OSHA) regulations.

17. **PROJECT POINTS OF CONTACT:**

The project points of contact for this project are:

Contracting Specialist/Officer

MSgt Jonathan Middleton

126th Contracting Office

P: 618-229-9152

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Project Manager

Capt Brett Luithly

126th Civil Engineer Squadron

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Construction Inspector/Manager

Mr. Larry Fuller

126th Civil Engineer Squadron

P: 618-222-4889

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Real Property Manager

Mr. Eric Bennett

126th Civil Engineer Squadron

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Email: eric.bennett.11@us.af.mil

18. COMPLETION AND ACCEPTANCE

a. Standard of Completion: All work shall be considered complete when both gate systems are fully operational, all project-generated debris has been removed from the site, and the systems have been tested and accepted by the Government.

b. Final Inspection: Upon completion, the contractor shall schedule a joint final inspection with the COR to demonstrate that all requirements of this PWS have been met.