

**PRESOLICITATION NOTICE FOR
W91QVN22R0028**

Performance Work Statement (PWS)

**Maintenance and Repair of
Desiccant Dehumidifiers at AHA in Camp Casey**

Table of Contents

INTRODUCTION	1
1.1 Background	1
1.2 Objectives	1
1.3 Climatic Conditions	1
1.4 Facility Access	1
1.5 Traffic Flow.....	1
1.6 Drainage.....	1
1.7 Restoration of Landscape Damage.....	1
1.8 Dust Suppression.....	2
2.0 REQUIREMENTS.....	2
2.1 Description of Services	2
2.1.1 Non-Personal Services	2
2.1.2 General Information.	2
2.1.3 Place of Performance and Hours of Operation.	2
2.1.4 ROK legal Holidays.....	2
2.1.5 Travel/Temporary Duty	3
2.1.6 Emergency Services	3
2.1.7 Contract Administration and management.....	3
2.1.8 COR/ACOR Functions	4
2.1.9 Quality Control (QC)	4
2.1.10 Subcontract Management.....	4
2.1.11 Prime Contractor's Qualification.....	5
2.1.12. Contractor Employees.....	5
2.2 Work Management.....	7
2.3 As-Builts and Geospatial Information System (GIS).	7
2.4 Historic Property or Archaeological Site.....	7
2.5 Special Requirements	7
2.5.1 Security.....	7
2.5.2 Anti-Terrorism and Operations Security.....	7
2.5.3 Safety.....	8

2.5.4 Training, Physical Requirements, or other Expertise Required.....	9
2.5.5 Environmental Requirements.....	9
3.0 PERFORMANCE REQUIREMENTS AND STANDARDS	10
3.1 High Level Objectives (HLO).....	10
3.1.1 Performance Task Requirements, Standards and Acceptable Quality Levels (AQLs).	10
3.2 Transition	10
3.3 Service Contract Reporting (SCR).....	10
3.3.1 Reporting Labor Hours.....	10
4.0 Performance Requirements Summary (PRS) Matrix	10
4.1 Quality Control Plan (QCP).....	11
5.0 COMMON LEVELS OF SERVICE (CLS)	11
6.0 DELIVERABLES.....	11
7.0 RELATED DOCUMENTS.....	13
7.1 Definitions and Acronyms	13
7.1.1 Definitions	13
7.1.2 Acronyms	17
7.2 Applicable Directives, Publications.	18
7.3 Technical Exhibit (TE).....	18
7.4 Government-Furnished Material (GFM)/Property (GFP)/Equipment (GFE)	18
7.4.1 Facilities	18
7.4.2 Utilities	19
7.5 Contractor-Furnished Material (CFM)/Property (CFP)/Equipment (CFE)	19
7.5.1 Contractor-Furnished Material and Responsibilities	19
7.5.2 Contractor-Furnished Items	19
7.5.3. Contractor Facilities	19
8.0 SPECIFIC TASKS.....	19
8.1 BASIC SERVICES.....	19
8.2 QUARTERLY PREVENTIVE MAINTENANCE (FIRM FIXED PRICE PORTION)	19
8.3 MAJOR REPAIR AND REPLACEMENT SERVICES (REQUIREMENT PORTION)	20

Introduction. This is a non-personal services contract to provide maintenance and repair services for desiccant dehumidifiers at the Ammunition Holding Area (AHA) in Camp Casey. The Government is not exercising 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 is responsible to the Government.

1.1 Background. According to UFC 4-420-01, mechanical humidity control using a desiccant drying system is required for Ammunition and Explosives (A.E.) product storage magazines. Regular maintenance service for the desiccant dehumidifiers is required to ensure proper function and peak efficiency year-round.

1.2 Objectives.

1.2.1 The Contractor shall ensure all work accomplished in the performance of this PWS meets all applicable Federal, State, and local laws, regulations, and directives to include listed publications in Section 7, Related Documents.

1.2.2 The objective of this contract is to provide complete and total preventive maintenance and repair on desiccant dehumidifiers at the AHAs in Camp Casey. Preventive maintenance includes regular cleaning and filter replacement, visual inspection, testing, and maintenance per manufacturer's instructions.

1.2.3 The Contractor shall prepare required reports, and submit all information as specified by the Deliverables presented in the contract. The Contractor shall ensure all work in support of mission requirements tendered to the Government for acceptance conform to the measurable performance standards of quality, timeliness, and quantity specified in the PWS of this contract.

1.2.4 The intent is to establish work requirements that are performance-based and results-oriented. The Contractor shall determine the best and most cost-effective ways to fulfill maintenance and repair of the desiccant dehumidifiers and their component needs, emphasizing innovation and commercial best practices.

1.3 Climatic Conditions. The average annual rainfall is 60 inches, with the wettest months being July – August. The average annual snowfall is 5 inches, with snowfall expected from December to February. The average frost-free period (growing season) during the year is about 270 days. The first killing frost may be expected about December, and the last killing frost generally occurs in February. The average annual maximum and minimum temperatures are approximately 63 and 43 degrees Fahrenheit, respectively. Monthly average temperatures ranged from a low of 25 degrees in January to a high of 76 degrees in August. Summer temperatures often reach 86 degrees Fahrenheit, while sub-freezing weather is typical during the winter months.

1.4 Facility Access. N/A.

1.5 Traffic Flow. N/A.

1.6 Drainage. N/A.

1.7 Restoration of Landscape Damage. N/A.

1.8 Dust Suppression. N/A.

2.0 Requirements.

2.1 Description of Services. The Contractor shall provide all personnel, equipment, supplies, facilities, transportation, tools, materials, supervision, other items, and non-personal services necessary to repair and maintain desiccant dehumidifiers at the AHAs in Camp Casey as defined in this PWS.

2.1.1 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 (IAW) Federal Acquisition Regulation (FAR) Subpart 37.104, under general contracting authority, and do not require specific statutory authorization.

2.1.2 General Information.

2.1.2.1 Period of Performance (PoP). The PoP shall be for one (1) Base Year of 12 months and four (4) 12 month option years. The Period of Performance reads as follows:

Base Period	1 April 2022 – 31 March 2023
Option Period I	1 April 2023 – 31 March 2024
Option Period II	1 April 2024 – 31 March 2025
Option Period III	1 April 2025 – 31 March 2026
Option Period IV	1 April 2026 – 31 March 2027

2.1.3 Place of Performance and Hours of Operation.

2.1.3.1 Place of Performance. The work under this contract will be performed at the locations listed in Technical Exhibit 1.

2.1.3.2 Hours of Operation. The Government's regular (normal) hours are from 0800 – 1700 hours Monday through Friday, except ROK legal holidays or when the Government facility is closed due to local or national emergencies, administrative closings, or similar Government directed facility closings. The Contractor shall conduct business during regular hours.

2.1.3.3 The Contractor shall maintain described contract performance hours. Work on Saturday or Sunday may only be done upon written approval from the COR or Contracting Officer (K.O). The Contractor shall submit the request for approval NLT three (3) calendar days prior to the requested working date.

2.1.4 ROK legal Holidays.

- (1) 1 and 2 January (New Year)
- (2) 31 December, 1, and 2 January on the Lunar Calendar (Lunar New Year's Day)
- (3) 1 March (Independence Movement Day)
- (4) 1 May (Labor Day)

- (5) 5 May (Children's Day)
- (6) 8 April on the Lunar Calendar (Buddha's Birthday)
- (7) 6 June (Memorial Day)
- (8) 15 August (Liberation Day)
- (9) 14, 15, and 16 August on the Lunar Calendar (Chu-Suk)
- (10) 3 October (National Foundation Day)
- (11) 9 October (Hangul Day)
- (12) 25 December (Christmas Day)

2.1.4.1 Installation Closures. When an unforeseen installation closure occurs on a regularly scheduled day of work, the Contractor shall:

- a. Reschedule the work to be performed the following day unless the following day is a Saturday, Sunday, a legal public holiday, and when routine work is not scheduled for that day; or
- b. Reschedule the work on any day mutually satisfactory.

2.1.4.2 Inclement Weather Delay. If the Contractor determines unsafe weather conditions for continued operations, the Contractor shall notify the COR if inclement weather suspends operations within (2) hours. The Contractor shall resume operations with COR approval.

2.1.5 Travel/Temporary Duty. N/A.

2.1.6 Emergency Services.

2.1.6.1 The Contractor or their employees shall immediately notify their supervisor of any accident requiring emergency medical treatment. The Contractor shall notify the KO or COR/ACOR immediately, not later than (NLT) two (2) hours of the incident.

2.1.6.2 The Contractor shall be responsible for the emergency medical treatment services for Contractor personnel.

2.1.7 Contract Administration and management.

2.1.7.1 Post Award Conference/Performance Evaluation Meeting. The Contractor agrees to attend any post award conference convened by the contracting activity or contract administration office per Federal Acquisition Regulation Subpart 42.5, Post Award Orientation. The KO, COR, and other Government personnel, as appropriate, may meet periodically with the Contractor to review the Contractor's performance. At these meetings, the KO, COR, or Designated Representative will apprise the Contractor of how the Government views the Contractor's performance. The Contractor will apprise the Government of problems, if any, being experienced. Appropriate action shall be taken to resolve outstanding issues. These meetings shall be at no additional cost to the Government.

2.1.7.2 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.

2.1.7.3 The following provides the roles and their respective authority during the performance of the contract:

2.1.7.3.1 Contracting Officer (KO). The KO is the only person authorized to direct changes in any of the requirements under this contract. 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 shall be considered to have been made without authority and solely at the risk of the Contractor. All contract administration will be effected by the KO. Communications pertaining to contractual administrative matters shall be addressed to the KO. No changes in or deviation from the terms and conditions shall be affected without a written modification to the contract, executed by the KO authorizing such changes. The KO will approve all submittals and plans required in this PWS.

2.1.7.3.2 Contracting Officer's Representative (COR). The KO will appoint a COR during the performance of this contract. Additional Government personnel may be assigned to assist in contract oversight IAW AR 70-13, *Management and Oversight of Service Acquisitions*. Other surveillance personnel may be designated as COR or ACOR, and shall be trained and appointed IAW DoDI 5000.72, *DoD Standard for Contracting Officer's Representative (COR) Certification*, and DFARS 201.602-2. The ACOR will serve as on-site representatives of the COR in performance of actual contract surveillance if they meet all COR training, experience requirements and are appointed by the KO as an ACOR. The COR/ACOR will assist in identifying and resolving problems, conflicts in priority, subtask requirement definitions, and other operations type problems. The COR/ACOR will perform IAW the responsibilities and duties identified in the appointment letter.

2.1.7.3.2.1 COR Authority. A letter of designation will be issued to the COR/ACOR 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/ACOR, especially with regard to changes in cost, price estimates, or changes in delivery dates. The COR/ACOR is not authorized to change any of the terms and conditions with regard to cost, quantity, or schedule of the resulting order.

2.1.7.3.3 The Contractor shall not in any way represent the United States (U.S.) Government, or that it has the authority to contract or procure supplies for the account of the United States of America (USA).

2.1.8 COR/ACOR Functions. The COR/ACOR monitors all technical aspects of the contract and assists in contract administration. The COR/ACOR 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 coordinate site entry of Contractor personnel.

2.1.9 Quality Control (QC). Quality Control is the responsibility of the Contractor. The Contractor shall develop, maintain, and submit a Quality Control Plan (QCP) to the KO for acceptance within fourteen (14) calendar days after the contract is awarded. Changes to the Contractor's QCP shall be submitted to the KO for review and approval within five (5) business days prior to implementation.

2.1.10 Subcontract Management. Suppose the Contractor subcontracts all or part of the work to be executed within this contract. In that case, the prime Contractor has total responsibility for the

subcontractor's performance, and the U.S Government will not supervise the subcontractor. The contract is between the Prime Contractor and the U.S Government and will be administered and executed as such.

2.1.10.1 No subcontract shall be made by the Contractor with any party who has been suspended, debarred, or is otherwise ineligible to obtain government contracts.

2.1.10.2 Two weeks prior to entering into any subcontract, the Contractor must submit the name of the proposed subcontractor in writing to the COR for submission to the KO for approval. The Contractor shall not be authorized to commence work until the KO has approved the request.

2.1.10.3 Subcontractor's employees: Approved subcontractors must submit a list of its employees to the COR prior to commencing work for the Contractor. No employee of a subcontractor shall be allowed entrance to USFK installation without such approval.

2.1.11 Prime Contractor's Qualification:

2.1.11.1 The prime Contractor shall possess the business registration for "Dehumidifier, humidifier after-sales service and others (제습기, 가습기 애프터 서비스 및 기타)" issued by the Republic of Korea (ROK) Government. The license shall be kept current throughout the entire performance period.

2.1.11.2 The prime Contractor shall have a minimum of two (2) years of experience within the last five (5) years from the solicitation closing date for maintenance and repair services on dehumidifiers. The experience of a subcontractor cannot be substituted for the prime Contractor's experience. The offeror shall provide evidence of prior experience in the following format:

- Title of the contract/Project
- A brief description of work completed
- Length of contract/Project (year/month/date – year/month/date)
- Amount of Contract in KW
- Complete name and phone number of point of contact at Client Organization

2.1.12 Contractor Employees.

2.1.12.1 Contract Manager (CM):

2.1.12.1.1 The Contractor shall provide a qualified CM who shall be responsible for the overall performance of the work and be given authority to make on-site decisions on behalf of the Contractor on contract matters. The CM must be able to read, write, speak and understand English.

2.1.12.1.2 The CM shall possess "Engineer Air-Conditioning and Refrigerating Machinery (공조 냉동 기계기사)" license issued by the Human Resources Development Service of Korea

(한국 산업인력공단), and at least two (2) years of experience within the last five (5) years from the solicitation closing date as a CM on a maintenance requirement similar in size and complexity of this requirement. The CM must be present in the offeror's company and submit the CM resume with contract proposal.

2.1.12.3 Contractor Identification. The Contractor shall ensure all personnel be identified as a Contractor to distinguish themselves by wearing appropriate uniforms or badges that contain the company name and employee's name. Such uniform or badges shall be furnished and controlled by the Contractor. All of the Contractor's employees shall be required to display identification uniforms or badges at all times during the performance of work under this contract.

2.1.12.4 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 substances. The Contractor's employees shall comply with all safety, security, and environmental requirements with the AHA area. 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.

2.1.12.5 Contractor Hiring Restrictions. The Contractor shall not hire or sub-contract with off-duty or former Government employees whose employment would result in a conflict with AR 600-50, *Standards of Conduct*.

2.1.12.6 Organizational Conflict of Interest (OCI). Contractor and subcontractor personnel performing work 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 Organizational Conflict of Interests (OCI) 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 promptly submit a plan to the KO to avoid or mitigate any such OCI. The Contractor's mitigation plan will be determined to be accepted 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 affect other remedies as he or she deems necessary, including prohibiting the Contractor from participation in subsequently contracted requirements which may be affected by the OCI.

2.1.12.7 Business Relations. The Contractor shall successfully integrate and coordinate all activities needed to execute the requirement of this PWS. The Contractor shall manage the timeliness, completeness, and quality of problem identification to a degree acceptable to the Government. The Contractor shall provide to the COR/ACOR corrective action plans, timely identification of issues, and effective management of subcontractors within 2 days or at a mutually agreed upon date. The Contractor shall ensure customer satisfaction and professional and ethical behavior of all Contractor personnel.

2.2 Work Management: The Contractor shall schedule and coordinate with the COR/ACOR to minimize disruptions to the facility mission.

2.3 As-Builts and Geospatial Information System (GIS). N/A.

2.4 Historic Property or Archaeological Site. N/A.

2.5 Special Requirements.

2.5.1 Security.

2.5.1.1 Access and General Protection/Security Policy and Procedures. The Contractor and all associated subcontractors' employees shall comply with applicable installation, facility, and local security policies and procedures. The Contractor workforce shall comply with all personal identity verification (PIV) requirements as directed by the Department of Defense (DOD), Headquarters Department of the Army (HQDA), and local policy. The COR/ACOR will request changes in Contractor security matters or processes if the Force Protection Condition (FPCON) at any individual facility or installation changes.

2.5.1.2 Motor Vehicle Operators. Contractor's personnel, whose tasks involve operating any vehicles, shall possess a valid driver's license, certificates, and permits applicable for the type and class of vehicle being operated.

2.5.1.3 Contractor Vehicle Registration. The Contractor shall register all Contractor-owned or operated vehicles and trailers operating on the installation within 10 working days of contract start date. The Contractor shall complete all applications with the Provost Marshal Vehicle Registration section in Building S-2533 at Camp Casey. Evidence of vehicle ownership and vehicle liability insurance must be presented upon application of vehicle registration.

2.5.1.4 The Contractor shall provide all information required for background checks to meet installation access requirements, to be accomplished by the installation Provost Marshall Office, Director of Emergency Services.

2.5.1.5 Physical Security. The Contractor shall be responsible for safeguarding all Government equipment, information, and property provided for contractor use. At the close of each work period, Government facilities, equipment, and materials shall be secured. Contractor employees shall not allow any individuals entry into the facilities before or after operational hours.

2.5.2 Anti-Terrorism and Operations Security.

2.5.2.1 AT LEVEL I TRAINING: The contractor employees, including subcontractor employees, requiring access to Army installations, facilities, and controlled-access areas shall complete AT Level I awareness training within 30 calendar days after the contract start date or the effective date of incorporation of this requirement into the contract, whichever is applicable. The Contractor shall submit certificates of completion for each affected contractor employee and subcontractor employee, to the COR or to the contracting officer, if a COR is not assigned, within 5 calendar days after completion of Training by all employees and subcontractor personnel. AT Level I awareness training is available at the following website: <http://jko.jten.mil>

2.5.2.2 ACCESS AND GENERAL PROTECTION/SECURITY POLICY AND PROCEDURES:

The Contractor and all associated sub-contractors 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. The contractor workforce must comply with all personal identity verification requirements (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.

2.5.2.2.1 For contractors that do not require CAC, but require access to a DoD facility 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) (Army Directive 2014-05/AR 190-13), applicable installation, facility and area commander installation/facility access and local security policies and procedures (provided by government representative), or, at OCONUS locations, in accordance with the status of forces agreements and other theater regulations.

2.5.2.3 iWATCH TRAINING: The Contractor and all associated sub-contractors shall brief all employees on the local iWATCH program (training standards provided by the requiring activity ATO). This local developed Training will be used to inform employees of the types of behavior to watch for and instruct employees to report suspicious activity to the COR. This Training shall be completed within 30 calendar days of contract award and within 14 calendar days of new employees commencing performance with the results reported to the COR NLT 30 calendar days after contract award.

2.5.2.4 Requirement for OPSEC Training: Per AR 530-1, Operations Security, the contractor employees must complete Level I OPSEC Awareness training. New employees must be trained within 30 calendar days of their reporting for duty and annually thereafter.

2.5.3 Safety. The Contractor shall safeguard and maintain all Government and Contractor property and provide for the safety and well-being of personnel employed under this contract. The Contractor shall comply with AR 385-10, *The Army Safety Program*.

2.5.3.1 Safety Plan. The Contractor shall develop and implement a safety program for its employees. The Contractor shall submit the Safety Plan to the KO for review and acceptance within ten (10) days of commencement of work. Revisions shall be submitted five (5) calendar days prior to the effective date of change.

2.5.3.2 Occupational Safety and Health. The Contractor shall comply with the Occupational Safety and Health Administration (OSHA) standards. The Contractor shall comply with all applicable Federal, State, and local laws, regulations, and directives.

2.5.3.3 Accident investigations, reports, and logs: The safety plan shall include a copy of the Contractor's accident investigation reporting format, and logs. Report all accidents as soon as possible but not more than 30 minutes of accident occurrence to the Contracting Officer/Representative (KO/COR). The Contractor shall thoroughly investigate the accident and submit the investigation findings along with appropriate corrective actions to the KO/COR in the accident investigation reporting format as soon as possible but no later than five (5) working days following the accident. Implement corrective actions as soon as reasonably possible. The accident investigation reporting format shall include, at a minimum.

- (1) Contract number and contract name/description
- (2) Name of Contractor
- (3) Date/Time of accident
- (4) Date report was completed.
- (5) Detail description of events that lead to the accident
- (6) Root cause of accident
- (7) Corrective action(s) to prevent recurrence.

2.5.3.4 The following require immediate accident notification and written accident report

- (1) A fatality
- (2) A permanent total or permanent partial disability
- (3) The hospitalization of three or more people resulting from a single occurrence.
- (4) Property damage of \$200 or more

2.5.3.5 The Contractor shall immediately correct all safety deficiencies upon notification by the COR/Alternate Contracting Officer's Representative (ACOR)/ Quality Assurance Representative (QAR), and shall notify the COR of the corrective action to be taken.

2.5.4 Training, Physical Requirements, or other Expertise Required.

2.5.4.1 The Contractor shall ensure all Contractor's employees and associated subcontractors are certified or licensed, as appropriate in South Korea, in the specific areas required by the South Korean National, Provincial, Municipal, or local governmental organizations. The Contractor shall ensure employees are certified or licensed in the appropriate areas required. The Contractor shall ensure all required documentation of certification or licensure for Contractor personnel are filed with the COR/ACOR within twenty-four (24) hours prior to employees commencing performance.

2.5.5 Environmental Requirements.

2.5.5.1 Green Procurement. N/A.

2.5.5.2 Reserved

2.5.5.3 Environmental Compliance. The Contractor shall comply with all Federal, State, local, and installation environmental laws, rules, plans, and policies. The Contractor shall use and store all materials, chemicals, and equipment used in the performance of services on the installation IAW with industry standards, local, State and Federal laws, and according to manufactures' recommendations. The Contractor shall be financially responsible for all fines and associated costs for hazardous waste management, transportation, and disposal of waste

due to the Contractor's non-compliance. The Contractor shall submit Safety Data Sheets (SDS) for approval on all materials, five (5) days before delivery of the material, to the COR/ACOR. Upon request from the COR/ACOR, the Contractor shall provide all required data to meet environmental-mandated reporting requirements (e.g., air emission data, hazardous material storage/usage, herbicide/pesticide usage, solid/hazardous waste generation). The Contractor shall provide data to meet reporting deadlines and during compliance inspections upon request from the COR/ACOR.

2.5.5.4 Spill Plan. N/A.

3.0 Performance Requirements and Standards.

3.1 High-Level Objectives (HLO).

3.1.1 Performance Task Requirements, Standards, and Acceptable Quality Levels (AQLs).

3.1.1.1 Damage Caused by Contractor. Damages caused by Contractor employees shall be repaired at no cost to the Government. The Contractor shall notify the COR/ACOR and return the damaged area to its previous condition. The Contractor shall furnish all labor, materials, and equipment to perform the repair work.

3.1.1.2 Damage Report. The Contractor shall submit a damage report to the COR/ACOR within thirty (30) calendar days that annotates the damage, corrective action, and date corrected.

3.2 Transition (Phase In/Phase Out). N/A.

3.3 Service Contract Reporting (SCR)

3.3.1 Reporting Labor Hours. The Contractor shall report all contract manpower (including subcontractor manpower) required for performance of this contract. The Contractor shall completely fill in all the information in the format using the following web address: www.sam.gov

4.0 Performance Requirements Summary (PRS) Matrix: The Contractor service requirement are summarized into performance objectives that relate directly to mission essential items. The performance threshold briefly describes the minimum acceptable levels of service required for each requirement. These thresholds are critical to mission success:

Performance Objective	Standard	Method of Surveillance	Remedy
------------------------------	-----------------	-------------------------------	---------------

Para 8.2.1 Preventive Maintenance	The Contractor shall perform quarterly Preventive Maintenance utilizing the checklist	Random Inspection	Re-performance of the work within 24 hours notification of the COR
Para 8.3.3. Major Repair and Replacement	The Contractor shall conform to the manufacturer's instruction for parts and method to repair	100% Inspection	Re-performance of the work within 2 hours notification of the COR

4.1 Quality Control Plan (QCP). Quality control is the responsibility of the Contractor. The Contractor shall develop, implement, and maintain an effective quality control program documented in a QCP to ensure services are performed IAW this PWS. The Contractor shall develop and implement procedures to identify and prevent the recurrence of defective services. The Contractor's QCP is how they assure themselves that the work conforms to contract requirements. The basic principle of the plan is that the Contractor is responsible for quality control. The QCP shall be constructed so that each CLS service can be extracted and used for that function only and not contain extraneous information. The Contractor's QCP shall include a separate section, which addresses the Contractor's method of managing quality of work. The QCP shall include a description of the inspection system to address services listed in this PWS, and a description of the methods to be used for identifying and preventing defects in the quality of services performed. The plan shall include a description of the Contractor's inspection system to include specifics as to areas to be inspected on a scheduled and unscheduled basis, frequency of inspections, and the title and organizational placement of the Contractor's inspectors. No lead person or first-line supervisor shall be considered a Quality Control Inspector. The Contractor shall develop, maintain, and submit a QCP to the COR for acceptance within fourteen (14) calendar days after the contract is awarded. The Contractor shall submit any proposed changes in the QCP to the COR for written approval five (5) working days prior to implementation.

5.0 Common Levels of Service (CLS).

The Contractor shall provide overall management, supervision, personnel, labor, generalized or specialized equipment necessary to maintain, repair, operate, and perform all the CLS functions of the Base Operations specified below. This shall be done IAW all the terms, conditions, general and special provisions, specifications, drawings, attachments, and exhibits contained herein or incorporated by reference.

The Contractor shall ensure that all work meets or exceeds the specifications for the listed CLS.

CLS	Service Title	Task
411	Facilities Maintenance - Vertical	Paragraph 8.0 of the PWS

6.0 Deliverables.

DELIVERABLE	FREQUENCY	# OF COPIES	MEDIUM/FORMAT	DISTRIBUTION
#1. PWS, Para 2.1.6.1. Accident Requiring Emergency Medical Treatment	Immediate. Not later than two (2) hours after the incident	N/A	Email or Telephone	COR
#2. PWS, Para 4.1. Quality Control Plan	Initial: within fourteen (14) calendar days of contract award Updates: five (5) calendar days prior to implementation	2 Electronic Copies	One MS Word One pdf with CM's signature	COR
#3. PWS, Para 2.5.2.1. AT Level I Training	Within thirty (30) calendar days after the contract start date	1 Electronic Copy	pdf with CM's signature	COR
#4 PWS, Para 2.5.2.3. iWATCH Training	Not later than thirty (30) calendar days of contract award	1 Electronic Copy	.pdf with CM's signature	COR
#5 PWS, Para 2.5.2.4. OPSEC Training	Not later than thirty (30) calendar days of contract award	1 Electronic Copy	.pdf with CM's signature	COR
#6 PWS, Para 2.5.3.1. Safety Plan	Initial: within ten (10) calendar days of commencement of work Updates: five (5) calendar days prior to effective days of change	1 Electronic Copy	One MS Word One pdf with CM's signature	COR

#7 PWS, Para 2.5.5.3. Safety Data Sheets (SDS) for approval on all materials	Five (5) days before delivery of the material	1 Electronic Copy of each sheet	.pdf See FAR 52.223-3 Hazardous Material Identification and Material Safety Data	COR
#8 PWS, Para 3.1.1.2. Damage Report	Within thirty (30) calendar days following the damage	1 Electronic Copy	.pdf with digital signature	COR
#9 PWS, Para 8.2.2. Quarterly Preventive Maintenance Schedule	Within ten (10) calendar days prior to performance commencement	1 Electronic Copy	One pdf with CM's signature, and Microsoft Excel	COR
#10 PWS, Para 8.2.6. Quarterly Performance Report	Within ten (10) working days after completion	1 Electronic Copy	One pdf with CM's signature	COR

7.0 Related Documents.

7.1 Definitions and Acronyms.

7.1.1 Definitions.

7.1.1.1 Acceptable Quality Level (AQL). The AQL is the maximum percent defective (or the number of defects per hundred units) for the purposes of sampling inspection can be considered satisfactory.

7.1.1.2 Alternate Contracting Officer's Representative (ACOR). An employee of the U.S. Government provided by the RA and appointed by the KO to provide support to CORs in monitoring and documenting the Contractor's performance. These alternate surveillance support personnel will serve as on-site representatives of the COR in the performance of actual contract surveillance if they meet all COR training, experience requirements and are appointed by the KO as an ACOR.

7.1.1.3 Contract Administrator (CA). The official Government representative delegated authority by the KO to administer a contract. This individual, normally working in an appropriate contracting or procurement career field, advises on all technical contractual matters.

7.1.1.4 Contract Discrepancy. A failure of the Contractor to perform IAW contract requirements and specifications, e.g., a failure of the Contractor to provide, or provide on time, the required contract products or services; or it may result because delivered products or services do not meet specific contract requirements.

7.1.1.5 Contract Discrepancy Report (CDR). A report used to document other than satisfactory Contractor performance. The CDR requires the Contractor to explain, in writing, why performance is other than satisfactory, how performance shall be returned to satisfactory levels, and how recurrence of the problem shall be prevented in the future.

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

7.1.1.7 Contractor Acquired Property (CAP). Property acquired, fabricated, or otherwise provided by the Contractor for performing a contract, and the Contractor retains the title.

7.1.1.8 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.

7.1.1.9 Contracting Officer's Representative (COR). An employee of the U.S. Government appointed by the KO to help 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.

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

7.1.1.11 Deliverable. Anything that can be delivered; can include non-manufactured things, such as meeting minutes or reports.

7.1.1.12 Equipment. A tangible item that is functionally complete for its intended purpose, durable, nonexpendable, and needed to perform a contract. Equipment is not intended for sale and does not ordinarily lose its identity or become a part of another article when put into use. Equipment does not include material, real property, special test equipment, or special tooling.

7.1.1.13 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.

7.1.1.14 Government Property. All property owned or leased by the Government. Government property includes both Government-furnished property and Government purchased 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.

7.1.1.15 Hazardous Material. Any item or chemical, which is a "health hazard", or "physical hazard", as reflected in Federal Standard (FED-STD) 313 *Material Safety Data and Disposal Data for Hazardous Materials Furnished to Government Activities*, defined in OSHA 29 CFR 1910, and pursuant to FAR 23.301 (Hazardous Materials) Definition. It also includes any other material designated by a Government COR/technical representative as potentially hazardous and requiring safety controls (e.g., pesticides, fertilizers).

7.1.1.16 Key Personnel. Contractor personnel are evaluated in a source selection process and are used in the performance of a contract. When key personnel is 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 who are listed in the proposal. The Prime Contractor is responsible for the performance of all subcontractors.

7.1.1.17 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 purposeful destructive testing, obsolescence, normal wear, and tear, or manufacturing defects. Loss of Government property includes, but is not limited to:

- a. Items that cannot be found after a reasonable search,
- b. Theft,
- c. Damage resulting in unexpected harm to property requiring repair to restore the item to usable condition, or
- d. Destruction resulting from incidents that render the item useless for its intended purpose or beyond economical repair.

7.1.1.18 Lot. A collection of service outputs from which a sample is to be drawn and inspected to determine conformance with the standard. This definition applies to the Performance Requirements Summary (PRS), not the word "lot" in Section B of the contract.

7.1.1.19 Lot Size. The number of service outputs in a lot. This definition applies to the PRS, not the words "lot size" in Section B of the contract.

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

7.1.1.21 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 IAW FAR 37.104, under general contracting authority, and do not require specific statutory authorization.

7.1.1.22 Performance Requirements Summary (PRS). Identifies the key service outputs of the contract that will be evaluated by the Government to ensure contract performance standards are met by the Contractor (other services may also be inspected under the authority of the Inspection of Service Clause).

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

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

7.1.1.25 Quality Assurance (Q.A.). Verification that services being performed by the Contractor are IAW acceptable standards.

7.1.1.26 Quality Assurance Evaluator (QAE). A Government representative is responsible for performing surveillance and inspection of Contractor performance.

7.1.1.27 Quality Assurance Surveillance Plan (QASP). An organized document was written by the Government specifying the surveillance methodology used for surveillance of Contractor performance.

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

7.1.1.29 Random Sample. A sampling method whereby each service output in a lot has an equal chance of being selected.

7.1.1.30 Random Sampling. A method for looking at a few individual items in a lot to measure the quality of that lot against a standard.

7.1.1.31 Real Property. DOD Lands, buildings, structures, utility systems, improvements, and appurtenances include equipment attached to and made part of buildings and structures, but not movable equipment. See Federal Management Regulation 102-71.20 (41 CFR 102-71.20).

7.1.1.32 Recycling. The act of recovering materials from the solid waste stream, separating them by commodity and returned to the economic mainstream as raw material.

7.1.1.33 Recycling Materials. Commodities include corrugated cardboard, wood, and plastic pallets.

7.1.1.34 Refuse. All garbage, ashes, debris, trash, rubbish, and items intended for disposal that are generated in conjunction with the activities in the areas covered in this contract. Items excluded are explosives, incendiary waste, hazardous waste, and pathological waste resulting from medical and radiological processes.

7.1.1.35 Sensitive Property. Property potentially dangerous to the public safety or security if stolen, lost or misplaced, or 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.

7.1.1.36 Standard. A measure of comparison; an acceptability criterion; a benchmark or yardstick against which a service will be measured.

7.1.1.37 Subcontractor. One enters into a contract with a prime Contractor, and the Government does not have a contract with the subcontractor.

7.1.1.38 Wide Area Work Flow (WAWF). A secure web based system for electronic invoicing, receipt, and acceptance. WAWF allows Government vendors to submit and track invoices and receipt or acceptance documents over the web, allowing Government personnel to process those invoices in a real-time, paperless environment.

7.1.1.39 Work Day. The number of hours per day the Contractor provides services IAW the contract.

7.1.1.40 Work Week. Monday through Friday, unless specified otherwise.

7.1.2 Acronyms.

ACOR	Alternate Contracting Officer's Representative
AFARS	Army Federal Acquisition Regulation Supplement
AQL	Acceptable Quality Level
AR	Army Regulation
CAP	Contractor Acquired Property
CDC	Child Development Center
CDRL	Contract Data Requirements List
CFM	Contractor Furnished Material
CFR	Code of Federal Regulations
CLIN	Contract Line Item Number
CMRA	Contractor Manpower Reporting Application
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
DPW	Directorate of Public Works
FAR	Federal Acquisition Regulation
FPCON	Force Protection Condition
GFEBs	General Fund Enterprise Business System
GFM	Government-Furnished Material
GFP	Government-Furnished Property
HQDA	Headquarters Department of the Army
IAW	In Accordance With
IMCOM	Installation Management Command
KO	Contracting Officer
N/A	Not Applicable
NLT	Not Later Than
OCONUS	Outside Continental United States (includes Alaska and Hawaii)

OSHA	Occupational Safety and Health Administration
PAM	Pamphlet
PM	Preventive Maintenance
POC	Point of Contact
PoP	Period of Performance
PRS	Performance Requirements Summary
PWS	Performance Work Statement
QA	Quality Assurance
QAP	Quality Assurance Program
QASP	Quality Assurance Surveillance Plan
QC	Quality Control
QCP	Quality Control Plan
TE	Technical Exhibit
WAWF	Wide Area Work Flow

7.2 Applicable Directives, Publications.

AR 11-27	Army Energy Program
AR 190-5	Motor Vehicles Traffic Supervision
AR 200-1	Environmental Protection and Enhancement
AR 385-10	Army Safety Program
AR 385-40	Army Accident Investigation and Reporting
29 CFR Part 1910	Occupational Safety and Health Standards
DA PAM 385-40	Army Accident Investigations and Reporting
EM-385-1-1	Safety and Health Requirements Manual
UFC 4-420-01	Ammunition and Explosives Storage Magazines

7.3 Technical Exhibit (T.E.).

Technical Exhibit 1 – List of desiccant Dehumidifiers at AHA in Camp Casey.

Technical Exhibit 2 – Checklist for Quarterly Preventive Maintenance of Dehumidifiers.

7.4 Government-Furnished Material (GFM)/Property (GFP)/Equipment (GFE)

7.4.1 Facilities: The Government will not provide any facilities for maintenance and repair of dehumidifiers.

7.4.2 Utilities. The Government will provide all utilities in the facility will be available for the Contractor's use in the performance of tasks outlined in this PWS. The Contractor shall instruct employees in utility 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 to accomplish cleaning vehicles and equipment.

7.5 Contractor-Furnished Material (CFM)/Property (CFP)/Equipment (CFE). All Contractor furnished, material, property, and equipment shall meet applicable Federal, local, DOD, and Army laws, codes, and regulations. Examples are provided below:

7.5.1 Contractor-Furnished Material and Responsibilities. The Contractor shall furnish all supplies, equipment, facilities, and services required to perform work under this contract.

7.5.2 Contractor-Furnished Items. The Contractor shall provide all vehicles, equipment, parts, tools, fuel, oil, materials, and other items required to perform all Contract requirements. The Contractor's property shall be operated as intended by the manufacturer and be safe, clean, and suitable for use at a military installation. All Contractor furnished property and equipment are subject to KO inspection at all times.

7.5.2.1 Identification of Contractor Vehicles and Trailers. The company name shall be displayed on each of the Contractor's vehicles and trailers in a manner and size that is visible. All vehicles and trailers shall display a valid Korean license plate and meet current local and Korean vehicle registration requirements.

7.5.2.2 The Contractor shall remove all vehicles, trailers and equipment from the installation at the end of each workday, unless otherwise directed by the KO.

7.5.2.3 The Contractor's equipment and other slow-moving equipment shall be equipped with the slow-moving vehicle sign.

7.5.3 Contractor Facilities. The Contractor shall secure the necessary office space and other facilities required for the performance of this contract off the military installation.

8. SPECIFIC TASKS

8.1 Basic Services.

8.1.1 The Contractor shall provide quarterly preventive maintenance, minor repair, and major repair and replacement services for desiccant dehumidifiers at the Ammunition Holding Area (AHA) in Camp Casey to maintain all equipment in good operating condition according to manufacturer's specification.

8.1.2 The Government reserves the right to add or delete the number of dehumidifiers during the contract's life. The contract may be adjusted accordingly for any increase or decrease in the number of dehumidifiers.

8.2 Quarterly Preventive Maintenance (Firm Fixed Price Portion)

8.2.1 The Contractor shall provide quarterly preventive maintenance consisting of examination, testing, minor repair, cleaning, and lubricating the equipment for all desiccant dehumidifiers to ensure proper function and peak efficiency desiccant dehumidifiers by utilizing Technical Exhibit 2, Checklist for Quarterly Preventive Maintenance.

8.2.2 The Contractor shall submit a quarterly preventive maintenance service schedule to the COR within 10 calendar days prior to performance commencement. No changes to the schedule shall be made without COR approval.

8.2.3 The Contractor must replace filters on all desiccant dehumidifiers quarterly, and the Humidity Control Unit C-series (HCUC) Process motor belt must be replaced annually.

8.2.4 The Contractor shall perform preventive maintenance services using original parts and materials from the manufacturer's brand.

8.2.5 The Contractor shall be responsible for providing repairs to any deficiencies found on dehumidifiers during quarterly maintenance within minor repair without additional payment. The definition of minor repair is that the corrective work can be accomplished four (4) hours with repair parts/materials that do not exceed W150,000 per desiccant dehumidifier.

8.2.6 Upon completion of the quarterly preventive maintenance, the Contractor shall submit a summarized report of performance covering all the services furnished and any minor deficiencies corrected under the preventive maintenance within 5 working days. The report shall identify each dehumidifier, the location, maintenance work performed, repairs needed, date of maintenance, technician's name, and overall condition of the desiccant dehumidifier. The Contractor shall report major deficiencies to be corrected under major repair requirements to include a recommendation of engineering trouble-shooting for the Government's decision-making purposes. Repair work considered over and above preventive maintenance work shall be accomplished under Major Repair Requirement in paragraph 8.3.

8.3 Major Repair and Replacement Services (Requirement Portion)

8.3.1 Major repairs and replacements identified above preventive maintenance work shall be performed under this paragraph of the contract. Labor costs shall be paid for major repair work based on the pre-determined labor rate in contract line items of this contract.

8.3.2 Types and quantities of parts necessary for major repairs shall be issued via a Task Order.

8.3.3 The Contractor shall conform to the manufacturer's instruction for parts and method to repair. Contractor is responsible for keeping records of all material warranties and for providing the Government credit for any material that requires replacement while covered under the terms of the warranty.

8.3.4 The Contractor shall provide or otherwise make available a copy of commercial list prices, along with their discount percentages, to the Contracting Officer. The Contractor shall submit three (3) vendors' quotations and detailed supporting documentation identifying the manufacturer and the model of all proposed parts or materials. In cases when three (3) vendors are not available, the Contractor shall provide adequate documentation (i.e. catalog prices, online market research) to determine price reasonableness.

8.3.5 All major repair and replacement work shall have a one (1) year warranty.

8.3.6 Contractor shall perform major repair under the Period of Performance (POP) identified for each Task Order. The Contractor shall submit a justification for failure to perform within the POP.