

Performance Requirement Summary (PRS)

The purpose of facility, plant, and grounds maintenance is to maintain a safe and functional facility in support of the CDTF mission. Facility, plant, and grounds maintenance comprises all real property (building and systems) in the Chemical Defense Training Facility both within and outside of the fenced area.

Objectives:

- Maintain all structures and plant systems in a fully mission capable state
- Provide quality and timely performance of services as specified herein
- Operate in compliance with all applicable DoD, USG, and State of Missouri regulations

The Contractor shall have a permanent on-site Facility Supervisor and maintain sufficient personnel on duty to ensure compliance with the provisions of the contract which require rapid response upon notification. The Contractor shall ensure that all systems operate continuously without fault. The contractor shall accomplish all tasks outlined in the PWS to the standards specified.

- Administrative tasks in support of planning and controlling work
- Property accountability and Inventory Management
- Operation of the Controlled Documents System
- Facility maintenance (Buildings, structures, appurtenances, utility systems)
- Grounds maintenance
- Maintenance of training and support equipment
- Operation of the Protective Clothing and Equipment Recertification Program
- Toxic Training Support Operations
- Operation of the facility Air Monitoring Program
- Operation of Quality Control programs
- Operation of facility control center

| SERVICE (Performance Objective) | PWS PARA | PERFORMANCE STANDARD | AQL (Performance Threshold) | INCENTIVE OR DISINCENTIVE |
|--|----------------------------|---|---|---|
| Administrative tasks in support of planning and controlling work | 3.6, 3.8, 3.9, 4.10 | 3.6: Full compliance with OSHA standards for all operations not considered military unique. 3.8: Plan shall be submitted thirty days in advance to allow for de-conflicting with the Government mission as well as scheduling Government verification. 3.9: The Contractor shall alleviate the emergency within 30 minutes of notification or discovery, 24/7/365. 4.10: The Contractor shall conduct business, between the hours of 0600-1500 Monday thru Friday (and up to 4 Saturdays per year) except Federal holidays or when the Government facility is closed due to local or national emergencies, administrative closings, or similar Government directed facility closings | 3.6: 100% Compliance. 3.8: Rework completed within 5 working days. 3.9: 100% Compliance. 4.10: 100% Compliance. | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |
| Property accountability and Inventory Management | 4.4, 4.5, 4.6 | The contractor shall account for Government Furnished Property and Materials IAW FAR part 45.104, 45.105, and 45.106 | 100% compliance | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |
| Operation of the Controlled Documents System | 3.5 | The Contractor shall maintain and operate a document control program IAW section 3.5. GfI, and the CDTF Document Control Program. | 100% Compliance | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |
| Facility maintenance (Buildings, structures, appurtenances, utility systems) | 3.7, 3.9, 3.10, 3.11, 3.14 | 3.7: Maintenance and repair shall be IAW DPW Engineering Standards. 3.9: The Contractor shall alleviate the emergency within 30 minutes of notification or discovery, 24/7/365. 3.10: The Contractor shall inspect building interiors quarterly to identify faults in surfaces and joints, doors, windows, ceilings, appurtenances, and fixtures (plumbing, lighting, electrical, fire). 3.11: The Contractor shall operate, repair, and maintain plumbing and fire protection systems IAW manufacturer's recommendations, NFPA 13, NFPA 25, UFC 3-600-02, the maintenance schedule located at Section J, Technical Exhibit 3.12, and other applicable publications defined in Section 2.2. 3.14: The Contractor shall perform all custodial work as outlined in Section J, Technical Exhibit 2.1, Task and Frequency Chart. | 3.7: 100% Compliance. 3.9: 100% Compliance. 3.10: Rework completed within 5 working days. 3.11: 100% Compliance. 3.14: Deficiencies corrected within 24 hours. | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |
| Gounds maintenance | 3.16 | The Contractor shall maintain and care for the CDTF grounds in accordance with acceptable and best practices to ensure a well-manicured and healthy appearance of lawns, grass, shrubbery, trees, and flowers throughout the year. | Deficiencies corrected within 24 hours. | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |
| Maintenance of training and support equipment | 3.13 | The Contractor shall maintain all chemical defense equipment IAW manufacturer Technical Manuals listed in section 2. | 100% Compliance | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |
| Operation of the Protective Clothing and Equipment Recertification Program | 3.17 | The Contractor shall control, issue, decontaminate, sanitize, recertify, and process for destruction all chemical personal protective equipment (PPE) for toxic agent/area operations at the CDTF. The Contractor shall maintain documented accountability of all items taken in and removed from the toxic areas (tools, equipment, trash). | 100% Compliance | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |
| Toxic Training Support Operations | 3.18 | The Contractor shall establish and maintain the Training Support Team (TST) to support all activities associated with toxic operations in the laboratory and toxic area as well as support for training on the outdoor rehearsal pads. The Contractor shall ensure all TST Technicians are certified as Agent Handlers and meet the Chemical Personnel Reliability Program requirements outlined in both AR 50-6, Chemical Surety and section 4.8 Contractor Personnel Qualifications. The Contractor shall ensure that all TST technicians are physically able to wear military protective masks, chemical protective overgarments, , and work in lethal toxic hazard areas up to 6 continuous hours daily. | 100% Compliance | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |
| Operation of the facility Air Monitoring Program | 3.19 | The Contractor shall conduct air monitoring 24/7/365 in accordance Chapters 3 and 12 of DA PAM 385-61 Toxic Chemical Agent Safety; the CDTF Complex Site Plan; and the CDTF Air Monitoring Plan. The Contractor shall ensure the air monitoring program is in compliance with the Chemical Agent Standard Analytical Reference Material (CASARM) Quality Assurance Plan for Chemical Agent Monitoring at Training Facilities (COAPCAAMTF) and the Chemical Defense Training Facility Laboratory and Air Monitoring Quality Control Plan. | 100% Compliance | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |
| Operation of Quality Control programs | 4.9 | The Contractor shall establish, operate, and maintain an effective overarching Quality Control (QC) program IAW the CDTF Quality Control Manual. | Rework completed within 5 working days. | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |
| Operation of facility control center | 3.12 | The Contractor shall operate and maintain the Operations Center Safety Control (OCSC) with a designated Operator, Movement Control Coordinator, and a trained and Certified (See 4.8.1.10.) Enterprise Building Integrator (EBI) Direct Digital Control (DDC) Technician from 0600-1500 daily, Monday-Friday and on designated weekend training days (up to 4 per year). | 100% Compliance | Disincentive: 1. Corrective action meeting with COR, 2. Formal notice from COR and KO/MICC to include a performance improvement plan, 3. The next option may not be exercised or Termination of contract. If disincentive occurred during the last period of performance a Negative CPARS assessments will result. Incentive: Compliance will be weighed toward exercising the next option. |