

Enclosure 6

Example of  
Total Housing Maintenance (THM) Contract

Volume I



**US Army Corps  
of Engineers**  
Kansas City District  
*You Matter — We Care*

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# **Total Housing Maintenance**

Volume I

Fort Riley  
Kansas

**PARTIAL DOCUMENT**  
Complete document on file at CEHNC-ED-ES-G

## **Contract Requirements**

**Administration: Kansas City District**

February 1994

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**AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT**

2. AMENDMENT/MODIFICATION NO. 0001		3. EFFECTIVE DATE 03/17/94	4. REQUISITION/PURCHASE REQ. NO. EDMF** - 3306-0016	1. CONTRACT ID CODE	PAGE OF PAGES 1 1
ISSUED BY USAED, Kansas City 757 Federal Building 601 EAST 12TH STREET KANSAS CITY, MO 64106-2896	CODE US8VM	7. ADMINISTERED BY (if other than Item 6) CODE EMPTY		5. PROJECT NO. (if applicable)	

8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code) Vendor ID: 00000000	<input checked="" type="checkbox"/>	9A. AMENDMENT OF SOLICITATION NO. DACA41-94-R-0012
	<input type="checkbox"/>	9B. DATED (SEE ITEM 11) 02/14/94
	<input type="checkbox"/>	10A. MODIFICATION OF CONTRACT/ORDER NO.
	<input type="checkbox"/>	10B. DATED (SEE ITEM 13)
CODE 0LT07	FACILITY CODE	

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in item 14. The hour and date specified for receipt of Offers  is extended,  is not extended. Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing items 8 and 15, and returning 1 copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (if required)

**13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

<input checked="" type="checkbox"/>	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
<input type="checkbox"/>	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103 (b).
<input type="checkbox"/>	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
<input type="checkbox"/>	D. OTHER (Specify type of modification and authority)

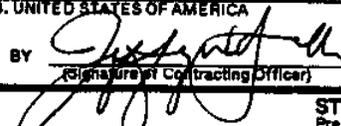
E. IMPORTANT: Contractor  is not,  is required to sign this document and return \_\_\_\_\_ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)  
TOTAL HOUSING MAINTENANCE, FORT RILEY, KANSAS

The solicitation is amended in accordance with the attached pages.

The due date for submission of offers REMAINS UNCHANGED at 4:00 PM on 30 MARCH 1994.

Except as provided herein, all terms and conditions of the document referenced in item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print) CONTRACTOR/OFFEROR		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) JEFFREY W HILLS, Major, COE	
15C. DATE SIGNED		16B. UNITED STATES OF AMERICA	
(Signature of person authorized to sign)		BY  (Signature of Contracting Officer)	
		16C. DATE SIGNED 	

DACA41-94-R-0012-0001

SOLICITATION DACA41-94-R-0012 is amended as follows:

1. SOLICITATION PACKAGE:

a. Revised Pages: The following pages are deleted and replaced with revised pages of the same number. A copy of each revised page accompanies this amendment.

00010-8 thru 00010-68 ✓	00100-11 ✓	00100-12 ✓ 12a ✓	00100-13 ✓
00100-15 ✓	00100-16 ✓	00700-iii	00700-31
00700-32	00700-71	00700-145	00800-10
00800-12	00800-24	01000-C-1-4	01000-C-1-13
01000-C-1-20	01000-C-1-28	01000-C-1-30	01000-C-4-2
01000-C-5-9	TE-13-51	TE-13-75	TE-13-76
			TE-13-77

b. New Pages: The following pages are new pages which are to be added. A copy of the new pages accompanies this amendment.

00100-12a ✓	00100-22 ✓	00100-23 ✓	00100-24 ✓	00100-25 ✓
00100-26 ✓	00100-27 ✓	00100-28 ✓	00700-146 ✓	00700-147 ✓
00800-25 ✓	TE-13-77a			

c. Revised Sections: Section 00810 is deleted and replaced with a revised section of the same number. A copy of the revised section accompanies this amendment.

d. Renumbered Pages: Pages 00100-2 through 00100-7 were incorrectly numbered in the original solicitation. The correctly numbered pages accompany this amendment.

2. For convenience, on the revised pages, essential changes have been emphasized by asterisks in the margins before and after lines or paragraphs changed from the previous issue. However, all portions of the revised pages shall apply whether or not changes have been indicated.

3. Offerors are required to acknowledge receipt of this amendment in Section 00010, page 00010-2, in the space provided, or by separate letter or telegram prior to the closing date of this solicitation. Failure to acknowledge all amendments may cause rejection of the proposal.

4. Proposals will be received until 4:00 p.m. local time, 30 March 1994, in room 757, Federal Building, 601 E. 12th Street, Kansas City, Missouri 64106-2896.

Encl Pages as listed

**AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT**

1. CONTRACT ID CODE  
PAGE OF PAGES  
1 17

2. AMENDMENT/MODIFICATION NO. 0002		3. EFFECTIVE DATE 04/29/94	4. REQUISITION/PURCHASE REG. NO. EDMF**-3306-0016	5. PROJECT NO. (if applicable)
6. ISSUED BY USAED, Kansas City 757 Federal Building 601 EAST 12TH STREET KANSAS CITY, MO 64106-2896		CODE W58VJW	7. ADMINISTERED BY (if other than item 6)	CODE EMPTY

8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code) Vendor ID: 00000000	<input checked="" type="checkbox"/>	9A. AMENDMENT OF SOLICITATION NO. DACA41-94-R-0012
	<input type="checkbox"/>	9B. DATED (SEE ITEM 11) 02/15/94
	<input type="checkbox"/>	10A. MODIFICATION OF CONTRACT/ORDER NO.
	<input type="checkbox"/>	10B. DATED (SEE ITEM 13)
CODE 0LT07	FACILITY CODE	

**11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS**

The above numbered solicitation is amended as set forth in item 14. The hour and date specified for receipt of Offers  is extended,  is not extended. Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing items 9 and 10, and returning 1 copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

ACCOUNTING AND APPROPRIATION DATA (if required)

**13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

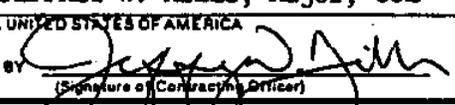
<input checked="" type="checkbox"/>	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
<input type="checkbox"/>	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103 (b).
<input type="checkbox"/>	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
<input type="checkbox"/>	D. OTHER (Specify type of modification and authority)

E. IMPORTANT: Contractor  is not  is required to sign this document and return \_\_\_\_\_ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)  
TOTAL HOUSING MAINTENANCE, FORT RILEY, KANSAS

The solicitation is amended in accordance with the attached pages.  
The due date for submission of clarifications and Best And Final Offers will be at 4:00 PM on 13 MAY 1994.

Except as provided herein, all terms and conditions of the document referenced in item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)	
CONTRACTOR/OFFEROR		JEFFREY W. HILLS, Major, COE	
15C. DATE SIGNED		16B. UNITED STATES OF AMERICA	
(Signature of person authorized to sign)		BY  (Signature of Contracting Officer)	
		16C. DATE SIGNED	
		26 Apr 94	

1. SOLICITATION PACKAGE:

a. Deleted pages: The following pages are deleted and are not replaced.

NONE

b. Revised pages: The following pages are deleted and replaced with revised pages of the same number. A copy of each revised page accompanies this amendment.

00010-8	00100-i	00800-iii
00010-9	00100-9	00800-25
00010-13	00700-v	
00010-38	00700-146	
00010-68	00700-147	

c. New pages: The following are new pages which are to be added. A copy of the new pages accompanies this amendment.

00010-8a  
00700-vi  
00700-148

2. For convenience, on the attached revised pages, the essential changes are emphasized by double asterisks in the margins before, and after, lines or paragraphs, which are changed. However, all portions of the revised pages shall apply whether or not changes are indicated.

3. The offeror is required to acknowledge receipt of this amendment in the space provided on the Standard Form 30 prior to the closing date for Best And Final Offers. The acknowledged Standard Form 30 is to be submitted with Best And Final Offers.

Encls  
pages as listed.

DEPARTMENT OF THE ARMY  
Kansas City District, Corps of Engineers  
757 Federal Building  
Kansas City, Missouri 64106

REQUEST FOR PROPOSALS FOR  
TOTAL HOUSING MAINTENANCE CONTRACT  
FORT RILEY, KANSAS

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Price Proposal Schedule
- Section 00100 Proposal Instructions
- Section 00600 Representations and Certifications
- Section 00700 Contract Clauses
- Section 00800 Special Clauses
- Section 00810 Wage Rates
- Section 00820 Small Business Subcontracting

DIVISION 1 - GENERAL REQUIREMENTS

- Section 01000 General Requirements

SECTION 00010

SOLICITATION/CONTRACT FORM (SF 1442), BID SCHEDULE

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<b>SOLICITATION, OFFER, AND AWARD</b> <small>(Construction, Alteration, or Repair)</small>	1. SOLICITATION NO. DACA41-94-R-0012	2. TYPE OF SOLICITATION <input type="checkbox"/> SEALED BID (IFB) <input checked="" type="checkbox"/> NEGOTIATED (RFP)	3. DATE ISSUED 02/14/94	PAGE OF PAGES 1 / 63
	IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.			

4. CONTRACT NO.	5. REQUISITION/PURCHASE REQUEST NO. EDMF**-3306-0016	6. PROJECT NO.
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7. ISSUED BY USAED, Kansas City 757 Federal Building 601 EAST 12TH STREET KANSAS CITY, MO 64106-2896	CODE WDBVUW	8. ADDRESS OFFER TO See Block #7
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9. FOR INFORMATION CALL:	A. NAME Gale A. Ross (Contractual) Christine M. Mendzlik (Technical)	B. TELEPHONE NO. (include area code) (NO COLLECT CALLS) 816-426-5542 816-426-2782
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**SOLICITATION**

NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder".

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, identifying no., date):

**TOTAL HOUSING MAINTENANCE (THM), FORT RILEY, KANSAS  
(FIRM-FIXED-PRICE--INDEFINITE DELIVERY/INDEFINITE QUANTITY TYPE CONTRACT)**

The work to be performed consists of inspection, maintenance and repair of approximately 3,700 Army Family Housing Units, approximately 800 Billeting Quarters and associated grounds at Fort Riley, Kansas. The number of housing units and quarters is subject to change. The ongoing occupation of housing quarters requires continuous scheduled and on demand maintenance, repair, inspection, and pest control. As a part of this effort, a call desk for the structural, architectural, mechanical, electrical and civil aspects of housing facilities is necessary. The basic contract period is 1 year (365 calendar days) plus 4 - 1 year options to be exercised at the discretion of the Government. This is NOT a SET-ASIDE.

**THIS IS A NEGOTIATED PROCUREMENT. THERE WILL BE NO FORMAL BID OPENING.**

**ESTIMATED PROJECT MAGNITUDE: OVER \$10,000,000.00**

11. The Contractor shall begin performance within <u>45</u> calendar days and complete it within <u>365</u> calendar days after receiving <input type="checkbox"/> award, <input checked="" type="checkbox"/> notice to proceed. This performance period is <input checked="" type="checkbox"/> mandatory, <input type="checkbox"/> negotiable. (See _____.)
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

12A. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? (If "YES," indicate within how many calendar days after award in Item 12B.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12B. CALENDAR DAYS 001
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13. ADDITIONAL SOLICITATION REQUIREMENTS:

A. Sealed offers in original and 6 copies to perform the work required are due at the place specified in Item 8 by 1600 (hour) local time 03/30/94 (date). If this is a sealed bid solicitation, offers must be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.

B. An offer guarantee  is,  is not required.

C. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.

D. Offers providing less than 120 calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

14. NAME AND ADDRESS OF OFFEROR (include ZIP Code)		15. TELEPHONE NO. (include area code)
		18. REMITTANCE ADDRESS (include only if different than Item 14)
CODE	FACILITY CODE	

17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government in writing within \_\_\_\_\_ calendar days after the date offers are due. (Insert any number equal to or greater than the minimum requirement stated in Item 13D. Failure to insert any number means the offeror accepts the minimum in Item 13D.)

**AMOUNTS** ►

18. The offeror agrees to furnish any required performance and payment bonds.

**19. ACKNOWLEDGMENT OF AMENDMENTS**  
(The offeror acknowledges receipt of amendments to the solicitation - give number and date of each)

AMENDMENT NO.									
DATE									

20A. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER (Type or print)	20B. SIGNATURE	20C. OFFER DATE
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**AWARD (To be completed by Government)**

21. ITEMS ACCEPTED:

22. AMOUNT	23. ACCOUNTING AND APPROPRIATION DATA
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24. SUBMIT INVOICES TO ADDRESS SHOWN IN (4 copies unless otherwise specified)	ITEM	25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO <input type="checkbox"/> 10 U.S.C. 2304(c) ( ) <input type="checkbox"/> 41 U.S.C. 253(c) ( )
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26. ADMINISTERED BY CODE	27. PAYMENT WILL BE MADE BY
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**CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE**

<input type="checkbox"/> <b>28. NEGOTIATED AGREEMENT</b> (Contractor is required to sign this document and return _____ copies to issuing office.) Contractor agrees to furnish and deliver all items or perform all work, requisitions identified on this form and any continuation sheets for the consideration stated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications incorporated by reference in or attached to this contract.	<input type="checkbox"/> <b>29. AWARD</b> (Contractor is not required to sign this document.) Your offer on this solicitation, is hereby accepted as to the items listed. This award consummates the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.
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30A. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN (Type or print)	31A. NAME OF CONTRACTING OFFICER (Type or print)
30B. SIGNATURE	30C. DATE
31B. UNITED STATES OF AMERICA BY	31C. AWARD DATE

STANDARD FORM 1442 BACK (REV. 4-85)

## SECTION 0010

## PRICE PROPOSAL SCHEDULE

## 1 NOTES:

1.1 The Army will procure this project through a competitive acquisition in accordance with the provisions set forth in this Request for Proposals (RFP).

1.2 The Government does not guarantee award of any of the option years. Award will be made to the proposal which is most advantageous to the Government, price and technical quality factors considered, as set out in Section 00100.

1.3 The general outline of the principal features of each item as listed does not in any way limit the responsibility of the Offeror for making a thorough investigation of the Request for Proposal to determine the scope of work included in each item.

1.4 If a modification to an offer is submitted, which provides for a lump sum adjustment to the total cost, the application of the lump sum adjustment to each price in the Price Proposal Schedule must be stated. If it is not stated, the Offeror agrees that the lump sum adjustment shall be applied on a pro rata basis to every price in the Price Proposal Schedule.

1.5 Prices must be entered for all items of the Price Proposal Schedule. Award will be made as a whole to one Contractor.

1.6 Offeror's attention is directed to paragraph titled 'Arithmetic Discrepancies' of Section 00100, wherein are procedures for correction of errors.

1.7 Offerors are advised that the Davis-Bacon Act is applicable to temporary facilities such as batch plants, sandpits, rock quarries, and similar operations, located off the immediate site of the construction but set up exclusively to furnish required materials for a construction project on the site of the work. Offeror's attention is directed to Section 00100, paragraph: Applicability of Davis-Bacon Act, which provides that the Davis-Bacon Act is applicable in such cases.

1.8 Any proposal which is materially unbalanced as to prices may be rejected as nonresponsive. An unbalanced proposal is one which is based on prices significantly less than cost for some work and prices which are significantly overstated for other work and can also exist where only overpricing or underpricing exists.

1.9 Offeror's are advised if your offer exceeds \$100,000 you must complete and submit a Certificate of Procurement Integrity with your offer in accordance with paragraph: Requirement for Certification of Procurement Integrity of Section 00600.

DACA41-94-R-0012

1.10 Large businesses shall be required to submit a Small Business Subcontracting Plan as part of their proposal. The Small Business Subcontracting Plan will be evaluated but not point scored. See section 00100 for additional information.

# CAUTION!

BEFORE SIGNING AND MAILING THIS PROPOSAL, please take note of the following, as failure to perform any one of these actions may cause your proposal to be rejected.

1. AMENDMENTS. Have you acknowledged receipt of ALL Amendments? If in doubt as to the number of Amendments issued, please contact our office.
2. SUBMISSION OF PROPOSALS. Proposal shall be submitted in accordance with SECTION 00100, paragraph titled " PROPOSAL SUBMITTAL INSTRUCTIONS."
3. AMENDED PROPOSAL PAGES. If any of the Amendments furnished amended proposal pages, the amended proposal pages must be used in submitting your proposal.
4. LATE PROPOSALS. In order for a late mailed proposal to be considered, generally it must have been sent by either registered or certified mail not later than 5 calendar days before the receipt of proposals date.
5. PROPOSAL GUARANTEE. ~~Sufficient proposal guarantee in proper form must be furnished with your proposal.~~
6. MISTAKE IN PROPOSAL. Have you reviewed your proposal prices for possible errors in calculations or work left out?
7. TELEGRAPHIC MODIFICATIONS. If you modify your proposal by telegram, be sure to allow sufficient time for the telegram to reach us prior to the time set for receipt of proposals. Any doubt should be resolved in favor of allowing Extra Time.
8. FACSIMILE PROPOSALS, MODIFICATIONS, OR WITHDRAWALS. Will NOT be considered.
9. SECTION 00600. Must be completed and submitted with your proposal, including the REQUIREMENT FOR CERTIFICATE OF PROCUREMENT INTEGRITY (if applicable).
10. SECTION 00820. Small Business and Small Disadvantaged Business Subcontracting Plan, MUST be submitted by all LARGE BUSINESS FIRMS with their proposal. FAILURE TO SUPPLY THE REQUIRED SUBCONTRACTING DATA MAY BE DETERMINED TO BE REASON TO REMOVE YOUR FIRM FROM THE COMPETITIVE RANGE.

FEB 94

## PRICE PROPOSAL SCHEDULE INFORMATION/INSTRUCTIONS

A. **GENERAL:** The Contractor shall furnish all management, plant, labor, materials, supplies, tools, equipment, communication devices, transportation, and fuel, except as specified in Subsection C-3, necessary to provide uninterrupted interior and exterior maintenance service; repair and replacement of all interior and exterior building components, surfaces, appliances, HVAC systems, and appurtenances; and incidental improvements at all family housing and billeting quarters at Fort Riley, Kansas listed in Technical Exhibits 2 and 3.

B. **CONTRACT LINE ITEM NUMBER (CLIN):** Each line item has its own unique CLIN using 1000 series numbers to identify Contract Base Period CLINs. If and when the option periods for this contract are exercised the CLINs will be changed as follows: 2000 series for the First Option Period CLINs, 3000 series for the Second Option Period CLINs, 4000 series for the Third Option Period CLINs and 5000 series for the Fourth Option Period CLINs.

C. **DESCRIPTION:** A brief description of the item of work.

D. **QUANTITY:** ALL CLINs are indicated as a quantity of 1. The Ordering Officer will order items of work by, issuing delivery orders on DD Form 1155, based on the needs and availability of funds. Some CLINs may not be ordered consistent with the historical or projected data provided elsewhere in solicitation. Some CLINs may not be ordered at all. The Government shall not incur an obligation for CLINs not ordered.

E. **UNIT:** Abbreviations for units of work shall be interpreted as described below:

Abbreviation	Description
AP	Application of Pesticide
BD	Building
BF	board feet
BG	Billeting Quarters and Detached Garages
BQ	Billeting Quarters
CY	Cubic Yard
EA	Each
EI	Each Instance
PB	Family Housing and Billeting Quarters and Detached Garages
FF	15,000 Cubic Feet
FG	Family Housing Quarters and Detached Garages
PQ	Family Housing Quarters
FS	5,000 Square Feet
HF	Horizontal Linear Feet
LC	Linear Feet of Cabinet Measured at Face

LF	Linear Feet
LG	Linear Feet of Shelving
LM	Lump Sum Per Month
LQ	Lump Sum Per Calendar Quarter
LS	Lump Sum
LW	Linear Feet of Countertop Measured at Wall
OG	Door or Window Opening
PC	Per Complete Mowing of All Common Areas and Playgrounds Shown in Technical Exhibit 6
PR	Pair
SB	Structure, Equipment, or Burrow
SF	Square Feet
SQ	100 Square Feet
SS	Set of Stairs or Steps
ST	Set
SW	Termite or Honey Bee Swarm
SY	Square Yard
TC	1,000 Cubic Feet
TF	1,000 Square Feet
TL	10 Linear Feet
UI	United Inches - The Length of One Horizontal Plus One Vertical Edge of a Door or Window
VF	Vertical Linear Feet

F. TOTAL PRICE: Offerers shall enter their Total Unit Price for each CLIN, subtotals when requested, in this column.

G. ALL CLIN'S IN THIS SOLICITATION WILL BE PRICED DURING THE BASE PERIOD OF THE CONTRACT. All CLIN's will be adjusted in accordance with Section 00800, Provision 55 "ECONOMIC ADJUSTMENT FOR OPTION YEARS AND CONTRACT EXTENSIONS", if and when each option period is exercised or if the contract is required to be extended.

H. A copy of the Price Proposal Schedule on computer disk can be obtained by written request submitted to the same address as offers are to be submitted. The disk will be a 5-1/4" low density, formatted in DOS 6.0, with the data in Lotus 1-2-3 version 3.1 format. ALL PROPOSALS MUST BE SUBMITTED IN HARD COPY and may be accompanied with the proposer's completed computer disk. NOTE: IN NO CASE MAY A PROPOSER REARRANGE REVISE OR CHANGE THE PRICE PROPOSAL SCHEDULE, CONTENT (other than inserting pricing information), OR ARRANGEMENT IN ANY FORM. DOING SO CAN BE CONSIDERED AS CAUSE FOR A FIRM'S PROPOSAL TO BE REMOVED FROM THE COMPETITIVE RANGE.

CLIN DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
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**CONTRACT BASE PERIOD:**

**WORK MANAGEMENT:**

1000	Establish and Manage Work Status and Complaint Program for all Family Housing Quarters, Biling Quarters, and Garages.	1	LQ	\$ _____
1001	Establish and Manage Customer Satisfaction Feedback Program for all Family Housing Quarters, Biling Quarters, and Garages.	1	LQ	\$ _____
1002	Provide, Maintain, and Submit all Project Management Records, Reports, Schedules, Forms, Checklists, and Handouts for all Family Housing Quarters, Biling Quarters and Garages.	1	LQ	\$ _____
1003	Mobilization of Contractor Facilities, Utilities, and Assets to Include all Costs Associated with Contract Startup.	1	LS	\$ _____

NOTE: CLIN 1003 is to be ordered and paid for ONE TIME during the Contract. This CLIN is for mobilization of the contract. This CLIN is NOT to be prorated to the option periods or applied in any manner against any other CLIN.

1004	Demobilization Costs, to include the normal costs of demobilization EXCLUDED ITEMS: Water, Sewer, Electrical, Paving, Gravel Parking, Fencing, Improvements to Government Buildings, Contractor Installed Buildings and Improvements, or Landscaping, as paid for under CLIN 1003.	1	LS	\$ _____
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NOTE: CLIN 1004 is to be ordered and paid for ONE TIME at the closeout of the Contract. This CLIN is for the demobilization of the contract. Any item paid for under CLIN 1003 that is listed as an EXCLUDED ITEM under CLIN 1004, which is required to be removed by the contractor, shall be negotiated at the conclusion of the contract.

**TOTAL OF ALL WORK MANAGEMENT ITEMS (1000 THRU 1004):**

\$ \_\_\_\_\_

\*\*

**WORK LEVEL I - SCHEDULED MAINTENANCE:**

**PART 'A' - PERFORM SCHEDULED MAINTENANCE OF QUARTERS AND GARAGES.**

1020	Perform Scheduled Maintenance of Interior and Exterior of all Family Housing Quarters Less Than 1,700 Gross SF and Garages For First Time Within Base or Option Period.	1	FG	\$ _____
1021	Perform Scheduled Maintenance of Interior and Exterior of all Family Housing Quarters Less Than 1,700 Gross SF and Garages For Second Time Within Base or Option Period.	1	FG	\$ _____

CLIN DESCRIPTION

QUANTITY UNIT

TOTAL PRICE

1022	Perform Scheduled Maintenance of Interior and Exterior of all Family Housing Quarters 1,700 Gross SF or More For First Time Within Base or Option Period.	1 FG	\$ _____
1023	Perform Scheduled Maintenance of Interior and Exterior of all Family Housing Quarters 1,700 Gross SF or More For Second Time Within Base or Option Period.	1 FG	\$ _____
1024	Perform Scheduled Maintenance of Interior and Exterior of all Billeting Quarters Less Than 900 Gross SF and Garages For First Time Within Base or Option Period.	1 BG	\$ _____

CLIN DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
1025 Perform Scheduled Maintenance of Interior and Exterior of all Billeting Quarters Less Than 900 Gross SF and Garages For Second Time Within Base or Option Period.	1	BG	\$ _____
1026 Perform Scheduled Maintenance of Interior and Exterior of all Billeting Quarters 900 Gross SF or More For First Time Within Base or Option Period.	1	BG	\$ _____
1027 Perform Scheduled Maintenance of Interior and Exterior of all Billeting Quarters 900 Gross SF or More For Second Time Within Base or Option Period.	1	BG	\$ _____

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PART 'B' - PERFORM SCHEDULED PEST CONTROL MAINTENANCE IN DESIGNATED BILLETING QUARTERS.

1028 Perform Monthly Scheduled Pest Control Maintenance in Billeting Quarters 2B,45, 510,541,542,620, or 621.	1	BD	\$ _____
1029 Perform Monthly Scheduled Pest Control Maintenance in Billeting Quarters 170 or 5309.	1	BD	\$ _____

PART 'C' - PERFORM SCHEDULED MAINTENANCE OF ALL WATER HEATERS IN ALL FAMILY HOUSING AND BILLETING QUARTERS.

PERFORM SCHEDULED MAINTENANCE ON ALL WATER HEATERS IN ALL FAMILY HOUSING AND BILLETING QUARTERS.

1030 Annual Service on Natural Gas-Fired Water Heaters in Family Housing and Billeting Quarters.	1	FB	\$ _____
1031 Annual Service on Electric Water Heaters in Family Housing and Billeting Quarters.	1	FB	\$ _____

PART 'D' - PERFORM SCHEDULED MAINTENANCE OF ALL HVAC SYSTEMS IN ALL FAMILY HOUSING AND BILLETING QUARTERS.

PERFORM SCHEDULED MAINTENANCE ON ALL HVAC SYSTEMS IN ALL FAMILY HOUSING AND BILLETING QUARTERS.

1032 Start Up Boiler Service for Hot Water or Steam Boilers in Family Housing and Billeting Quarters.	1	EA	\$ _____
1033 Fall Boiler Service for Hot Water or Steam Boilers in Family Housing and Billeting Quarters.	1	EA	\$ _____
1034 Lay Up Boiler Service for Hot Water or Steam Boilers in Family Housing and Billeting Quarters.	1	EA	\$ _____

* CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
1033	Spring boiler service for Hot Water or Steam Boilers in Family Housing and Billeting Quarters.	1	EA	\$ _____
1036	Fall Heat Exchanger Service of Heat Exchangers in Billeting Quarters.	1	EA	\$ _____
1037	Spring Heat Exchanger Service of Heat Exchangers in Billeting Quarters.	1	EA	\$ _____
1038	Fall Service for Gas-Fired Forced-Air Furnaces in Family Housing and Billeting Quarters.	1	EA	\$ _____
1039	Spring Service for Gas-Fired Forced-Air Furnaces in Family Housing and Billeting Quarters.	1	EA	\$ _____
1040	Fall Service for Electric Forced-Air Furnaces and indoor Heat Pump Sections in Family Housing Quarters.	1	EA	\$ _____
1041	Spring Service for Electric Forced-Air Furnaces and indoor Heat Pump Sections in Family Housing Quarters.	1	EA	\$ _____
1042	Fall Service for Residential Type Air Handling Units With Water-To-Air Heat Pump Sections in Billeting Quarters.	1	EA	\$ _____
3	Spring Service for Residential Type Air Handling Units With Water-To-Air Heat Pump Sections in Billeting Quarters.	1	EA	\$ _____
1044	Quarterly Service for Commercial Air Handling Units With Heating and/or Cooling Coils of All Types in Billeting Quarters.	1	EA	\$ _____
1045	Fall Service for Commercial Air Handling Units With Heating and/or Cooling Coils of All Types in Billeting Quarters.	1	EA	\$ _____
1046	Spring Service for Residential Air Handling Units With DX Cooling Coils in Family Housing Quarters.	1	EA	\$ _____
1047	Spring Service for Residential Type Air Cooled Condensers and Outdoor Heat Pump Sections at Family Housing and Billeting Quarters.	1	EA	\$ _____
1048	Fall Service for Residential Type Outdoor Heat Pump Sections at Family Housing Quarters.	1	EA	\$ _____

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
1049	Spring Service for Commercial Type Air Cooled Condensers in Billeting Quarters.	1	EA	\$ _____
1050	Spring Service for Split System Chillers in Billeting Quarters.	1	EA	\$ _____
1051	Spring Service for Window Air Conditioners in Billeting Quarters.	1	EA	\$ _____
1052	Quarterly Service for Fan Coil Units With Heating and/or Cooling Coils in Billeting Quarters.	1	EA	\$ _____
1053	Fall Service for Fan Coil Units With Heating and/or Cooling Coils in Billeting Quarters.	1	EA	\$ _____
1054	Fall Service for Unit Heaters With Hot Water Coils in Billeting Quarters.	1	EA	\$ _____
1055	Spring Service for Unit Heaters With Hot Water Coils in Billeting Quarters.	1	EA	\$ _____
1056	Fall Service for Electric Wall Heaters in Family Housing and Billeting Quarters.	1	EA	\$ _____
1057	Fall Service for Sump Pumps in Family Housing and Billeting Quarters.	1	EA	\$ _____
1058	Spring Service for Sump Pumps in Family Housing and Billeting Quarters.	1	EA	\$ _____
1059	Spring Service of Attic Fans in Family Housing Quarters.	1	EA	\$ _____
1060	Fall Service of Attic Fans in Family Housing Quarters.	1	EA	\$ _____
1061	Fall or Spring Service of Radon Exhaust Fans in Family Housing Quarters.	1	EA	\$ _____
1062	Fall Service for Commercial Exhaust Fans and HVAC Intake Fans in Billeting Quarters.	1	EA	\$ _____
1063	Spring Service for Commercial Exhaust Fans and HVAC Intake Fans in Billeting Quarters.	1	EA	\$ _____
TOTAL OF WORK LEVEL I - SCHEDULED MAINTENANCE ITEMS FOR ALL EXCEPT PEST CONTROL, AND WATER HEATER AND HVAC MAINTENANCE (1020 THRU 1027):				\$ _____
TOTAL OF WORK LEVEL I - SCHEDULED MAINTENANCE ITEMS FOR PEST CONTROL ONLY (1028 THRU 1029):				\$ _____
TOTAL OF WORK LEVEL I - SCHEDULED MAINTENANCE ITEMS FOR WATER HEATERS AND HVAC MAINTENANCE ONLY (1030 THRU 1063):				\$ _____

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
<b>TOTAL OF ALL WORK LEVEL I - SCHEDULED MAINTENANCE ITEMS (1020 THRU 1083):</b>				\$ _____
<b>WORK LEVEL II - SERVICE ORDER WORK:</b>				
<b>PART "A" - OPERATE SERVICE ORDER DESK AND PERFORM INTERIOR AND EXTERIOR MAINTENANCE SERVICE ORDER WORK FOR QUARTERS, GARAGES, PLAYGROUND AND RECREATIONAL EQUIPMENT, AND BUS STOP SHELTERS.</b>				
1080	Operate Service Order Desk for all Family Housing Quarters, Billeting Quarters, Garages, Playground and Recreational Equipment, and Bus Stop Shelters.	1	LQ	\$ _____
1081	Perform Interior and Exterior Maintenance Service Order Work for all Family Housing Quarters and Garages.	1	LQ	\$ _____
1082	Perform Interior and Exterior Maintenance Service Order Work for all Billeting Quarters and Garages.	1	LQ	\$ _____
1083	Perform Service Order Work for all Playground and Recreational Equipment.	1	LQ	\$ _____
1084	Perform Service Order Work for all Bus Stop Shelters.	1	LQ	\$ _____
<b>PART "B" - PERFORM PEST CONTROL SERVICE ORDER WORK FOR ALL FAMILY HOUSING AND BILLETING QUARTERS AND GARAGES.</b>				
<b>INSPECTION SERVICE FOR FAMILY HOUSING AND BILLETING QUARTERS AND GARAGES:</b>				
1085	Inspection Only in Family Housing Quarters and Garages. (Price Shall be for a Complete Set of Quarters Including Attached or Detached Garage Where Applicable).	1	FG	\$ _____
1086	Inspection Only in Billeting Quarters Buildings and Garages. (Price Shall be for an Entire Billeting Quarters Building or Detached Garage).	1	BD	\$ _____
<b>HOUSEHOLD PEST CONTROL FOR OCCUPIED OR VACANT FAMILY HOUSING AND BILLETING QUARTERS AND GARAGES:</b>				
1087	Arthropod Control in Family Housing Quarters and Garages.	1	FG	\$ _____
1088	Rodent Control in Family Housing Quarters and Garages.	1	FG	\$ _____
1089	Arthropod and Rodent Control in Family Housing and Garages.	1	FG	\$ _____
1090	Arthropod and Rodent Control in Billeting Quarters and Garages.	1	BG	\$ _____
<b>ULTRA-LOW DOSAGE (ULD), ULTRA-LOW VOLUME (ULV) OR FUMIGATION SPACE TREATMENT FOR FAMILY HOUSING AND BILLETING QUARTERS AND GARAGES:</b>				
1091	ULD or ULV Space Treatment in Housing and Billeting	1	FF	\$ _____

QUIN DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
<b>Quarters and Garages.</b>			
1092 Fumigation in Family Housing and Billeting Quarters.	1	TC	\$ _____
<b>STRUCTURAL PEST CONTROL FOR FAMILY HOUSING AND BILLETING QUARTERS AND GARAGES:</b>			
1093 Inspect any Family Housing Quarters Building or Garage.	1	BD	\$ _____
1094 Inspect Any Billeting Quarters Building or Garage 15,000 Net SF or Less.	1	BD	\$ _____
1095 Inspect Any Billeting Quarters Building or Garage Over 15,000 Net SF.	1	BD	\$ _____
1096 Treat by Rodding Soil in Family Housing and Billeting Quarters.	1	TI	\$ _____
1097 Treat by Drilling Concrete Slab or Wood Flooring in Family Housing and Billeting Quarters or Garage.	1	TL	\$ _____
1098 Treat by Drilling Slab or Flooring that has Carpet, Tile or Sheet Vinyl in Family Housing and Billeting Quarters.	1	TL	\$ _____
1099 Treat for Termite Swarms in Family Housing and Billeting Quarters or Garage.	1	SW	\$ _____
<b>ODOR CONTROL FOR FAMILY HOUSING AND BILLETING QUARTERS AND GARAGES:</b>			
1100 Apply Chemicals as Required to Control Odors in Family Housing and Billeting Quarters.	1	FB	\$ _____
<b>BIRD AND PEST MAMMAL CONTROL FOR FAMILY HOUSING AND BILLETING QUARTERS AND GARAGES:</b>			
** 1101 Bird or Pest mammal Removal INCLUDING BATS, from Living Spaces in Family Housing and Billeting Quarters or Garage and Seal Off Entrance(s).	1	BD	\$ _____ **
1102 Bird or Pest Mammal Removal (not including bats) from Enclosed Spaces Other than Living Spaces in Family Housing and Billeting Quarters or Garages and Seal Off Entrance(s).	1	BD	\$ _____
1103 Bat Removal From Enclosed Spaces Other Than Living Spaces in Family Housing and Billeting Quarters or Garages and Seal Off Entrance(s).	1	BD	\$ _____
1104 Application of Chemical Bird and Pest Mammal Repellants in Family Housing and Billeting Quarters or Garage.	1	TL	\$ _____
1105 Application of Mechanical Bird Repellant in Family	1	TL	\$ _____

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
	Housing and Billeting Quar- ters or Garage.			
9	Control of Vertebrate Pests In Family Housing and Bil- leting Quarters Yards by Chemicals.	1	TF	\$ _____
1107	Control of Vertebrate Pests In Family Housing and Bil- leting Quarters Yards by Trapping.	1	TF	\$ _____

**CONTROL OF STINGING, FLYING INSECTS, AND BOX ELDER BUGS FOR FAMILY HOUSING QUARTERS AND GARAGES:**

1108	Control and Nest Removal of Stinging, Flying Insects in Family Housing and Billeting Quarters or Garages.	1	SB	\$ _____
1109	Removal of Honey Bee Swarms In Family Housing and Bil- leting Quarters or Garages.	1	SW	\$ _____
1110	Eliminate Box Elder Bugs In Family Housing and Billeting Quarters or Garages.	1	SQ	\$ _____

**ROACH AND ANT CONTROL BY BAIT APPLICATION FOR FAMILY HOUSING AND BILLETING QUARTERS AND GARAGES:**

1111	Roach Control in Family Housing and Billeting Quar- ters or Garage (12 Bait Stations Per Application).	1	AP	\$ _____
1112	Ant Control in Family Hou- sing and Billeting Quarters or Garage. (2 Bait Stations Per Application).	1	AP	\$ _____

**IT \*C\* - PERFORM SERVICE ORDER WORK FOR ALL APPLIANCES AND WATER HEATERS IN ALL FAMILY HOUSING QUARTERS AND GARAGES:**

**PERFORM PRIORITY 2 AND 3 SERVICE ORDER CALLS ON ALL APPLIANCES AND WATER HEATERS IN ALL FAMILY HOUSING QUARTERS AND GARAGES.**

1113	Perform Service Order Work and Warranty Inspections for All Appliances and Water Heaters in All Family Hou- sing Quarters and Garages.	1	LQ	\$ _____
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**LABOR FOR REPLACEMENT OF EXISTING APPLIANCES AND WATER HEATERS IN ALL FAMILY HOUSING QUARTERS AND GARAGES. INCLUDES REMOVAL OF EXISTING APPLIANCE OR WATER HEATER AND INSTALLATION OF NEW APPLIANCE OR WATER HEATER AS SPECIFIED HEREIN. REIMBURSEMENT FOR CONTRACTOR - FURNISHED APPLIANCES AND WATER HEATERS SHALL BE IN ACCORDANCE WITH ITEM NO. 1122 and 1123.**

1114	Replace Gas and Electric Ranges, Cooktops, and Built-In Ovens in Family Housing Quarters.	1	EA	\$ _____
1115	Replace Refrigerators and Freezers in Family Housing Quarters.	1	EA	\$ _____
1116	Replace Dishwashers and Garbage Disposals in Family Housing Quarters.	1	EA	\$ _____
1117	Replace Direct - Wired Smoke Detectors in Family Housing Quarters	1	EA	\$ _____
1118	Replace Electric Garage Door	1	EA	\$ _____

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
	Openers in Family Housing Quarters Garages.			
1119	Replace Gas and Electric Water Heaters in Family Housing Quarters.	1	EA	\$ _____
1120	Remove Existing Boiler and Water Storage Tank and Install 2 Residential Type 100 Gallon Gas-Fired Water Heater	1	EA	\$ _____
1121	Remove Existing Booster Water Heater and Water Storage Tank and install 2 Residential Type 100 Gallon Gas-Fired Water Heater.	1	EA	\$ _____

CONTRACTOR WILL BE PAID FOR ALL NEW APPLIANCES AND WATER HEATERS AT HIS INVOICE COST.

1122	Estimated Cost of New Gas and Electric Ranges, Cooktops, Built-in Ovens, Refrigerators, and Freezers in Family Housing Quarters.	1	LS	\$ 300,000.00
1123	Estimated Cost of New Appliances and Water Heaters for Family Housing Quarters and Garages Other Than Those in CLIN 1122 Above.	1	LS	\$ 100,000.00

PART 'D' - PERFORM SERVICE ORDER WORK FOR ALL HVAC EQUIPMENT IN ALL FAMILY HOUSING QUARTERS.

PERFORM PRIORITY 2 AND 3 SERVICE ORDER CALLS ON HVAC EQUIPMENT IN ALL FAMILY HOUSING QUARTERS.

1124	Perform Service Order Work and Warranty Inspections for All HVAC Equipment in All Family Housing Quarters.	1	LQ	\$ _____
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LABOR FOR REPLACEMENT OF HVAC EQUIPMENT IN ALL FAMILY HOUSING QUARTERS. INCLUDES REMOVAL OF EXISTING EQUIPMENT AND INSTALLATION OF NEW HVAC EQUIPMENT AS DIRECTED BY THE COR. REIMBURSEMENT FOR CONTRACTOR-FURNISHED HVAC EQUIPMENT SHALL BE IN ACORDANCE WITH ITEM NO. 1130.

1125	Replace Hot Water and Steam Boilers in Family Housing Quarters.	1	EA	\$ _____
1126	Replace Gas and Electric Forced - Air Furnaces, Electric Furnaces With Indoor Heat Pump Sections, and Any Residential Type Air Handling Units With Evaporator Coils in Family Housing Quarters.	1	EA	\$ _____
1127	Replace Residential Type Air Cooled Condensers and Outdoor Heat Pump Sections in Family Housing Quarters.	1	EA	\$ _____
1128	Replace Domestic or HVAC Water Circulating or Condensate Pump, Domestic Hot Water Heat Exchanger, Domestic Hot Water or HVAC Expansion Tank, and Sump Pumps in Family Housing Quarters.	1	EA	\$ _____
1129	Replace Electric Wall Heaters, Attic Fans, Radon Exhaust Fans, Ceiling Fans, Range Hoods, Kitchen Exhaust Fans, and Bathroom Exhaust Fans in Family Housing Quarters.	1	EA	\$ _____

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
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THE CONTRACTOR WILL BE PAID FOR ALL NEW HVAC EQUIPMENT AT HIS INVOICE COST.

1130	Estimated Cost of New HVAC Equipment for Family Housing Quarters.	1	LS	\$ 50,000.00
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PART 'E' - PERFORM SERVICE ORDER WORK FOR ALL APPLIANCES AND WATER HEATERS IN BILLETING QUARTERS 27, 470, 471, 512 (EXCEPT KITCHEN), 540, AND MISCELLANEOUS BUILDINGS:

PERFORM PRIORITY 2 AND 3 SERVICE ORDER CALLS ON ALL APPLIANCES AND WATER HEATERS IN BILLETING QUARTERS 27, 470, 471, 512 (EXCEPT KITCHEN), 540, AND MISCELLANEOUS BUILDINGS.

1131	Perform Service Order Work and Warranty Inspections for All Appliances and Water Heaters in Billeting Quarters 27, 470, 471, 512 (Except Kitchen), 540 and Miscellaneous Buildings.	1	LQ	\$ _____
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LABOR FOR REPLACEMENT OF EXISTING APPLIANCES AND WATER HEATERS IN BILLETING QUARTERS 27, 470, 471, 512 (EXCEPT KITCHEN), 540, AND MISCELLANEOUS BUILDINGS. INCLUDES REMOVAL OF EXISTING APPLIANCE OR WATER HEATER AND INSTALLATION OF NEW APPLIANCE OR WATER HEATER AS SPECIFIED HEREIN. REIMBURSEMENT FOR CONTRACTOR-FURNISHED APPLIANCES AND WATER HEATERS SHALL BE IN ACCORDANCE WITH ITEM NO. 1137.

1132	Replace Gas and Electric Ranges in Billeting Quarters 27, 470, 471, 512 (Except Kitchen) and 540.	1	EA	\$ _____
1133	Replace Refrigerators and Microwave Ovens in Billeting Quarters 27, 470, 471, 512 (Except Kitchen), 540, and Miscellaneous Buildings.	1	EA	\$ _____
1134	Replace Dishwashers and Garbage Disposals in Billeting Quarters 27, 470, 471, 512 (Except Kitchen), and 540.	1	EA	\$ _____
1135	Replace Complete Unit Kitchens in Billeting Quarters 27, 470, 471, 512 (Except Kitchen), and 540.	1	EA	\$ _____
1136	Replace Gas and Electric Water Heaters in Billeting Quarters 27, 470, 471, 512 (Except Kitchen), and 540.	1	EA	\$ _____

CONTRACTOR WILL BE PAID FOR ALL NEW APPLIANCES AND WATER HEATERS AT HIS INVOICE COST.

1137	Estimated Cost of All New Appliances and Water Heaters in Billeting Quarters 27, 470, 471, 512 (Except Kitchen), 540, and Miscellaneous Buildings.	1	LS	\$ 16,000.00
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PART 'F' - PERFORM SERVICE ORDER WORK FOR ALL HVAC EQUIPMENT IN BILLETING QUARTERS 27, 470, 471, 512, AND 540:

PERFORM PRIORITY 2 AND 3 SERVICE ORDER CALLS ON HVAC EQUIPMENT IN BILLETING QUARTERS 27, 470, 471, 512, AND 540.

1138	Perform Service Order Work and Warranty Inspections for HVAC Equipment in Billeting Quarters 27, 470, 471, 512, and 540.	1	LQ	\$ _____
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LABOR FOR REPLACEMENT OF HVAC EQUIPMENT IN BILLETING QUARTERS 27, 470, 471, 512, AND 540. INCLUDES REMOVAL OF EXISTING EQUIPMENT AND INSTALLATION OF NEW EQUIPMENT AS DIRECTED BY THE COR. REIMBURSEMENT FOR CONTRACTOR-FURNISHED EQUIPMENT SHALL BE IN ACCORDANCE WITH ITEM NO. 1150.

1139	Replace Hot Water and Steam Boilers	1	EA	\$ _____
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CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
	In Billeting Quarters 27, 470, 471, 512, and 540.			
1140	Replace Steam Heating and Domestic Hot Water Heat Exchangers in Billeting Quarters 470, 471, 512, and 540.	1	EA	\$ _____
1141	Replace Residential Type Air Handling Units With Water-To-Air Heat Pump Sections in Billeting Quarters 27, 470, 471, 512, and 540.	1	EA	\$ _____
1142	Replace Commercial Type Air Handling Units With Heating and Cooling coils, and Fan Coil Units With Heating and Cooling Coils in Billeting Quarters 27, 470, 471, 512, and 540.	1	EA	\$ _____
1143	Replace Commercial Type Air Cooled Condensers in Billeting Quarters 27, 470, 471, 512, and 540.	1	EA	\$ _____
1144	Replace Split System Chiller in Billeting Quarters 27, 470, 471, 512, and 540.	1	EA	\$ _____
1145	Replace Window Air Conditioners and Electric Wall Heaters in Billeting Quarters 27, 470, 471, 512, and 540.	1	EA	\$ _____
1146	Replace Fan Coil Units With Hot Water Heating Coils and Unit Heaters With Hot Water Heating Coils in Billeting Quarters 27, 470, 471, 512, and 540.	1	EA	\$ _____
1147	Replace Domestic or HVAC Water Circulating or Condensate Pump, Domestic Hot Water or HVAC Expansion Tank, and Sump Pumps in Billeting Quarters 27, 470, 471, 512, and 540.	1	EA	\$ _____
1148	Replace HVAC Air Separators and Air Compressors For HVAC Controls With Dryer in Billeting Quarters 27, 470, 471, 512, and 540.	1	EA	\$ _____
1149	Replace Commercial Exhaust and Intake Fans, Attic Fans, Radon Exhaust Fans, Ceiling Fans, Range Hoods, Kitchen Exhaust Fans, and Bathroom Exhaust Fans in Billeting Quarters 27, 470, 471, 512, and 540.	1	EA	\$ _____

THE CONTRACTOR WILL BE PAID FOR NEW HVAC EQUIPMENT AT HIS INVOICE COST.

1150	Estimated Cost of New HVAC Equipment for Billeting Quarters 27, 470, 471, 512, and 540.	1	LS	\$ 10,000.00
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PART 'G' - PERFORM SERVICE ORDER WORK FOR ALL APPLIANCES AND WATER HEATERS IN BILLETING QUARTERS 28, 45, 510, 512 (KITCHEN ONLY), 541, 542, 620, AND 621:

PERFORM PRIORITY 2 AND 3 SERVICE ORDER CALLS ON ALL APPLIANCES AND WATER HEATERS IN BILLETING QUARTERS 28, 45, 510, 512 (KITCHEN ONLY), 541, 542, 620, AND 621.

1151	Perform Service Order Work and Warranty Inspections for All Appliances and Water	1	LQ	\$ _____
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CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
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Heaters in Billeting Quarters 28, 45, 510, 512 (Kitchen Only), 541, 542, 620, and 621.

LABOR FOR REPLACEMENT OF EXISTING APPLIANCES AND WATER HEATERS IN BILLETING QUARTERS 28, 45, 510, 512 (KITCHEN ONLY), 541, 542, 620, AND 621. INCLUDES REMOVAL OF EXISTING APPLIANCE OR WATER HEATER AND INSTALLATION OF NEW APPLIANCE OR WATER HEATER AS SPECIFIED HEREIN. REIMBURSEMENT FOR CONTRACTOR-FURNISHED APPLIANCES AND WATER HEATERS SHALL BE IN ACCORDANCE WITH ITEM NO. 1157.

1152	Replace Gas and Electric Ranges in Billeting Quarters 28, 45, 510, 512 (Kitchen Only), 541, 542, 620, and 621.	1	EA	\$ _____
1153	Replace Refrigerators and Microwave Ovens in Billeting Quarters 28, 45, 510, 512 (Kitchen Only), 541, 542, 620 and 621.	1	EA	\$ _____
1154	Replace Dishwashers and Garbage Disposals in Billeting Quarters 28, 45, 510, 512 (Kitchen Only), 541, 542, 620, and 621.	1	EA	\$ _____
1155	Replace Commercial Kitchen Equipment Not Listed in CLINs 1152 Thru 1154 Above in Billeting Quarters 512 (Kitchen Only).	1	EA	\$ _____
1156	Replace Gas and Electric Water Heaters in Billeting Quarters 28, 45, 510, 512 (Kitchen Only), 541, 542, 620, and 621.	1	EA	\$ _____

CONTRACTOR WILL BE PAID FOR ALL NEW APPLIANCES AND WATER HEATERS AT HIS INVOICE COST.

1157	Estimated Cost of All New Appliances and Water Heaters in Billeting Quarters 28, 45, 510, 512 (Kitchen Only), 541, 542, 620, and 621.	1	LS	\$ 10,000.00
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PART "M" - PERFORM SERVICE ORDER WORK FOR ALL HVAC EQUIPMENT IN BILLETING QUARTERS 28, 45, 510, 541, 542, 620, AND 621:

PERFORM PRIORITY 2 AND 3 SERVICE ORDER CALLS ON HVAC EQUIPMENT IN BILLETING QUARTERS 28, 45, 510, 541, 542, 620, AND 621.

1158	Perform Service Order Work and Warranty Inspections for HVAC Equipment in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	LQ	\$ _____
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LABOR FOR REPLACEMENT OF HVAC EQUIPMENT IN BILLETING QUARTERS 28, 45, 510, 541, 542, 620, AND 621. INCLUDING REMOVAL OF EXISTING EQUIPMENT AND INSTALLATION OF NEW EQUIPMENT AS DIRECTED BY THE COR. REIMBURSEMENT FOR CONTRACTOR-FURNISHED EQUIPMENT SHALL BE IN ACCORDANCE WITH ITEM NO. 1171.

1159	Replace Hot Water and Steam Boilers in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____
1160	Replace Steam Heating and Domestic Hot Water Heat Exchangers in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____
1161	Replace Gas Forced-Air Furnaces With Evaporator Coils in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____
1162	Replace Commercial Type Air	1	EA	\$ _____

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
	Handling Units With Heating and Cooling Coils, and Fan Coil Units With Heating and Cooling Coils in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.			
1163	Replace residential Type Air Cooled Condensers in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____
1164	Replace Commercial Type Air Cooled Condensers in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____
1165	Replace Split System Chiller in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____
1166	Replace Window Air Conditioners and Electric Wall Heaters in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____
1167	Replace Fan Coil Units With Hot Water Heating Coils and Unit Heaters With Hot Water Heating Coils in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____
1168	Replace Domestic or HVAC Water Circulating or Condensate Pump, Domestic Hot Water or HVAC Expansion Tank, and Sump Pumps in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____
1169	Replace HVAC Air Separators and Air Compressors For HVAC Controls With Dryer in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____
1170	Replace Commercial Exhaust and Intake Fans, Attic Fans, Radon Exhaust Fans, Ceiling Fans, Range Hoods, Kitchen Exhaust Fans, and Bathroom Exhaust Fans in Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	EA	\$ _____

THE CONTRACTOR WILL BE PAID FOR NEW HVAC EQUIPMENT AT HIS INVOICE COST.

1171	Estimated Cost of New HVAC Equipment for Billeting Quarters 28, 45, 510, 541, 542, 620, and 621.	1	LS	\$ 4,000.00
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PART "I" - PERFORM SERVICE ORDER WORK FOR ALL APPLIANCES AND WATER HEATERS IN BILLETING QUARTERS 170 and 5309:

PERFORM PRIORITY 2 AND 3 SERVICE ORDER CALLS ON ALL APPLIANCES AND WATER HEATERS IN BILLETING QUARTERS 170 AND 5309.

1172	Perform Service Order Work and Warranty Inspections for All Appliances and Water Heaters in Billeting Quarters 170 and 5309.	1	LQ	\$ _____
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LABOR FOR REPLACEMENT OF EXISTING APPLIANCES AND WATER HEATERS IN BILLETING QUARTERS 170 AND 5309. INCLUDES REMOVAL OF EXISTING APPLIANCE OR WATER HEATER AND INSTALLATION OF NEW APPLIANCE OR WATER HEATER AS SPECIFIED HEREIN. REIMBURSEMENT FOR CONTRACTOR-FURNISHED APPLIANCES AND WATER HEATERS SHALL BE IN ACCORDANCE WITH ITEM NO. 1177.

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
1173	Replace Gas and Electric Ranges In Billeting Quarters 170 and 5309.	1	EA	\$ _____
1174	Replace Refrigerators and Microwave Ovens In Billeting Quarters 170 and 5309.	1	EA	\$ _____
1175	Replace Dishwashers and Garbage Disposals In Billeting Quarters 170 and 5309.	1	EA	\$ _____
1176	Replace Gas and Electric Water Heaters In Billeting Quarters 170 and 5309.	1	EA	\$ _____

CONTRACTOR WILL BE PAID FOR ALL NEW APPLIANCES AND WATER HEATERS AT HIS INVOICE COST.

1177	Estimated Cost of All New Appliances and Water Heaters in Billeting Quarters 170 and 5309.	1	LS	\$ 4,000.00
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PART "J" - PERFORM SERVICE ORDER WORK FOR ALL HVAC EQUIPMENT IN BILLETING QUARTERS 170 AND 5309:

PERFORM PRIORITY 2 AND 3 SERVICE ORDER CALLS ON HVAC EQUIPMENT IN BILLETING QUARTERS 170 AND 5309.

1178	Perform Service Order Work and Warranty Inspections for HVAC Equipment in Billeting Quarters 170 and 5309.	1	LQ	\$ _____
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LABOR FOR REPLACEMENT OF HVAC EQUIPMENT IN BILLETING QUARTERS 170 AND 5309. INCLUDES REMOVAL OF EXISTING EQUIPMENT AND INSTALLATION OF NEW EQUIPMENT AS DIRECTED BY THE COR. REIMBURSEMENT FOR CONTRACTOR - FURNISHED EQUIPMENT SHALL BE IN ACCORDANCE WITH ITEM NO. 1187.

1179	Replace Hot Water or Steam Boilers In Billeting Quarters 170 and 5309.	1	EA	\$ _____
1180	Replace Steam Heating and Domestic Hot Water Heat Exchangers In Billeting Quarters 170 and 5309.	1	EA	\$ _____
1181	Replace Gas Forced - Air Furnaces With Evaporator Coils in Billeting Quarters 170 and 5309.	1	EA	\$ _____
1182	Replace Commercial Type Air Handling Units With Heating and Cooling Coils, and Fan Coil Units With Heating and Cooling Coils in Billeting Quarters 170 and 5309.	1	EA	\$ _____
1183	Replace Residential Type Air Cooled Condensers In Billeting Quarters 170 and 5309.	1	EA	\$ _____
1184	Replace Commercial Type Air Cooled Condensers in Billeting Quarters 170 and 5309.	1	EA	\$ _____
1185	Replace Domestic or HVAC Water Circulating or Condensate Pump, Domestic Hot Water or HVAC Expansion Tank, and Sump Pumps in Billeting Quarters 170 and 5309.	1	EA	\$ _____
1186	Replace HVAC Air Separators and Air Compressors For HVAC Controls With Dryer in Billeting Quarters 170 and 5309.	1	EA	\$ _____

THE CONTRACTOR WILL BE PAID FOR NEW HVAC EQUIPMENT AT HIS INVOICE COST.

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
1187	Estimated Cost of New HVAC Equipment for Billeting Quarters 170 and 5309.	1	LS	\$ 2,000.00

ADJUSTMENTS - THE CONTRACTOR WILL BE PAID FOR ADDITIONAL COSTS TO ANSWER PRIORITY 1 SERVICE ORDERS IN ALL FAMILY HOUSING AND BILLETING QUARTERS AND GARAGES:

1188	Additional Costs to be Added to Appropriate Work Items to Answer Priority 1 Service Order Calls for Appliances and HVAC Equipment in All Family Housing and Billeting Quarters and Garages.	1	EA	\$ _____
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TOTAL OF WORK LEVEL II - SERVICE ORDER WORK ITEMS FOR ALL EXCEPT PEST CONTROL, AND AND APPLIANCE AND HVAC MAINTENANCE (1080 THRU 1084): \$ \_\_\_\_\_

TOTAL OF WORK LEVEL II - SERVICE ORDER WORK ITEMS FOR PEST CONTROL ONLY (1085 THRU 1112): \$ \_\_\_\_\_

TOTAL OF WORK LEVEL II - SERVICE ORDER WORK ITEMS FOR APPLIANCE AND HVAC MAINTENANCE ONLY (1113 THRU 1188): \$ \_\_\_\_\_

TOTAL OF ALL WORK LEVEL II - SERVICE ORDER WORK ITEMS (1080 THRU 1188): \$ \_\_\_\_\_

TOTAL OF BASE PERIOD ITEMS (1000 THRU 1188): \$ \_\_\_\_\_

**WORK LEVEL III - SPECIFIC ORDERED ITEMS OF MAINTENANCE:**

The Contractor shall furnish all management, plant, labor, materials, supplies, tools, equipment, communication devices, transportation, and fuel, except as specified in Subsection 01000-C-3, necessary for interior and exterior cleaning, maintenance, repair, and incidental improvements. Delivery Orders will be issued designating items of work to be accomplished and the locations. Work may be accomplished at any family housing and billeting quarters listed in Technical Exhibits 2 and 3. This portion of the Price Proposal Schedule is organized by groups of related work items in the Construction Specifications Institute (CSI) 10 Division Format.

GROUP/TITLE	NUMBERS	NUMBER
A VACANT QUARTERS MAINTENANCE	1200-1202	00010-22
B QUARTERS CLEANING	1203-1203	00010-22
C GROUNDS MAINTENANCE	1286-1279	00010-24
D CHAIN LINK FENCE REPAIRS	1280-1284	00010-25
E PLAYGROUND AND RECREATIONAL EQUIPMENT REPAIRS	1285-1294	00010-25
F CLOTHESLINE REPAIRS	1295-1298	00010-26
G CONCRETE REPAIRS	1299-1304	00010-26
H MASONRY REPAIRS	1305-1307	00010-26
I CLEAN & REPAIR CHIMNEYS FIREPLACES & ASHPITS	1308-1321	00010-27
J REPLACE METAL FABRICATIONS	1322-1322	00010-27
K REPAIR & REPLACE MISCELLANEOUS CARPENTRY ITEMS	1323-1354	00010-27
L REPLACE SUBFLOORING AND UNDERLAYMENT	1355-1358	00010-29
M REPLACE EXTERIOR SIDING	1359-1367	00010-29
N REPLACE WOOD MOULDING AND MILLWORK	1368-1374	00010-30
O REPLACE HIGH-PRESSURE PLASTIC LAMINATE KITCHEN COUNTERTOPS	1375-1380	00010-30
P REPLACE HIGH-PRESSURE PLASTIC LAMINATE BATHROOM VANITY TOPS	1381-1383	00010-31
Q REPAIR AND REPLACE WOOD CABINETS	1384-1415	00010-31
R RESECURE AND REPLACE BUILDING INSULATION	1416-1421	00010-33
S REPAIR AND REPLACE ROOF INSULATION, ROOFING, AND SHEET METAL	1422-1435	00010-33
T CLEAN REPAIR & REPLACE GUTTERS & DOWNSPOUTS	1436-1453	00010-34
U REPLACE CAULKING AND SEALANT	1454-1455	00010-35
V REPLACE INTERIOR AND EXTERIOR STEEL DOORS AND FRAMES	1456-1464	00010-35
W REPAIR AND REPLACE INTERIOR & EXTERIOR WOOD DOORS AND FRAMES	1465-1466	00010-36
X REPAIR AND REPLACE STORM AND SCREEN DOORS	1489-1496	00010-38
Y REPLACE MISCELLANEOUS DOORS	1497-1502	00010-38
Z REPAIR AND REPLACE PRIME WINDOWS	1503-1524	00010-39
AA REPAIR AND REPLACE STORM WINDOWS	1525-1531	00010-40
BB REPLACE BUILDERS' HARDWARE	1532-1571	00010-41
CC REPLACE GLAZING AND GLAZING COMPOUND	1572-1579	00010-43
DD REPLACE INSECT SCREENING	1580-1581	00010-43
EE REPAIR AND REPLACE WALL AND CEILING SURFACES	1582-1588	00010-44
FF REPAIR AND REPLACE CERAMIC TILE	1587-1603	00010-44

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE	
GG	REPAIR AND REPLACE SUSPENDED ACOUSTICAL CEILING COMPONENTS			1804-1808	00010-45
HH	REPLACE RESILIENT FLOORING			1807-1820	00010-45
II	REPAIR AND REPLACE CARPET AND PAD			1821-1832	00010-48
JJ	EXTERIOR PAINTING			1822-1848	00010-47
KK	INTERIOR PAINTING AND REFINISHING CABINETS			1847-1773	00010-48
LL	REPAIR AND REFINISHING WOOD STRIP FLOORING			1774-1783	00010-53
MM	REPAIR AND REPLACE WALL COVERINGS			1784-1788	00010-54
NN	REPAIR AND REPLACE TOILET PARTITIONS			1789-1792	00010-54
OO	REPAIR AND REPLACE TOILET AND BATH ACCESSORIES			1793-1807	00010-54
PP	INSTALL APPLIANCES			1808-1811	00010-55
QQ	REPAIR AND REPLACE DRAPERY HARDWARE AND WINDOW SHADES			1812-1828	00010-56
RR	CLEAN REPAIR AND REPLACE SANITARY SEWER AND WATER SUPPLY LINES			1827-1847	00010-58
SS	REPAIR AND REPLACE PLUMBING COMPONENTS			1848-1904	00010-58
TT	REPAIR AND REPLACE HVAC COMPONENTS			1905-1922	00010-61
UU	INSTALL VENTILATION EQUIPMENT			1923-1928	00010-62
VV	REPAIR AND REPLACE ELECTRICAL COMPONENTS			1929-1971	00010-63
WW	EXTERIOR PAINTING			1972-1995	00010-66
XX	TESTING AND REMOVAL OF LEAD BASE PAINT FOR INTERIOR AND EXTERIOR SURFACES			1996-1998	00010-68

GROUP "A" - VACANT QUARTERS MAINTENANCE in accordance with SECTION 01900: PREVENTATIVE AND VACANT QUARTERS MAINTENANCE.

1200	Perform Vacant Quarters Maintenance in Quarters Less Than 900 Gross SF.	1	EA	\$ _____
1201	Perform Vacant Quarters Maintenance in Quarters 900 to 1,699 Gross SF.	1	EA	\$ _____
1202	Perform Vacant Quarters Maintenance in Quarters 1,700 Gross SF or More.	1	EA	\$ _____
TOTAL FOR ITEMS 1200 THRU 1202:				\$ _____

GROUP "B" - QUARTERS CLEANING in accordance with SECTION 01901: QUARTERS CLEANING AND 09681: CARPET CLEANING.

PART "A" - COMPLETE QUARTERS CLEANING INCLUDING ALL OCCUPANT RESPONSIBILITIES AND STRIPPING AND REFINISHING VINYL TILE FLOOR SURFACES:

1203	Qtrs Less Than 500' Gross SF.	1	EA	\$ _____
1204	Qtrs 500-999 Gross SF.	1	EA	\$ _____
1205	Qtrs 1,000-1,499 Gross SF.	1	EA	\$ _____
1206	Qtrs 1,500-1,999 Gross SF.	1	EA	\$ _____
1207	Qtrs 2,000-2,999 Gross SF.	1	EA	\$ _____
1208	Qtrs 3,000-3,999 Gross SF.	1	EA	\$ _____
1209	Qtrs 4,000-5,999 Gross SF.	1	EA	\$ _____
1210	Qtrs 6,000 Gross SF or More.	1	EA	\$ _____
TOTAL OF ITEMS 1203 THRU 1210:				\$ _____

PART "B" - COMPLETE QUARTERS CLEANING LESS OCCUPANT RESPONSIBILITIES (REFER TO PARAGRAPH 4.1, TECHNICAL EXHIBIT 17) AND STRIPPING AND REFINISHING VINYL TILE FLOOR SURFACES:

1211	Qtrs Less Than 500 Gross SF.	1	EA	\$ _____
1212	Qtrs 500-999 Gross SF.	1	EA	\$ _____
1213	Qtrs 1,000-1,499 Gross SF.	1	EA	\$ _____
1214	Qtrs 1,500-1,999 Gross SF.	1	EA	\$ _____
1215	Qtrs 2,000-2,999 Gross SF.	1	EA	\$ _____

* CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
1216	Qtrs 3,000-3,999 Gross SF.	1	EA	\$ _____
1217	Qtrs 4,000-5,999 Gross SF.	1	EA	\$ _____
1218	Qtrs 6,000 Gross SF or More.	1	EA	\$ _____
TOTAL OF ITEMS 1211 THRU 1218:				\$ _____
PART "C" - CLEANING BY UNITS OF WORK:				
1219	Sweep All Types of Floors.	1	SF	\$ _____
1220	Damp Mop All Types of Floors.	1	SF	\$ _____
* 1221	Scrub Vinyl Tile or Sheet Vinyl Floors.	1	SF	\$ _____
1222	Buff Floors.	1	SF	\$ _____
1223	Scrub, Spray, and Buff vinyl tile floors.	1	SF	\$ _____
1224	Scrub and Wax Vinyl Tile Floors.	1	SF	\$ _____
1225	Strip and Wax Vinyl Tile Floors.	1	SF	\$ _____
1226	Clean Wood Floors.	1	SF	\$ _____
1227	Clean and Wax Wood Floors.	1	SF	\$ _____
1228	Strip and Wax Wood Floors.	1	SF	\$ _____
1229	Vacuum Carpet.	1	SF	\$ _____
1230	Hot Water Extraction Carpet Cleaning.	1	SY	\$ _____
1231	Dry Clean Drapes.	1	SF	\$ _____
* 1232	Clean Walls and Ceilings.	1	SF	\$ _____
1233	Clean Prime and Storm Windows On Both Sides.	1	OG	\$ _____
1234	Clean Prime and Storm Door Glazing On Both Sides.	1	OG	\$ _____
1235	Clean Roll Shade or Blinds.	1	EA	\$ _____
1236	Clean Light Fixture.	1	EA	\$ _____
1237	Clean Cabinets, Inside and Outside.	1	LC	\$ _____
1238	Clean Countertop.	1	LW	\$ _____
1239	Clean Shelves (Other Than Those In Cabinets).	1	LG	\$ _____
1240	Clean Drawer.	1	EA	\$ _____
1241	Clean Mirror.	1	EA	\$ _____
* 1242	Clean Radiator, Convectors or Fan Coil Unit.	1	EA	\$ _____
1243	Clean Pipes and HVAC Ducts (Outside Surfaces).	1	LF	\$ _____
1244	Clean HVAC Ducts (Inside Surfaces).	1	LF	\$ _____
1245	Clean Kitchen Completely Including All Appliances.	1	EA	\$ _____

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
1248	Clean Range Hood.	1	EA	\$ _____
1247	Clean Refrigerator or Freezer.	1	EA	\$ _____
1248	Clean Range.	1	EA	\$ _____
1248	Clean Dishwasher.	1	EA	\$ _____
1250	Clean Upholstered Furniture.	1	EA	\$ _____
1251	Clean and Polish Wood Furniture.	1	EA	\$ _____
1252	Clean Full or 3/4 Bathroom Completely Including All Fixtures and Accessories.	1	EA	\$ _____
1253	Clean Half Bathroom Completely Including All Fixtures and Accessories.	1	EA	\$ _____
1254	Clean Tub or Shower Stall Including Walls.	1	EA	\$ _____
1255	Clean Water Closet or Urinal.	1	EA	\$ _____
1256	Clean Sink or Vanity.	1	EA	\$ _____
1257	Clean Exhaust Fan and Grille or Ceiling Fan.	1	EA	\$ _____
1258	Clean Medicine Cabinet Inside and Outside Including Mirror.	1	EA	\$ _____
1259	Clean Trash Can or Cart.	1	EA	\$ _____
1260	Rehang Roll Shade or Blinds.	1	EA	\$ _____
1261	Replace Light Bulb.	1	EA	\$ _____
1262	Clean Up Blood Stains and Minute Human Body Parts Following a Murder or Suicide.	1	FI	\$ _____
1263	Clean Up Water From Broken Pipes or Flood and Deodorize Area.	1	SF	\$ _____
1264	Pump Out Flooded Basement and Crawl Spaces and Deodorize Area.	1	EA	\$ _____
1265	Clean Up a Set of Quarters After a Fire.	1	EA	\$ _____
TOTAL OF ITEMS 1219 THRU 1265:				\$ _____
TOTAL OF ITEMS 1203 THRU 1265:				\$ _____
GROUP "C" - GROUNDS MAINTENANCE in accordance with SECTION 01902: GROUNDS MAINTENANCE AND SECTION 02930: SEEDING AND FERTILIZING.				
1266	Perform Type A Mowing at Any Family Housing Quarters Except Quarters 1, 4, and 100.	1	FQ	\$ _____
1267	Perform Type A Mowing at Family Housing Quarters Quarters 1, 4, or 100.	1	FQ	\$ _____
1268	Perform Type B Mowing at All	1	PC	\$ _____

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
	or 141.			
1949	Replace or Install Light Fixture Type 115 or 128 or 237.	1	EA	\$ _____
1950	Replace or Install Light Fixture Type 117 or 118 or 130.	1	EA	\$ _____
1951	Replace or Install Light Fixture Type 133 or 138 or 238-A.	1	EA	\$ _____
1952	Replace or Install Light Fixture Type 131.	1	EA	\$ _____
1953	Replace or Install Light Fixture Type 132 or 234-A or 234-B.	1	EA	\$ _____
1954	Replace or Install Light Fixture Type 134 or 139-B.	1	EA	\$ _____
1955	Replace or Install Light Fixture Type 234-C.	1	EA	\$ _____
1956	Replace or Install Light Fixture Type 238.	1	EA	\$ _____
1957	Replace or Install Light Fixture Type 803 or 804-A or 804-B or 804-C.	1	EA	\$ _____
1958	Replace or Install Light Fixture Type 805-A or 805-B.	1	EA	\$ _____
1959	Replace 12 by 12 inch Square Recessed Light Fixture Drop Lens and Trim.	1	EA	\$ _____
1960	Replace Direct-Wired Smoke or Heat Detector.	1	EA	\$ _____
1961	Install 120 Volt AC Direct-Wired Smoke Detector Where None Had Previously Existed. Price Shall Include All Components From Closest Power Source to Detector and Concealed Wiring.	1	EA	\$ _____
1962	Interconnect One Direct Wired Smoke Detector to Another. Price Shall Include Boxes, Wiring Devices, and Concealed Wiring.	1	EA	\$ _____
1963	Install 120 Volt AC Direct-Wired Heat Detector in Carport Where None Had Previously Existed. Connect Heat Detector to Smoke Detection System in Quarters. Price Shall Include All Components From Closest Power source to Detector, Interconnection With Existing Smoke Detection System and Concealed Wiring.	1	EA	\$ _____
1964	Replace Doorbell Button.	1	EA	\$ _____
1965	Replace Doorbell Chime.	1	EA	\$ _____
1966	Replace Doorbell Transformer.	1	EA	\$ _____

* CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
1967	Install Battery Operated Remote Doorbell System.	1	EA	\$ _____
1968	Install Doorbell Chime in Second Floor Hallway.	1	EA	\$ _____
1969	Replace Ceiling Fan Light Fixture.	1	EA	\$ _____
1970	Replace Ceiling Fan Speed and Light Control Switch.	1	EA	\$ _____
1971	Repair Interior Telephone Circuit. Price Shall include All Wiring and Accessories Necessary to Restore Telephone Service.	1	EA	\$ _____
* TOTAL OF ITEMS 1929 THRU 1971:				\$ _____

GROUP "WW" - EXTERIOR PAINTING in accordance with SECTION 09910: EXTERIOR PAINTING.

PART "A" - LUMP SUM PAINTING BY FAMILY HOUSING AREA: The Contractor shall prepare and paint all previously painted and stained exterior building surfaces on Family Housing Quarters in Family Housing Areas 25 thru 31. These items are Lump Sum Type Items for designated quarters in specific housing areas. Prices shall not include costs to replace exterior building components as the Contractor will be paid for replacing exterior building components using his Prices for miscellaneous exterior maintenance and repair items in PROJECT DIVISION: Miscellaneous Interior and Exterior Maintenance and Repair.

1972	Perform Surface Preparation and Painting on 22 Family Housing Quarters Buildings in Family Housing Area 25.	1	LS	\$ _____
1973	Perform Surface Preparation and Painting on 20 Family Housing Quarters Buildings in Family Housing Area 26.	1	LS	\$ _____
1974	Perform Surface Preparation and Painting on 24 Family Housing Quarters Buildings in Family Housing Area 27.	1	LS	\$ _____
1975	Perform Surface Preparation and Painting on 22 Family Housing Quarters Buildings in Family Housing Area 28.	1	LS	\$ _____
1976	Perform Surface Preparation and Painting on 18 Family Housing Quarters Buildings in Family Housing Area 29.	1	LS	\$ _____
1977	Perform Surface Preparation and Painting on 18 Family Housing Quarters Buildings in Family Housing Area 30.	1	LS	\$ _____
1978	Perform Surface Preparation and Painting on 25 Family Housing Quarters Buildings in Family Housing Area 31.	1	LS	\$ _____
* TOTAL OF ITEMS 1972 THRU 1978:				\$ _____

PART "B" - LUMP SUM PAINTING BY FAMILY HOUSING AREA: The Contractor shall prepare and paint all previously painted and stained exterior building surfaces on Family Housing Quarters in Family Housing Areas 8 thru 11. These items are Lump Sum Type Items for designated quarters in specific housing areas. Prices shall not include costs to replace exterior building components as the Contractor will be paid for replacing exterior building components using his Prices for miscellaneous exterior maintenance and repair items in PROJECT DIVISION: Miscellaneous Interior and Exterior Maintenance and Repair.

CLIN	DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
1879	Perform Surface Preparation and Painting on 10 Family Housing Quarters Buildings in Family Housing Area 8.	1	LS	\$ _____
1880	Perform Surface Preparation and Painting on 30 Family Housing Quarters Buildings in Family Housing Area 9.	1	LS	\$ _____
1881	Perform Surface Preparation and Painting on 20 Family Housing Quarters Buildings in Family Housing Area 10.	1	LS	\$ _____
1882	Perform Surface Preparation and Painting on 45 Family Housing Quarters Buildings in Family Housing Area 11.	1	LS	\$ _____
TOTAL OF ITEMS 1879 THRU 1882:				\$ _____

**PART "C" - LUMP SUM PAINTING BY FAMILY HOUSING AREA:** The Contractor shall prepare and paint all previously painted and stained exterior building surfaces on Family Housing Quarters in Family Housing Areas 19 thru 24. These items are Lump Sum Type items for designated quarters in specific housing areas. Prices shall not include costs to replace exterior building components as the Contractor will be paid for replacing exterior building components using his Prices for miscellaneous exterior maintenance and repair items in PROJECT DIVISION: Miscellaneous Interior and Exterior Maintenance and Repair.

1883	Perform Surface Preparation and Painting on 54 Family Housing Quarters Buildings in Family Housing Area 19.	1	LS	\$ _____
1884	Perform Surface Preparation and Painting on 88 Family Housing Quarters Buildings in Family Housing Area 20.	1	LS	\$ _____
1885	Perform Surface Preparation and Painting on 62 Family Housing Quarters Buildings in Family Housing Area 21.	1	LS	\$ _____
1886	Perform Surface Preparation and Painting on 52 Family Housing Quarters Buildings in Family Housing Area 22.	1	LS	\$ _____
1887	Perform Surface Preparation and Painting on 67 Family Housing Quarters Buildings in Family Housing Area 23.	1	LS	\$ _____
1888	Perform Surface Preparation and Painting on 76 Family Housing Quarters Buildings in Family Housing Area 24.	1	LS	\$ _____
TOTAL OF ITEMS 1883 THRU 1888:				\$ _____

**PART "D" - LUMP SUM PAINTING BY FAMILY HOUSING AREA:** The Contractor shall prepare and paint all previously painted and stained exterior building surfaces on Family Housing Quarters in Family Housing Areas 12 thru 18. These items are Lump Sum Type items for designated quarters in specific housing areas. Prices shall not include costs to replace exterior building components as the Contractor will be paid for replacing exterior building components using his Prices for miscellaneous exterior maintenance and repair items in PROJECT DIVISION: Miscellaneous Interior and Exterior Maintenance and Repair.

1889	Perform Surface Preparation and Painting on 32 Family Housing Quarters Buildings	1	LS	\$ _____
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CLIN DESCRIPTION	QUANTITY	UNIT	TOTAL PRICE
in Family Housing Area 12. (Based on New Quarters).			
1990 Perform Surface Preparation and Painting on 37 Family Housing Quarters Buildings in Family Housing Area 13. (Based on New Quarters).	1	LS	\$ _____
1991 Perform Surface Preparation and Painting on 32 Family Housing Quarters Buildings in Family Housing Area 14. (Based on Existing Quarters).	1	LS	\$ _____
1992 Perform Surface Preparation and Painting on 30 Family Housing Quarters Buildings in Family Housing Area 15.	1	LS	\$ _____
1993 Perform Surface Preparation and Painting on 18 Family Housing Quarters Buildings in Family Housing Area 16.	1	LS	\$ _____
1994 Perform Surface Preparation and Painting on 35 Family Housing Quarters Buildings in Family Housing Area 17.	1	LS	\$ _____
1995 Perform Surface Preparation and Painting on 6 Family Housing Quarters Buildings in Family Housing Area 18.	1	LS	\$ _____
TOTAL OF ITEMS 1989 TO 1995:			\$ _____ **
GROUP 'XX' TESTING AND REMOVAL OF LEAD BASE PAINT FOR INTERIOR AND EXTERIOR SURFACES, in accordance with SECTION 02081: LEAD-BASED PAINT REMOVAL AND DISPOSAL.			
1996 Test a Paint Sample and Determine Lead Content and Provide Test Results.	1	EA	\$ _____
1997 Remove Lead-Based Paint and Dispose of Residue - For Interior Surfaces Only.	1	SF	\$ _____
1998 Remove Lead-Based Paint and Dispose of Residue - For Exterior Surfaces Only.	1	SF	\$ _____
TOTAL OF ITEMS 1996 THRU 1998:			\$ _____
TOTAL OF ALL WORK LEVEL III - SPECIFIC ORDERED ITEMS OF MAINTENANCE ITEMS (1200 THRU 1998):			\$ _____
TOTAL OF ALL ITEMS (1000 THRU 1998)			\$ _____

SECTION 00100

INSTRUCTIONS, CONDITIONS, AND NOTICES TO OFFERORS

1	52.0000-4013	ARITHMETIC DISCREPANCIES (EFARS 14.406-2)	00100-1		
2	52.0209-0007	ORGANIZATIONAL CONFLICTS OF INTEREST CERTIFICATE--MARKETING CONSULTANTS (NOV 1991)	00100-1		
3	52.0210-0002	AVAILABILITY OF SPECIFICATIONS LISTED IN THE DOD INDEX OF SPECIFICATIONS AND STANDARDS (DODISS) (SEP 1990)	00100-3		
4	52.0215-0005	SOLICITATION DEFINITIONS (JUL 1987)	00100-3		
5	52.0215-0007	UNNECESSARILY ELABORATE PROPOSALS OR QUOTATIONS (APR 1984)	00100-3		
6	52.0215-0008	AMENDMENTS TO SOLICITATIONS (DEC 1989)	00100-4		
7	52.0215-0009	SUBMISSION OF OFFERS (DEC 1989)	00100-4		
8	52.0215-0010	LATE SUBMISSIONS, MODIFICATIONS, AND WITHDRAWALS OF PROPOSALS (DEC 1989)	00100-4		
9	52.0215-0012	RESTRICTION ON DISCLOSURE AND USE OF DATA (APR 1984)	00100-6		
10	52.0215-0013	PREPARATION OF OFFERS (APR 1984)	00100-6		
11	52.0215-0014	EXPLANATION TO PROSPECTIVE OFFERORS (APR 1984)	00100-7		
12	52.0215-0015	FAILURE TO SUBMIT OFFER (APR 1984)	00100-7		
13	52.0215-0016	CONTRACT AWARD (JUL 1990)	00100-7		
14	52.0216-0001	TYPE OF CONTRACT (APR 1984)	00100-8		
**	15	52.0217-0003	EVALUATION EXCLUSIVE OF OPTIONS (APR 1984)	00100-9	**
16	52.0222-0023	NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL EMPLOYMENT OPPORTUNITY (APR 1984)	00100-9		
17	52.0233-0002	SERVICE OF PROTEST (NOV 1988)	00100-10		
18	52.0236-7008	CONTRACT PRICES--BIDDING SCHEDULES (DEC 1991)	00100-10		
19	52.0237-0001	SITE VISIT (APR 1984)	00100-11		
20		FORMS INFORMATION	00100-11		
21		WHERE TO SUBMIT OFFERS	00100-11		
22		PROPOSAL SUBMITTAL INSTRUCTIONS	00100-11		
23		PREPROPOSAL CONFERENCE	00100-12		
24		WAGE DETERMINATION	00100-13		

25	MAGNITUDE OF PROJECT	00100-13
26	REQUEST FOR PROPOSALS	00100-13
27	PROSPECTIVE CONTRACTOR RESPONSIBILITY	00100-13
28	PERFORMANCE OF WORK BY CONTRACTOR	00100-13
29	APPLICABILITY OF DAVIS-BACON ACT (KCD APR 84)	00100-14
30	COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)	00100-14
31	CONSTRUCTION EQUIPMENT OWNERSHIP AND OPERATING EXPENSE SCHEDULE	00100-14
32	INQUIRIES	00100-14
33	LARGE VOLUME OF FORT RILEY CONSTRUCTION	00100-14
34	EXPEDITING NOTICE TO PROCEED	00100-15
35	BUY AMERICAN ACT	00100-15
36	BID BOND REQUIREMENTS	00100-15
37	MODIFICATIONS PRIOR TO SOLICITATION CLOSING DATE	00100-15
38	BASIS OF AWARD	00100-15
39	PERFORMANCE AND PAYMENT BONDS	00100-20
40	52.0204-0004 CONTRACTOR ESTABLISHMENT CODE	00100-21

19 52.237-0001 SITE VISIT (APR 1984)

Offerors or quoters are urged and expected to inspect the site where services are to be performed and to satisfy themselves regarding all general and local conditions that may affect the cost of contract performance, to the extent that the information is reasonably obtainable. In no event shall failure to inspect the site constitute grounds for a claim after contract award.

20 FORMS INFORMATION

The standard forms for Bid Bond (SF 24, Rev. 10-83), Payment Bond (SF 25A, Rev. 10-83), and Performance Bond (SF 25, Rev. 10-83) may be obtained from this office upon application.

21 WHERE TO SUBMIT OFFERS

Mailed and Hand carried Proposals should be addressed to:

U.S. Army Engineer District, Kansas City  
ATTN: CEMRK-CT-M/Mr. Gale Ross  
601 E. 12th Street, Room 757  
Kansas City, Missouri 64106

22 PROPOSAL SUBMITTAL INSTRUCTIONS

Each offeror's ability to perform the work set forth in Section 01000 will be evaluated on the basis of his knowledge and understanding of the work, the quality provided by his total proposal and his capability and responsibility to accomplish the project. This evaluation will be based on the offeror's proposals. The proposals shall present a comprehensive, straightforward analysis of the resources and expertise required to perform the work. While knowledge of the RFP requirements is a prerequisite to preparing proposals, restatement of the RFP requirements shall be avoided. Proposals shall emphasize knowledge and understanding of work performance, not work identification. The major proposal areas (Technical, Price and Subcontracting Plan/Subcontracting History) are listed in descending order of importance.

a. **General Requirements.** Proposals shall include narrative, tabular and chart information, as appropriate, on the information listed in paragraph: **BASIS OF AWARD.** Each factor shall be described in a separate section, appropriately tabbed in a report form. The information shall be concise. Unnecessarily elaborate presentations are not necessary nor desirable. Proposals containing extraneous and irrelevant material will be viewed as lacking understanding of the requirements on the part of the offeror. The finished size shall be 8-1/2" by 11". Diagrams, charts and tables shall conform to the paper size. All text shall be typed single spaced. Margins (1-inch) shall be maintained on tabular and text sheets. Text and drawings shall be clean and clear. If fold-out charts are unavoidable and are to be utilized, all sheets shall be reproduced on 11-1/2" by 17", and folded to 8-1/2" by 11" sheet size with title clearly visible at bottom right corner.

b. **Technical Proposal Content:** This information shall be submitted in three-ring binders labeled "Technical Proposal, RFP DACA41-94-R-0012." One original and six (6) copies are required to be submitted.

c. **Price Proposals:** The offeror shall submit Section 00010 of this solicitation with his prices to accomplish the tasks described herein. The Contractor shall submit one completed Standard Form 1442 (Section 00010) and Sections 00010 and 00600 of the solicitation. The envelope or binder containing the price proposal shall be marked "Pricing Proposal, RFP DACA41-94-R-0012," and shall be separated from the Technical Proposal. One original and three copies shall be submitted. Price or cost will be evaluated, but not point scored or otherwise combined with other aspects of the technical evaluation. Price is of lower weight compared to Technical Capability but higher than Subcontracting Plan/Subcontracting History. Price will be evaluated for price reasonableness, cost realism, possible unbalanced bidding and possible collusion between offerors. Offerors may be required to provide complete cost and pricing data and certification at a later date if needed to adequately evaluate price proposals.

d. **Subcontracting Plan/Subcontracting History:** The offeror shall complete Section 00820: SUBCONTRACTING PLAN and submit it for evaluation. The envelope or binder containing the Subcontracting Plan/Subcontracting History shall be marked "Subcontracting Plan/Subcontracting History, RFP DACA41-94-R-0012," and shall be separated from the Technical and Price Proposals. One original and three copies shall be submitted. The plan will be evaluated for completeness in accordance with paragraph: BASIS FOR AWARD, but not point scored or otherwise combined with other aspects of the evaluation. The plan is of least weight compared to Technical Capability and Price.

e. **Table of Contents.** The proposals shall also contain a detailed table of contents. The complete table of contents shall be included in each three-ring binder. Any materials submitted but not required by this solicitation, i.e., company brochures, shall be put in appendices.

## 23 PREPROPOSAL CONFERENCE

A preproposal conference in connection with the Request for Proposals

DACA41-94-R-0012-0001

(RFP) will be held at Fort Riley, 28 February 1994, at 9:30 a.m., in Building 5306, Community Life Center (behind Will Hall, on Guster Hill). Technical and administrative personnel will be on hand to discuss the requirements and answer questions. In order to expedite the discussions, prospective offerors are requested to SUBMIT WRITTEN QUESTIONS TO REACH THE CONTRACTING OFFICER NOT LATER THAN COB 23 February 1994 specifying the section and paragraph of the RFP for which clarification is desired. Questions shall be submitted to the address shown in this Section, paragraph: Directions for Submitting Offers, for mailed proposals or faxed to 816-426-3690, ATTN: Christine Hendzlik. Questions which cannot be submitted in time to reach the Contracting Officer on or before that date may be submitted at the conference and will be addressed if possible at that time. A record of the questions and answers

from the meeting will be provided for information purposes only to every firm on the Bidders List.

#### 24 WAGE DETERMINATION

\*\* The Wage Determinations for performance of work under this contract are at Section 00810, Wage Determinations. See also paragraph: Labor - Additional Requirements, Section 00800.

25 THE MAGNITUDE OF THIS PROJECT IS REPRESENTED BY THE FOLLOWING ESTIMATED PRICE RANGE: More than \$10,000,000.

#### 26 REQUEST FOR PROPOSALS

a. Cost of RFP. Copies of the RFP requirements will be furnished upon receipt of a payment of \$30.00 per set. No refund of the payment will be made and the RFP need not be returned to the District Engineer. Payments shall be made by cash, check or money order and delivered to Corps of Engineers, 601 E. 12th Street, Kansas City, Missouri 64106, ATTN: CT-M, Room 757. Checks and money orders shall be made payable to: "Corps of Engineers, Omaha District." (EFARS 53.2/9000-1(a))

b. Offerors are cautioned that drawings may not be reproduced to exact scale. All drawings shall be checked for potential discrepancies, dimensions and scales should be verified and all drawings compared.

#### 27 PROSPECTIVE CONTRACTOR RESPONSIBILITY

Each offeror shall furnish, within 3 calendar days after receipt of request therefor, data which will show the offeror's ability to perform the work or services required by this Request for Proposal. Such data shall include as a minimum: an updated financial statement if the financial statement provided as part of the Technical Proposal is over 60 days old at time of award of the contract or a certificate stating that the financial condition is substantially the same or, if not the same, the changes that have taken place. This financial statement will be treated as confidential. The contractor shall also provide names of commercial and financial reporting agencies from whom credit reports may be obtained; trade creditors; and construction plant and equipment available for this job, with other data that will assure that the offeror is in a position to perform the work within the time specified. There shall also be furnished any other available information which will serve to substantiate the offeror's qualifications as a responsible prospective Contractor. (KCD APR 84)

#### 28 PERFORMANCE OF WORK BY CONTRACTOR

\*\* Offeror's attention is directed to paragraph "Performance of Work by Contractor" in Section 00700. The successful offeror will be required to furnish the Contracting Officer a description of the work which he will perform with his own organization (e.g., earthwork, paving, etc.), the percentage of the total work this represents, and the estimated cost thereof. Such description of work to be performed by the Contractor's own organization

shall be furnished to the Contracting Officer within 10 days after award of the contract.

29 APPLICABILITY OF DAVIS-BACON ACT (KCD APR 84)

It is the position of the Department of Defense that the Davis-Bacon Act, 40 U.S.C. 276a is applicable to temporary facilities such as batch plants, sandpits, rock quarries, and similar operations, located off the immediate site of the construction but set up exclusively to furnish required materials for a construction project on the site of the work. Paragraph "Payrolls and Basic Records" of Section 00700 is applicable to such operations.

30 COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)

The Contractor shall comply with OSHA standards as well as the Corps of Engineers General Safety Requirements Manual (EM 385-1-1) dated October 1992. The OSHA standards are subject to change and such changes may affect the Contractor in his performance under the contract. It is the Contractor's responsibility to know such changes and effective dates of changes. (KCD APR 84)

31 CONSTRUCTION EQUIPMENT OWNERSHIP AND OPERATING EXPENSE SCHEDULE

Whenever a modification or equitable adjustment of contract price is required, the Contractor's cost proposal for equipment ownership and operating expenses shall be as set forth in Section 00800, paragraph: "Equipment Ownership and Operating Expense Schedule." A copy of EP 1110-1-8 - "Construction Equipment Ownership and Operating Expense Schedule" can be ordered from the Government Printing Office (GPO) by calling 202-783-3238.

32 INQUIRIES

Pursuant to paragraph: "Explanation to Prospective Offerors," any inquiries regarding this Request for Proposal, before offers are received, should be addressed to the District Engineer, Kansas City District, Corps of Engineers, 629 Federal Building, ATTN: CEMRK-ED-MF/Christine Hendzlik, Kansas City, Missouri 64106. Written inquiries may also be faxed to Ms. Hendzlik at 816-426-3690. Inquiries for which oral explanation or advice on the plans and request for proposal will suffice may be referred to Ms. Hendzlik by calling Area Code 816-426-2782. Telephone calls concerning the mailing of plans and request for proposal should be made to the Contracting Division at Area Code 816-426-5344. Collect telephone calls will not be accepted. Inquiries concerning site visits should be made to the Fort Riley Resident Office at 913-239-6461. (KCDO APR 84)

33 LARGE VOLUME OF FORT RILEY CONSTRUCTION

Offerors are advised that a number of construction projects will be in progress at Fort Riley during the performance of this contract. Each individual Contractor shall be responsible for coordinating and scheduling the work such that the work shall be accomplished to minimize delays and interference.

## 34 EXPEDITING NOTICE TO PROCEED

Notwithstanding the requirements of Block 12 on page SF-1442-1 and paragraph: "Late Submissions, Modifications, and Withdrawals of Bids," in order to expedite award of contract and issuance of NOTICE TO PROCEED, it is requested that an officer of the company or corporation determined to be the successful offeror shall appear in the office of the Commander, Kansas City District, Corps of Engineers, 757 Federal Building, 601 E. 12th Street, Kansas City, Missouri, for signing contract documents. Therefore, upon written acceptance of this offer, mailed or otherwise furnished within 120 calendar days after the date of receipt of offers, it is requested that the successful offeror shall within 24 hours after receipt of notification appear in the office of the Commander and execute Notice to Proceed documents, and give performance and payment bonds on Government Standard forms 25 and 25A with good and sufficient surety. It is also requested that the successful offeror furnish insurance certificates required in paragraph: "Required Insurance Schedule" of Section 00800 at this time.

## 35 BUY AMERICAN ACT

All offerors are cautioned that, prior Government conduct notwithstanding, the Contractor's selection of a domestic construction material (as defined in FAR 52.225-5 Buy American Act-Construction Materials) which would require the subsequent selection of a foreign construction material for compatibility is not a justification for waiver of the Buy American Act. It is the Contractor's responsibility to verify, prior to submitting the materials for approval, that each system can be built to meet the contract requirements without the use of foreign construction materials.

## 36 28.101 2 BID BOND REQUIREMENTS

The bid bond shall be in the amount of 20% of the minimum contract value. (See Section 00700: "Bid Guarantee.")

## 37 MODIFICATIONS PRIOR TO SOLICITATION CLOSING DATE

The right is reserved, as the interest of the Government may require, to revise or amend the specifications or drawings or both prior to the solicitation closing date. Such revisions and amendments will be announced by an amendment or amendments to this Request for Proposals. If the revisions and amendments are of a nature which requires material changes in quantities or prices proposed or both, the closing date set may be postponed by such number of days as in the opinion of the issuing officer will enable offerors to revise their proposals. In such cases, the amendment will include an announcement of the new solicitation closing date.

## 38 BASIS FOR AWARD

a. The contract will be awarded to that responsible offeror whose offer is technically acceptable and will be most advantageous to the Government, price and other factors, specified below, considered. Only one award will be

made. A proposal will be considered technically acceptable if it meets the minimum technical requirements for each evaluation factor.

b. The Government may award a contract based on initial offers received, without discussion of such offers, to the lowest overall cost to the Government as evaluated using applicable evaluation factors. Accordingly, each initial offer should be submitted on the most favorable terms from a price and technical standpoint which the offeror can submit to the Government. However, the Government may request additional information from offerors of proposals which clarifies, supplements and/or changes, any proposal as submitted.

c. The right is reserved to accept other than the lowest offer and to reject any or all offers. Award may be made to the superior offer, regardless of cost or price, provided that price is determined reasonable and affordable.

d. The proposals received in response to this RFP will be evaluated utilizing a scoring system to select the most advantageous proposal. To be considered acceptable each offeror shall specifically address each of the evaluation factors set forth below. Sufficient detail shall be provided, citing specific data as may be required, such that the proposal may be adequately evaluated. The proposal must show clearly that the offeror has an understanding of the work tasks required and has the capability and responsibility to accomplish the project.

e. The Government is not responsible for information overlooked during the evaluation which is not located in the appropriate proposal section. To ensure that evaluation credit is appropriately received for proposal material submitted, do not incorporate by reference documents not contained in the proposal. References to other sections of the proposal shall be by specific paragraph number (and name, if applicable), page number and section.

f. Evaluations will be performed on each proposal covering the Evaluation Factors for Award outlined below. These factors and subfactors are listed in descending order of importance, except where noted to be equal. Refer to Section 01000 for more detailed descriptions and technical information. Except for items: Organization Information, Price and Subcontracting Plan/Subcontracting History, each factor and subfactor listed below will be point scored based on quality. Each part of the proposal (Technical, Pricing, and Subcontracting Plan/Subcontracting History) will be evaluated separately. In the event of a tie, consideration for usage of LSA concerns shall be in accordance with clause: Preference for Labor Surplus Area Concerns, Section 00700.

(1) Technical Factors:

(a) Management plan. (Equal to Experience.) Provide in detail your organization's plan to manage, coordinate, integrate and control the work required for this project within the requirements of this RFP. Detail your management strategy and tactics to ensure quality and coordination, manpower availability and utilization, quality workmanship, schedule conformance, cost control, labor management and allocation, timely submittals and subcontractor performance. Delineate your proposed plan for developing and maintaining good public relations and customer satisfaction. Delineate your proposed plan to implement the Work Status and Complaint Program and the Customer Satisfaction Feedback Program. Indicate the

availability of any additional regular employees who will be utilized in support of this project to indicate the depth and size of offeror's organization. This data may be in summary form indicating numbers of personnel by category, such as General Construction Superintendents, Quality Control Personnel, Cost Engineers, Planning and Scheduling Personnel, Safety Engineers, Procurement Personnel and Contract Administrators, etc.

(b) Experience. (Equal to Management Plan.)

1) Corporate Experience. (Equal to Personnel Experience.) Provide in detail the experience of your organization in projects of similar type and magnitude, including a list of projects relevant to the proposed project which your organization has completed within the last five years, or which are currently under contract. Projects shall also demonstrate the ability to coordinate and manage multiple subcontractors on multiple small to medium maintenance and repair projects simultaneously. Provide the project name, a short description, the size, the owner's name and telephone number, the date of completion and the percentage of the project accomplished with your own forces. If your organization has ever failed to complete any work awarded to it, please explain when, where and why. If any officer or partner of your organization has ever been an officer or partner of another organization that failed to complete a contract, please explain when, where and why. Also, list any project within the last five years that has been assessed liquidated damages or has been terminated and provide explanation.

2) Personnel Experience. (Equal to Corporate Experience.) Provide in detail the experience of the key personnel, including the Quality Control staff, proposed to manage, direct, schedule and oversee the project with resumes for each person including name, his or her education, training, professional licensing, tenure with the organization, qualifications, proposed duties and responsibilities and experience relevant to this project (length of time, size of projects, how many quarters, names and references of clients, etc.). Resumes shall be organized similar to the resumes contained in a Standard Form (SF) 255 and are limited to one page in length.

(c) Quality Control Plan. The QC Plan is for evaluation only. An approved QC Plan will be required after award of the contract. The QC plan shall include: a specific description of the tasks and functions specific QC personnel will perform; a specific policy establishing schedules for the performance of QC tasks; a policy for reporting QC findings to the Contracting Officer; a procedure whereby the Contracting Officer may resolve disputes that have not received satisfactory responses from the first levels of QC personnel; the names of testing laboratories to be used and the procedures for test data reporting; a plan for material storage and protection. Describe your quality control organization, including a chart of key personnel showing lines of authority. The QC staff shall be separate and apart from the construction staff and shall report to the contractor's management at a level no lower than an executive of the company. QC plan shall comply with the requirements of Technical Exhibit 23, Section: Construction Quality Management - Contractor Quality Control.

(d) Corporate Commitment. (Equal to Financial Statement.)

Specify current contracts by nature, duration, scheduled completion date and amount, including those for which your firm is now competing or negotiating, and describe the impact of such work on this project if you were the successful offeror. Furnish a curve with the record of work placement for your firm over the past three years, work placement projected for the next two years, with and without this project.

(e) Financial Statement. (Equal to Corporate Commitment.)

Provide a statement of your organization's financial conditions including the most recent regular financial statement or balance sheet not over 60 days old (if over 60 days old, a certificate shall be attached thereto stating that the financial condition is substantially the same or, if not the same, the changes that have taken place) containing: current assets, including cash, accounts receivable, notes receivable, joint venture accounts, accrued interest on notes, materials, prepaid expenses, fixed assets and all other assets; current liabilities, including accounts payable, notes payable, accrued interest on notes, provisions for income taxes, advances received, accrued salaries, accrued payroll taxes and all other liabilities, as well as capital, including capital stock, authorized and outstanding shares par values and earned surplus; provide the date of the statement or balance sheet and the name and address of the firm preparing the statement or balance sheet.

(f) Organization Information (PROVIDED FOR INFORMATION ONLY, NOT POINT SCORED): Provide the following information: Name of Organization, address, location of principal office, and type of organization (corporation, partnership, joint venture).

1) If a corporation, provide the following:

Date of incorporation.  
State of incorporation  
Names and addresses of principal officers of the corporation  
Is this corporation publicly held?

2) If a partnership or joint venture, provide the following:

Date of organization  
Type of partnership (general or limited)  
Names and addresses of all partners

3) How long has your organization been in business?  
How long has your organization been in business under it's present business name? Under what other names has your organization operated and during which calendar years did your organization operate under them?

4) Provide the name of the bonding company and the name and address of the agent for that company which your organization intends to use for this project.

5) List the state and categories in which your

organization is legally qualified to do business. Provide your organization's bank references.

6) List all contracts your organization currently holds with the United States Government, including all federal departments, agencies and administrations other than those listed for previous evaluation factors. List the title, contract number, using agency, contracting officer's name and telephone number, contract date, contract amount and the estimated completion date for the contract.

(2) Price. Price will be evaluated using price analysis techniques. In selecting the best overall proposal, the Government will consider the value of each proposal in terms of the quality offered for the price. Price will be evaluated for price reasonableness, cost realism, possible unbalanced bidding and possible collusion between offerors. Price is second most important of the evaluation factors (total Technical outweighs Price which outweighs Subcontracting Plan).

(3) Subcontracting Plan/Subcontracting History. The Subcontracting Plan/Subcontracting History will be evaluated for completeness and compliance with statutory subcontracting requirements but not point scored. In accordance with FAR Subpart 19.7, businesses other than large businesses are not required to provide this information. Failure to comply with all of the statutory requirements for subcontracting plans shall be grounds for removal from the competitive range.

(a) The proposer shall include the following items in his proposal: company policy and organization with regard to administration of the subcontracting plan and completion of reports; the level at which subcontracting decisions are made; the number of total SDB set-asides to be used in achieving subcontracting goals; the rationale on which the determination of the SDB subcontracting goals was based; the technical assistance or other special considerations (i.e., weekly progress payments, joint checks to material suppliers, cost estimating assistance, allowing additional time to prepare quotes, etc.) that will be furnished to small and small disadvantaged businesses; current SF 294s from active contracts and final SF 294s from contracts completed within the last two years; and the completed subcontracting plan contained in Section 00820 of this RFP. List project categories to be done by proposer's own people and those to be done by subcontractors.

(b) Subcontracting Plan/Subcontracting History is the least important of the evaluation factors (total Technical outweighs Price which outweighs Subcontracting Plan).

## PERFORMANCE AND PAYMENT BONDS

Pursuant to FAR subpart 28.102-3, within 1 day after the prescribed forms are presented to the offeror to whom award is made for signature, a written contract shall be executed and two bonds, each with good and sufficient surety or sureties acceptable to the Government, furnished; namely a performance bond (Standard Form 25) and a payment bond (Standard Form 25A). The penal sums of such bonds will be as follows:

## (a) PERFORMANCE BOND.

(1) The penal sum of the performance bond shall equal one hundred percent (100%) of the contract price, unless the Contracting Officer determines that a lesser amount would be adequate for the protection of the government.

(2) The Government may require additional performance bond protection when a contract price is increased. The increase in protection shall generally equal 100 percent of the increase in contract price. The Government may secure additional protection by directing the contractor to increase the penal amount of the existing bond or to obtain an additional bond.

## (b) PAYMENT BOND.

(1) The penal amount of payment bonds shall equal -

(i) 50 percent of the contract price if the contract price is not more than \$1 million;

(ii) 40 percent of the contract price if the contract price is more than \$1 million but not more than \$5 million; or

(iii) \$2 1/2 million if the contract price is more than \$5 million.

(2) If the original contract price is \$5 million or less, the Government may require additional protection if the contract price is increased. The penal amount of the total protection as revised shall meet the requirement of subparagraph (1) immediately above.

(3) The Government shall secure additional protection by directing the contractor to increase the penal sum of the existing bond or to obtain an additional bond.

## (c) Requirements and indefinite-quantity contracts.

(1) When determining the penal sum of bonds for requirements contracts, the contracting officer shall consider the contract price to be the price payable for the estimated quantity.

(2) When determining the penal sum of bonds for indefinite-quantity contracts, the contracting officer shall consider the contract price to be the price payable for the specific minimum quantity. When the minimum quantity is exceeded, subparagraphs (a)(2) and (b)(2) above apply.

## CONTRACTOR ESTABLISHMENT CODE (AUG 1989)

In the block with its name and address, the offeror should supply the Contractor Establishment Code applicable to that name and address, if known, to the offeror. The number should be preceded by "CEC:" Offerors should take care to report the correct CEC and not a similar number assigned to the Offeror in a different system.

The CEC is a 9-digit code assigned to a contractor establishment that contracts with a Federal executive agency. The CEC system is a contractor identification coding system which is currently the Dun and Bradstreet Data Universal Numbering System (DUNS). The CEC system is distinct from the Federal Taxpayer Identification Number (TIN) system.

The Government will obtain a Contractor Establishment Code for a any awardee that does not have or does not know its CEC.

(End of Provision)

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41 PREPROPOSAL MEETING QUESTIONS AND ANSWERS

The questions and answers below were covered at the preproposal meeting held at Fort Riley, KS, on 28 Feb 94. Also included are questions received since the preproposal meeting in time to be answered in this amendment. THESE ARE PROVIDED HERE FOR INFORMATION ONLY. CONFLICTS BETWEEN THE INFORMATION IN THIS PARAGRAPH AND THE REMAINDER OF THE REQUEST FOR PROPOSAL WILL BE RESOLVED IN FAVOR OF THE REMAINDER OF THE REQUEST FOR PROPOSAL. A listing of attendees is included at the end of the paragraph.

a. Is there a wage determination, including fringe with holidays, vacation and sick leave in the RFP? If not, will this be supplied?"

ANSWER: No, to both questions.

b. Work level 1 and 2 work has traditionally used service wage rates. Why doesn't this contract use them?

ANSWER: The contract has been reviewed by Kansas City District and a determination made as to the type of contract and the type of wage rates to be utilized. This determination is based on the Department of Labor guidelines. Based on these guidelines, this will be a construction contract, using Residential wage rates. Offerers may pay higher rates if they choose, but the minimum rates must conform to the wage rates in the contract.

c. Does the government accept annual performance bonds?

ANSWER: Annual performance bonds only apply to nonconstruction contracts in accordance with FAR Paragraph 28.104(a). Therefore, annual performance bonds will not be accepted on this contract.

d. Section M is referred to on Page 00100-12, paragraph A, General Requirements. Are pages 00100-16 starting with paragraph (f) through 00100-19, the equivalent of Section M?

ANSWER: The equivalent of Section M is actually all of Paragraph 38, BASIS OF AWARD.

e. Is there a page limitation for the technical volume?

ANSWER: No. However, evaluation and award will not be based on the weight of the proposal, but on the content's merit. Include sufficient information in the proposal to answer all of the issues in paragraph: BASIS OF AWARD. No information is needed beyond that.

f. Is your I.C.E. based on history or is it based on something that you anticipate to happen?

ANSWER: If it is an item we had on a past contract, it is based on history. If it is an item that is a new item and wasn't on the past contract, then it is based on what we anticipate.

g. Is that anticipation projected in that history section in the technical exhibit for the CLINS?

ANSWER: Yes.

h. Are items 1002 and 1003 included in the \$250,000 contract minimum?

ANSWER: The \$250,000 is a generic amount of money being guaranteed on the contract. There is no guarantee that the Government will buy any one particular line item. Until the actual award is made, we will not know which line items will be awarded at what amount of money.

i. How are you going to keep up with your cost history, a facilities cost history and all of that if certain line items aren't awarded?

ANSWER: That is a government concern that will be addressed if and when needed.

j. Are you going to require your performance bonds during the performance of the contract exactly like you do on a JOC's, based on the amount that is out there and ordered?

ANSWER: Performance bond requirements are stated in paragraph: PERFORMANCE AND PAYMENT BONDS, section 00100. In subparagraph (c)(2), it states that the contract price to be used to determine bonding requirements for indefinite quantity contracts shall be the minimum quantity (\$250,000, as stated in paragraph: MINIMUM CONTRACT VALUE, section 00800). When that quantity is exceeded, the remaining portions of the paragraph ((a)(2) and (b)(2) specifically) apply. If the total amount of outstanding, unaccepted, work on the contract exceeds \$250,000, the contractor will be required to increase his performance bond capacity to the outstanding amount.

k. Are you going to request sometime during the evaluation period that we can get a bond up to 10 million bucks that will save us all some time if you award that much?

ANSWER: No, but a preaward survey will be done as part of the award process to ensure the Government of the soundness of the potential awardee.

l. What 25 Family Housing Quarters Buildings in Family Housing Area 1 are included in line item 1633?

ANSWER: On this and similar line items for exterior painting, the buildings in the line item are all of the housing buildings in that particular area. If you've painted 25 family housing buildings in Area 1, there aren't any others. Technical Exhibit 2 has maps showing the housing areas. They are numbered 1 through 31.

m. What is the difference between Parts A and B of Group JJ line items for exterior paint?

ANSWER: Part A is for wholesale exterior painting of a housing area.

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Part B is for painting a small portion of a unit as required.

n. In paragraph 01000-C.5.5.11.6, which discusses damage from natural disasters, storms and what have you. The paragraph states that the contractor will do whatever service necessary to protect government property at no additional cost to the government. Is this correct?

ANSWER: That statement is in reference to paragraph: GOVERNMENT PROPERTY (FIXED-PRICE CONTRACTS), section 00700, which discusses how government FURNISHED property is handled. Government furnished property which is supplied to the contractor is the contractor's responsibility to maintain and repair until it is returned to the Government. This includes repairs needed as a result of natural disaster. No separate payment is made to the contractor by the Government for this maintenance and repair activity.

o. If we run into additional questions after the meeting, who should we direct them to?

ANSWER: To Christine Hendzlik, phone 816-426-2782, fax 816-426-3690.

p. After this site visit, is it possible that through housing we might schedule another inside visit on some of the buildings that we don't get to see today?

ANSWER: Yes. The POC is Charlie Williams with the Fort Riley Housing office, phone 913-239-3525.

q. Are the fences included as part of the contract maintenance requirements?

ANSWER: Those fences that are Government-owned are included in the contract; occupant owned fences are not. Identification of which fences are which will be made at the time a delivery order is issued.

r. In paragraph 01000-C.1.5.5, page 01000-C-1-8, is the '\$1000 per task' equivalent to the '\$1000 per quarters?'

ANSWER: The work level I scheduled maintenance, which is what this paragraph discusses, is limited to \$1000 per quarters. 'Per task' is equivalent to 'per quarters' in this instance.









## SECTION 00600

9 FEB 94

## REPRESENTATIONS &amp; CERTIFICATIONS

K.1	52.0100-4002	SUSPENDED OR DEBARRED (AL 85-30)	00600-1
K.2	52.0203-0002	CERTIFICATE OF INDEPENDENT PRICE DETERMINATION (APR 1985)	00600-1
K.3	52.0203-0004	CONTINGENT FEE REPRESENTATION AND AGREEMENT (APR 1984)	00600-2
K.4	52.0203-0008-1	REQUIREMENT FOR CERTIFICATE OF PROCUREMENT INTEGRITY (NOV 1990)-- ALTERNATE I (SEP 1990)	00600-2
K.5	52.0203-0011	CERTIFICATION AND DISCLOSURE REGARDING PAYMENTS TO INFLUENCE CERTAIN FEDERAL TRANSACTIONS (APR 1991)	00600-5
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## SPECIAL CLAUSES

## 1. COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK (APR 1984).

(a) The Contractor shall be required to (1) commence work under this contract within 45 calendar days after the date the Contractor receives the Notice to Proceed, (2) prosecute the work diligently, and (3) complete the entire work ready for use within 365 calendar days after the date the Contractor receives the Notice to Proceed. The time stated for completion shall include final cleanup of the premises. (FAR 52.212-3)

(b) Exception to completion time: In case the Contracting Officer determines that seeding, sodding and planting is not feasible during the completion time stated above, the Contractor shall accomplish such seeding, sodding and planting in the first planting period following the contract completion time.

## 2. LIQUIDATED DAMAGES - CONSTRUCTION (APR 1984).

(a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, the Contractor shall pay to the Government as liquidated damages, the following sums for each calendar day of delay for each set of delinquent quarters:

(1) Work Level I and Work Level II for all Billeting and Family Housing Quarters: \$39.00.

(2) Work Level III for Vacant Family Housing Quarters: \$175.00.

(3) Work Level III Occupied Family Housing Quarters: \$40.00.

(4) Work Level III for Vacant Billeting Quarters, BOQ and SEBQ: \$113.00.

(5) Work Level III for Occupied Billeting Quarters, BOQ and SEBQ: \$40.00.

(6) Work Level III for Vacant Billeting Quarters, Transient Quarters: \$103.00.

(b) If the Government terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final completion of the work together with any increased costs occasioned the Government in completing the work.

(c) If the Government does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted. (FAR 52.212-5)

(d) Exception to liquidated damage. In case the Contracting Officer determines that seeding, sodding and planting is not feasible during the stated completion time, seeding, sodding and planting will be exempted from liquidated damages.

3. MINIMUM CONTRACT VALUE:

(a) The guaranteed minimum quantity of work which will be required under this contract, and which will be initiated by one or more delivery orders, will not be less than \$250,000 for the initial contract period.

(b) If the Government's requirements for services set forth in the solicitation do not result in orders beyond the minimum dollar amount stated above, the event shall not constitute the basis for an equitable price adjustment under this contract.

4. PERFORMANCE.

(a) Delivery or performance shall be specified in each individual delivery order issued hereunder. Individual order performance time will be determined in accordance with Technical Exhibit: Rate of Performance. The performance time in each delivery order will run concurrently with the time in other delivery orders. Time allowances indicated in the Rate of Performance schedule include 'punch list' correction and final inspection. Performance time shall commence on the day after the Contractor signs each delivery order. Any time used in excess of the above cited rate shall be subject to liquidated damages and are a daily rate per quarters.

(b) Any delivery order failing to demonstrate compliance with standards, methods and dates as specified in this RFP, will have liquidated damages assessed. If the Government elects to have any accrued liquidated damages, these damages may either be paid directly to the Government or applied as a reduction on any current or future sums payable by the Government to the Contractor under the delivery orders issued under this contract. The Government will notify the Contractor in writing of it's choice of method of payment.

5. DELIVERABLES.

Except as specified or directed otherwise, the Contractor shall provide all deliverables, reports, plans, schedules, etc., through the COR. All plans, schedules, etc., must be reviewed and approved in writing by the Contracting Officer except as specified otherwise herein or as otherwise redelegated by the Contracting Officer.

6. FINAL INSPECTION.

When the Contractor is ready for final inspection, he shall request a final inspection from the Ordering Officer or COR. The final inspection shall be requested a minimum of one (1) day prior to desired final inspection date. Any discrepancies noted shall be corrected within the time specified by the Ordering Officer or COR prior to final payment.

7. QUALITY CONTROL.

Contract Clause 'Inspection of Construction' and section: CONSTRUCTION QUALITY MANAGEMENT - CONTRACTOR QUALITY CONTROL, Technical Exhibit: Technical Specifications, detail inspection and acceptance criteria.

8. CONTRACT DRAWINGS, MAPS, AND SPECIFICATIONS (DEC 1991) DFAR 252.236-7001.

(a) The Government--

(1) will provide the Contractor, without charge fifteen (15) sets of the RFP including specifications, technical data, and other related documents, except publications incorporated into the technical provisions by reference;

(2) will furnish additional sets on request, for the cost of reproduction; and

(3) may, at its option, furnish the contractor one set of reproducible, or half-size drawings, in lieu of the drawings in paragraph (a)(1) of this clause.

(b) The Contractor shall--

(1) check all drawings furnished immediately upon receipt;

(2) compare all drawings and verify the figures before laying out the work;

(3) promptly notify the Contracting Officer of any discrepancies; and

(4) be responsible for any errors which might have been avoided by complying with this paragraph (b).

(c) Large scale drawings shall, in general, govern small scale drawings. Figures marked on drawings shall, in general, be followed in preference to scale measurements.

(d) Omissions from the drawings or specifications or the misdescription of details of work which are manifestly necessary to carry out the intent of the drawings and specifications, or which are customarily performed, shall not relieve the Contractor from performing such omitted or misdescribed details of the work, but shall be performed as if fully and correctly set forth and described in the drawings and specifications.

(e) The work shall conform to the specifications and the contract drawings identified on the following index of drawings: There are no contract drawings for this solicitation.

9. SHOP DRAWINGS.

The Contractor's attention is directed to clause "Specifications and Drawings for Construction" of the Contract Clauses.

10. SUBMITTALS.

Submittals shall be handled in accordance with Technical Exhibit 24, Items Requiring Submittals.

11. PHYSICAL DATA (APR 1984).

Data and information furnished or referred to below are for the Contractor's information. The Government will not be responsible for any interpretation of or conclusion drawn from the data or information by the Contractor.

(a) The indications of physical conditions on the drawings and in the specifications are the result of site investigations.

(b) Weather conditions. Each bidder should satisfy himself before submitting his bid as to hazards likely to arise from weather conditions. Complete weather records and reports may be obtained from the local National Weather Service Office.

(c) Transportation facilities. Each bidder before submitting his bid should obtain necessary data as to access highway and railroad facilities. The unavailability of transportation facilities shall not become a basis for claims for damages or extension of time for completion of work.

(d) Excavation permits. The Contractor shall obtain a written permit from the Director of Engineering and Housing Office before starting any excavation on this project. Contractor shall allow a minimum of 21 days from date of application to receive the excavation permit.

12. SALVAGE MATERIALS AND EQUIPMENT (JAN 1965).

The Contractor shall maintain adequate property control records for all materials or equipment specified to be salvaged. These records may be in accordance with the Contractor's system or property control, if approved by the property administrator. The Contractor shall be responsible for the adequate storage and protection of all salvaged materials and equipment and shall replace, at no cost to the Government, all salvage materials and equipment which are broken or damaged during salvage operations as the result of his negligence, or while in his care.

13. AVAILABILITY OF UTILITY SERVICES.

(a) Existing utility systems and supplies are adequate for the needs and use of the Contractor as well as the Government. All reasonably required amounts of water, gas and electricity will be available to the Contractor by the Government from existing system outlets and supplies. The Contractor shall, at his own expense, make all temporary connections and install distribution lines.

(b) Utilities for work performed under any deliver order under this contract will be provided at no cost to the Contractor. It is the responsibility of the Contractor to be 'energy conscious' in the use of these Government-furnished utilities. The Contractor shall observe all energy conservation practices while using Government-furnished utilities under his control while on the installation. The Contractor shall instruct his personnel in the prudent use of utilities, including but not limited to turning off utilities when not needed, keeping windows and doors closed in

heated/air conditioned areas, and limiting heated area temperatures to 65 degrees F and cooled areas to 78 degrees F. Exceptions will be made only when necessary for application/installation of contract materials and after receiving permission from the Contracting Officer's Representative (COR).

(c) Utilities (water and electricity) for the Government-furnished facility discussed in section 01000 and for any Contractor-furnished office facility shall be paid for by the Contractor. The Contractor shall make arrangements with the Using Service, through the COR, as to the method of determining the amount of water and electricity to be used by him and the method of payment therefor. The Contractor shall be charged prevailing local commercial rates for utilities used. The prevailing local commercial rates for utilities are higher than those charged the Using Service.

(d) The Contractor, at his own expense and in a workmanlike manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines and, if necessary to determine charges, all meters required to measure the amount of each utility used; he shall remove the same prior to final acceptance of the construction.

(e) Telephone Service. Telephone service shall be the responsibility of the contractor.

#### 14. DAMAGE TO WORK (1966 MAR OCE).

The responsibility for damage to any part of the permanent work shall be as set forth in the CONTRACT CLAUSE titled "Permits and Responsibilities." However, if, in the judgment of the Contracting Officer, any part of the permanent work performed by the Contractor is damaged by flood or earthquake, which damage is not due to the failure of the Contractor to take reasonable precautions or to exercise sound engineering and construction practices in the conduct of the work, the Contractor will make the repairs as ordered by the Contracting Officer and full compensation for such repairs will be made at the applicable contract unit or lump sum prices as fixed and established in the contract. If, in the opinion of the Contracting Officer, there are no contract unit or lump sum prices applicable to any part of such work an equitable adjustment pursuant to CONTRACT CLAUSE titled, "Changes," of the contract, will be made as full compensation for the repairs of that part of the permanent work for which there are no applicable contract unit or lump sum prices. Except as herein provided, damage to all work (including temporary construction), utilities, materials, equipment and plant shall be repaired to the satisfaction of the Contracting Officer at the Contractor's expense, regardless of the cause of such damage.

#### 15. SUPERINTENDENCE OF SUBCONTRACTORS.

(a) The Contractor shall be required to furnish the following:

(1) If more than 50% and less than 70% of the value of the contract work is subcontracted, one superintendent shall be provided at the site and on the Contractor's payroll to be responsible for coordinating, directing, inspecting and expediting the subcontract work.

(2) If 70% or more of the value of the work is subcontracted, the Contractor shall be required to furnish two such superintendents to be responsible for coordinating, directing, inspecting and expediting the subcontract work.

(b) If the Contracting Officer, at any time after 50% of the subcontracted work has been completed, finds that satisfactory progress is being made, he may waive all or part of the above requirement for additional superintendence subject to the right of the Contracting Officer to reinstate such requirement if at any time during the progress of the remaining work he finds that satisfactory progress is not being made.

16. IDENTIFICATION OF EMPLOYEES.

The Contractor shall be responsible for furnishing to each employee and for requiring each employee engaged on the work to display identification as may be approved and directed by the Contracting Office. All prescribed identification shall immediately be delivered to the Contracting Officer, for cancellation upon the release of any employee. When required by the Contracting Officer the Contractor shall obtain and submit fingerprints of all persons employed or to be employed on the project.

17. EXCEPTED ARTICLES, MATERIALS, AND SUPPLIES (FAR 25.108) (FEB 1993).

(a) One or more agencies have determined that the articles, materials, and supplies listed in paragraph (d) of this section are not mined, produced, or manufactured in the United States in sufficient and reasonably available commercial quantities of a satisfactory quality. The list in paragraph (d) of this section is furnished for information only; an article, material or supply listed therein may be treated as domestic only when the agency concerned has made a determination that it is not mined, produced, or manufactured in the United States in sufficient and reasonably available quantities of a satisfactory quality.

(b) Agencies making determinations under 25.102(a)(4) or 25.202(a)(3) for unlisted articles, materials, or supplies shall submit a copy of these determinations to the appropriate FAR Council for possible addition of items to the list.

(c) Agencies shall provide detailed information to the appropriate FAR Council if any item on the list becomes reasonably available in sufficient commercial quantities of a satisfactory quality.

(d)(1) The excepted articles, materials, and supplies are as follows:

Acetylene, black.  
Agar, bulk.  
Anise.  
Antimony, as metal or oxide.  
Asbestos, amosite, chrysotile, and crocidolite.  
Bananas.  
Bauxite.  
Beef, corned, canned.

Beef extract.  
 Bephenium hydroxynapthoate.  
 bismuth.  
 Books, trade, text, technical, or scientific; newspapers; pamphlets;  
 magazines; periodicals; printed briefs and films; not printed in the United  
 States and for which domestic editions are not available.  
 Brazil nuts, unroasted.  
 Cadmium, ores and flue dust.  
 Calcium cyanamide.  
 Capers.  
 Cashew nuts.  
 Castor beans and castor oil.  
 Chalk, English.  
 Chestnuts.  
 Chicle.  
 Chrome ore or chromite.  
 Cinchona bark.  
 Cobalt, in cathodes, rondelles, or other primary ore and metal forms.  
 Cocoa beans.  
 Coconut and coconut meat, unsweetened, in shredded, desiccated, or  
 similarly prepared form.  
 Coffee, raw or green bean.  
 Colchicine alkaloid, raw.  
 Copra.  
 Cork, wood or bark and waste.  
 Cover glass, microscope slide.  
 Crane rail (85-pound per foot)  
 Cryolite, natural.  
 Dammar gum.  
 Diamonds, industrial, stones and abrasives.  
 Emetine, bulk.  
 Ergot, crude.  
 Erythrityl tetranitrate.  
 Fair linen, attar.  
 Fibers of the following types: abaca, abace, agave, coir, flax, jute,  
 jute burlaps, palmyra, and sisal.  
 Goat and kidskins.  
 Graphite, natural, crystalline, crucible grade.  
 Hand file sets (Swiss pattern).  
 Handsewing needles.  
 Hemp yarn.  
 Hog bristles for brushes.  
 Hyoscine, bulk  
 Ipecac, root.  
 Iodine, crude.  
 Kaurigum.  
 Lac.  
 Leather, sheepskin, hair type.  
 Lavender oil.  
 Manganese.  
 Menthol, natural bulk.  
 Mica.

Microprocessor chips (brought onto a Government construction site as separate units for incorporation into building systems during construction or repair and alteration of real property).

Nickel, primary, in ingots, pigs, shots, cathodes, or similar forms; nickel oxide and nickel salts.

Nitroguanidine (also known as picrite).

Nux vomica, crude.

Oiticica oil.

Olive oil.

Olives (green), pitted or unpitted, or stuffed, in bulk.

Opium, crude.

Oranges, mandarin, canned.

Petroleum, crude oil, unfinished oils, and finished products (see definitions of petroleum terms in subparagraph (d)(2) below).

Pine needle oil.

Platinum and related group metals, refined, as sponge, powder, ingots, or cast bars.

Pyrethrum flowers.

Quartz crystals.

Quebracho.

Quinidine.

Quinine.

Rabbit fur felt.

Radium salts, source and special nuclear materials.

Rosettes.

Rubber, crude and latex.

Rutile.

Santonin, crude.

Secretin.

Shellac.

Silk, raw and unmanufactured.

Spare and replacement parts for equipment of foreign manufacture, and for which domestic parts are not available.

Spices and herbs, in bulk.

Steel conduit (5 inch and 6 inch)

Sugars, raw.

Swords and scabbards.

Talc. block. steatite.

Tantalum.

Tapioca flour and cassava.

Tartar, crude; tartaric acid and cream of tartar in bulk.

Tea in bulk.

Thread, metallic (gold).

Thyme oil.

Tin in bars, blocks, and pigs.

Triprolidine hydrochloride.

Tungsten.

Vanilla beans.

Venom, cobra.

Wax, carnauba.

Wire glass.

Woods; logs, veneer, and lumber of the following species: Alaskan yellow cedar, angelique, balsa, ekki, greenheart, lignum vitae, mahogany, and teak.

Yarn, 50 Denier rayon.

(2) As used in subparagraph (d)(1) of this section, petroleum terms are defined as follows:

(i) 'Crude oil' means crude petroleum, as it is produced at the wellhead, and liquids (under atmospheric conditions) that have been recovered from mixtures of hydrocarbons that existed in a vaporous phase in a reservoir and that are not natural gas products.

(ii) 'Finished products' means any one or more of the following petroleum oils, or a mixture or combination of these oils, to be used without further processing except blending by mechanical means:

(A) 'Asphalt'--a solid or semi-solid cementitious material that (1) gradually liquefies when heated, (2) has bitumens as its predominating constituents, and (3) is obtained in refining crude oil.

(B) 'Fuel oil'--a liquid or liquefiable petroleum product burned for lighting or for the generation of heat or power and derived directly or indirectly from crude oil, such as kerosene, range oil, distillate fuel oils, gas oil, diesel fuel, topped crude oil, or residues.

(C) 'Gasoline'--a refined petroleum distillate that, by its composition, is suitable for use as a carburant in internal combustion engines.

(D) 'Jet fuel'--a refined petroleum distillate used to fuel jet propulsion engines.

(E) 'Liquefied gases'--hydrocarbon gases recovered from natural gas or produced from petroleum refining and kept under pressure to maintain a liquid state at ambient temperatures.

(F) 'Lubricating oil'--a refined petroleum distillate or specially treated petroleum residue used to lessen friction between surfaces.

(G) 'Naphtha'--a refined petroleum distillate falling within a distillation range overlapping the higher gasoline and the lower kerosenes.

(H) 'Natural gas products'--liquids (under atmospheric conditions), including natural gasoline, that--

(1) Are recovered by a process of absorption, adsorption, compression, refrigeration, cycling, or a combination of these processes, from mixtures of hydrocarbons that existed in a vaporous phase in a reservoir, and

(2) When recovered and without processing in a refinery, definitions of products contained in subdivision (B), (C), (D), and (G) above.

(I) 'Residual fuel oil'--a topped crude oil or viscous residuum that, as obtained in refining or after blending with other fuel oil, meets or is the equivalent of Military Specification Mil-F-859 for Navy Special Fuel Oil and any more viscous fuel oil, such as No. 5 or Bunker C.

(iii) 'Unfinished oils' means one or more of the petroleum oils listed in subdivision (ii) above, or a mixture or combination of these oils, that are to be further processed other than by blending by mechanical means.

18. INTERRUPTIONS TO UTILITY SERVICES.

Where it is necessary to interrupt services to make connections and the period of interruption will last more than 2 hours, the connections shall be performed at night, between 2400 and 0500 (preferred), or on a weekday between 0800 and 1600, unless otherwise approved by the Contracting Officer. Interruptions shall not occur on holidays. Final arrangements shall be made with the Contracting Officer at least 72 hours in advance of the scheduled times of interruptions. See also paragraph: Utility Service Interruptions, Section 01000.

19. LABOR - ADDITIONAL REQUIREMENTS.

(a) Application of wage rates and fringe benefits. For the application of the wage rates and fringe benefits contained in the Decision of the Secretary of Labor; attached to and a part of this contract, all work shall be considered Residential.

(b) Fringe benefits statement. The method of payment of applicable Fringe Benefits will be indicated on DD Form 879, Statement of Compliance, and attached to each weekly payroll. (DF from GS 11 July 69)

(c) Physical inclusion of contract labor standards stipulations in subcontracts. CONTRACT CLAUSE titled "Subcontracts" requires that the clauses listed therein be inserted in all subcontracts. These provisions shall be physically included in all subcontracts. However, Contractors who subcontract by means of purchase orders or other informal type contract will be considered in compliance provided they attach copies of the appropriate labor standards clauses to the subcontract form, and provided also that the subcontractor acknowledges receipt thereof in writing. Incorporation by reference does not constitute compliance. (DA Circ 715-2-60 23 Feb 67)

(d) Subcontract award. Within 14 days after the award of any subcontract either by itself or a subcontractor, the Contractor shall deliver a completed SF Form 1413 (Statement and Acknowledgment) to the Contracting Officer.

20. APPROVED EQUAL.

The drawings and the TECHNICAL PROVISIONS of this RFP may, in some instances, refer to certain items of equipment, material, or article by trade name. References of this type shall not be construed as limiting competition, but shall be regarded as establishing a standard of quality. In this respect,

the Contractor's attention is directed to CONTRACT CLAUSE titled "Material and Workmanship."

21. EQUIPMENT OWNERSHIP AND OPERATING EXPENSE SCHEDULE (1990 JUL HQ USACE).

(a) Allowable cost for construction and marine plant and equipment in sound workable condition owned or controlled and furnished by a Contractor or subcontractor at any tier shall be based on actual cost data for each piece of equipment or groups of similar serial and series for which the Government can determine both ownership and operating costs from the Contractor's accounting records. When both ownership and operating costs cannot be determined from the Contractor's accounting records, costs for that equipment shall be based upon the applicable provisions of EP 1110-1-8, "Construction Equipment Ownership and Operating Expense Schedule," Region V. Working conditions shall be considered to be average for determining equipment rates using the schedule unless specified otherwise by the Contracting Officer. For equipment not included in the schedule, rates for comparable pieces of equipment may be used or a rate may be developed using the formula provided in the schedule. For forward pricing, the schedule in effect at the time of negotiations shall apply. For retrospective pricing, the schedule in effect at the time the work was performed shall apply.

(b) Equipment rental costs are allowable, subject to the provisions of FAR 31.105(d)(ii) and FAR 31.205-36, substantiated by certified copies of paid invoices. Rates for equipment rented from an organization under common control, lease-purchase or sale-leaseback arrangements will be determined using the schedule except that rental costs leased from an organization under common control that has an established practice of leasing the same or similar equipment to unaffiliated lessees are allowable. Costs for major repairs and overhaul are unallowable.

(c) When actual equipment costs are proposed and the total amount of the pricing action is over \$25,000, cost or pricing data shall be submitted on Standard Form 1411, "Contract Pricing Proposal Cover Sheet." By submitting cost or pricing data, the Contractor grants to the Contracting Officer or an authorizing representative the right to examine those books, records, documents and other supporting data that will permit evaluation of the proposed equipment costs. After price agreement the Contractor shall certify that the equipment costs or pricing data submitted are accurate, complete and current.

(d) This does not apply to terminations. See 49.113(100) and FAR Part 49.

22. PREFERENCE FOR DOMESTIC SPECIALTY METALS (DEC 1991).

(a) Definition. "Specialty metals" means--

(1) Steel--

(i) Where the maximum alloy content exceeds one or more of the following limits: manganese, 1.65 percent; silicon, 0.60 percent; or copper, 0.60 percent; or

(ii) Which contains more than 0.25 percent of any of the following elements: aluminum, chromium, cobalt, columbium, molybdenum, nickel, titanium, tungsten, or vanadium;

(2) Metal alloys consisting of nickel, iron-nickel, and cobalt base alloys containing a total of other alloying metals (except iron) in excess of ten percent;

(3) Titanium and titanium alloys; or

(4) Zirconium and zirconium base alloys.

(b) The Contractor agrees that any specially metals incorporated in articles delivered under this contract will be melted in the United States, its possessions, or Puerto Rico.

(c) This clause does not apply to the extent that--

(1) The Secretary or designee determines that a satisfactory quality and sufficient quantity of such articles cannot be acquired when needed at U.S. market prices;

(2) The acquisition is for an end product of a country listed in subsection 225.872-1 of the Defense FAR Supplement; or

(3) The acquisition is necessary to comply with agreements with foreign governments requiring the United States to purchase supplies from foreign sources to offset sales made by the U.S. Government or U.S. firms under approved programs. (DOD FAR SUPP 252.225-7014)

#### 23. PAYMENTS TO SUBCONTRACTORS.

The Contractor's attention is directed to CONTRACT CLAUSE titled "Payment Under Fixed-Price Construction Contracts." In addition to the requirements set forth in the referenced paragraph, the Government will reimburse the Contractor, upon request, for amount of premiums paid by the subcontractors for performance and payment bonds (including coinsurance and reinsurance agreements, when applicable) after the Contractor furnishes evidence of full payment to the surety.

#### 24. SCHEDULE OF WORK.

The Contractor's attention is directed to CONTRACT CLAUSE titled "Schedule for Construction Contracts," wherein if, in the opinion of the Contracting Officer, the Contractor falls behind the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer.

#### 25. PAYMENT FOR MATERIALS DELIVERED OFF-SITE (1985 JAN HQ USACE).

Pursuant to the CONTRACT CLAUSE titled "Payments Under Fixed-Price Construction Contracts," materials delivered to the Contractor at locations other than the site of the work may be taken into consideration in making payments if included in payment

estimates and if all the conditions of the Contract Clauses are fulfilled. Payment for items delivered to locations other than the work site will be limited to those materials which have been approved, if required by the technical provisions; those materials which have been fabricated to the point where after they are identifiable to an item of work required under this contract. Such payment will be made only after receipt of paid or receipted invoices or invoices with canceled check showing title to the items to the prime contractor and including the value of materials and labor incorporated into the item. In addition to petroleum products, this clause will be limited to the type and quantity of materials approved by the Contracting Officer prior to commencement of construction.

#### 26. TIME EXTENSIONS FOR UNUSUALLY SEVERE WEATHER.

(a) This provision specifies the procedure for determination of time extensions for unusually severe weather in accordance with the CONTRACT CLAUSE titled "Default: (Fixed Price Construction).". In order for the Contracting Officer to award a time extension under this clause, the following conditions must be satisfied:

(1) The weather experienced at the project site during the contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the project location during any given month.

(2) The unusually severe weather must actually cause a delay to the completion of the project. The delay must be beyond the control and without the fault or negligence of the Contractor.

(b) The following schedule of monthly anticipated adverse weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the project location and will constitute the base line for monthly weather time evaluations. The Contractor's progress schedule must reflect these anticipated adverse weather delays in all weather dependent activities.

#### MONTHLY ANTICIPATED ADVERSE WEATHER DELAY WORK DAYS BASED ON (5) DAY WORK WEEK

<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
(13)	(9)	(5)	(6)	(7)	(8)	(7)	(5)	(6)	(5)	(3)	(8)

(c) Upon acknowledgment of the Notice to Proceed (NTP) and continuing throughout the contract, the Contractor will record on the daily CQC report, the occurrence of adverse weather and resultant impact to normally scheduled work. Actual adverse weather delay days must prevent work on critical activities for 50 percent or more of the Contractor's scheduled work day. The number of actual adverse weather delay days shall include days impacted by actual adverse weather (even if adverse weather occurred in previous month), be calculated chronologically from the first to the last day of each month, and be recorded as full days. If the number of actual adverse weather delay days exceeds the number of days anticipated in paragraph b, above, the Contracting Officer will convert any qualifying delays to calendar days, giving full consideration for equivalent fair weather work days, and issue a

modification in accordance with the CONTRACT CLAUSE titled "Default (Fixed Price Construction)." (ER 415-1-15)

27. PAYMENTS TO CONTRACTOR (KCD MAY 90 - FORMERLY FAR 52.2/9101(a)).

The following is an example of a Contractor's release of claims clauses required to comply with the provisions of paragraph (f) of the CONTRACT CLAUSE titled "Payments Under Fixed-Price Construction Contracts":

RELEASE OF CLAIMS

The undersigned Contractor under contract dated \_\_\_\_\_, 19\_\_\_\_, between the United States of America and said Contractor for the \_\_\_\_\_ located at \_\_\_\_\_, in accordance with paragraph (f) of the CONTRACT CLAUSE titled "Payments Under Fixed-Price Construction Contracts" of said contract, hereby releases the United States, its officers, agents, and employees from any and all claims arising under or by virtue of said contract or any modification or change thereof except with respect to those claims, if any, listed below:

(Here itemize claims and amounts due.)

28. COMPOSITION OF CONTRACTOR (JAN 1963).

If the Contractor hereunder is comprised of more than one legal entity, each such entity shall be jointly and severally liable hereunder.

29. PROPERTY RECORDS (APR 1984).

The Government shall maintain the Government's official property records in connection with Government property under this contract. The Government Property clause is hereby modified by deleting the requirement for the Contractor to maintain such records.

30. UPKEEP OF ROADWAY AREAS WITHIN A MILITARY INSTALLATION WHICH THE CONTRACTOR USES.

In addition to the requirements in CONTRACT CLAUSE titled "Operations and Storage Areas," the Contractor shall comply with the following requirements: Where the construction work is on or adjacent to, or involves hauling over public roads, streets, or highways located on a military installation, all herein referred to as "roads," the said roads shall except as otherwise specified or directed, be kept open for traffic at all times during the construction period. The Contractor shall keep the roads including adjacent construction site free of debris including litter, waste construction material, mud etc., that might be caused to accumulate thereon by his operations, and upon completion of the work, shall clean up the said roads and construction site and repair any damage occasioned with his operations under this contract to the satisfaction of the Contracting Officer. The drainage from the roads shall not be obstructed by the construction work.

## 31. TIMBER DISPOSAL.

(a) Any and all hardwood trees, stems and limbs three (3) inches in diameter or greater that must be removed as a result of construction be stockpiled by the Contractor in the area designated, i.e. across the road southeast of Bldg. 322. Excluded from this requirement are cedar, pine and cottonwood trees, stems and limbs.

(b) All cedar, pine and cottonwood trees, stems and limbs; all trees, stems and limbs less than three (3) inches in diameter; and all stumps and roots will be taken to the construction and demolition debris landfill for disposal. This landfill is located in the vicinity of the corner of E and 4th Streets in Camp Whiteside.

## 32. PROTECTION OF UTILITY LINES.

(a) It shall be the Contractor's responsibility to protect all existing utility lines from damage during excavation for utilities systems. Any damage resulting to existing utility systems shall be repaired by the Contractor, to the satisfaction of the contracting officer, at no additional cost to the Government.

(b) All requests for access and/or locations must be made through the Contracting Officer's Representative (COR) or Resident Engineer. The Director of Engineering and Housing will work directly with the Resident Engineer to provide timely information to the Contractor.

(c) The Director of Engineering and Housing will delineate existing buried lines only when requested by the Resident Engineer. This delineation will define a four (4) foot area of liability. Any damage done to an existing line within two (2) feet of the flag shall be repaired by the Contractor as mentioned in section (a) above. If the damage occurs outside the area, the DEH will assume responsibility for needed repairs.

(d) Digging permits are required and should be requested through the COR or the Resident Engineer two (2) weeks prior to any digging or trenching.

## 33. CONTRACTOR-FURNISHED EQUIPMENT DATA.

At or before 30 days prior to final inspection and acceptance of the work, the Contractor shall submit the data mentioned in the following subclauses.

(a) Equipment List. An itemized equipment list showing unit retail value and nameplate data including serial number, model number, size, manufacturer, etc., for all Contractor-furnished items of mechanical equipment, electrical equipment, and fire protection systems installed under this contract.

(b) Guarantees. A list of all equipment items which are specified to be guaranteed accompanied by a copy of each specific guarantee therefor. For each specific guaranteed item, a name, address, and telephone number shall be shown on the list for subcontractor who installed equipment, equipment supplier or distributor and equipment manufacturer. The completion date of

the guarantee period shall correspond to the applicable specification requirements for each guaranteed item.

(c) **Warranty Stickers.** The Contractor shall place equipment warranty stickers on all warranted equipment in the location designated by the Contracting Officer's representative. The Contracting Officer will furnish the stickers on the equipment.

(d) **Warranty Service Calls.** The Contractor shall furnish to the Contracting Officer the names of local service representatives and/or Contractors that are available for warranty service calls and who will respond to a call within the time periods as follows: 4 hours for heating, air-conditioning, refrigeration, air supply and distribution, and critical electrical service systems and food service equipment, and 24 hours for all other systems. The names, addresses, and telephone numbers for day, night, weekend, and holiday service responses shall be furnished to the Contracting Officer and also posted at a conspicuous location in each mechanical and electrical room or close to the unit.

34. **FORT RILEY CONSTRUCTION DEMOLITION DEBRIS (C/D) LANDFILL OPERATIONS.**

The Fort Riley Construction Demolition Debris landfill will have an attendant on duty and be open for normal operations Monday-Friday, 0730-1600. Only construction demolition debris materials will be accepted; any salvageable items shall be turned into DOL, Building 659, or DRMO, Building 1950. P.O.C. for this matter is Mr. Darrel Wilson, DEH Environmental Office, Building 408, telephone (913) 239-3962.

35. **DATE OF SAFETY AND HEALTH REQUIREMENTS MANUAL (EM 385-1-1).**

(a) The date of the U.S. Army Corps of Engineers Safety and Health Requirements Manual in effect on the date of this solicitation is October 1992. See Section 00700, Contract Clause titled "Accident Prevention." (KCD 18 DEC 1992)

(b) Section 06.I of EM 385-1-1 is deleted. Job hazard analysis for confined space entry procedures is still required, as per 01.A.09 of EM 385-1-1. OSHA Standards 29 CFR 1910.146 or 29 CFR 1926 shall apply.

36. **UNEXPECTED HAZARDOUS SUBSTANCES.**

In the event that suspected hazardous substances are revealed during construction activities, all such construction activities in the immediate area shall be immediately suspended. Hazardous substances for purposes of this specification only, shall be defined as CERCLA hazardous substances, infectious or radioactive wastes, asbestos or oil. The Contractor shall leave the materials undisturbed and shall immediately report the find to the Contracting Officer's Representative (COR) so that proper authorities can be notified. The Contractor shall not resume construction activities in the vicinity of the suspected hazardous substances until written clearance is received from the COR. Identification and removal of any such materials will be conducted in accordance with all Federal, state and local

environmental laws and regulations according to the CONTRACT CLAUSE titled "Differing Site Conditions."

37. RECORDING AND PRESERVING HISTORICAL AND ARCHAEOLOGICAL FINDS.

All items having any apparent historical or archaeological interest which are discovered in the course of any construction activities shall be carefully preserved. The Contractor shall leave the archaeological find undisturbed and shall immediately report the find to the Contracting Officer so that the proper authorities may be notified.

38. UNEXPECTED DISCOVERY OF ASBESTOS ON CONSTRUCTION (RENOVATION AND DEMOLITION).

The buildings and areas to be renovated or demolished have been surveyed for the presence of asbestos-containing materials. This survey is not a warranty that asbestos-containing materials are either not present or limited to the amounts found in the survey. Should suspected asbestos-containing material be encountered, the Contractor shall promptly, and before the conditions or the substance encountered is disturbed, give a written notice to the Contracting Officer of the suspected asbestos-containing material conditions encountered. As directed by the Contracting Officer, the Contractor shall remove and dispose of any and all asbestos-containing material as necessary to accomplish the required work which shall be performed in accordance with all pertinent local, state, and federal laws. An equitable adjustment will be made to the Contractor in accordance with the CONTRACT CLAUSE titled "Changes", for the additional work directed by the Contracting Officer.

39. RESTRICTION ON ACQUISITION OF CARBON, ALLOY, AND ARMOR STEEL PLATE (APR 1992) (252.225-7030).

The Contractor agrees that all carbon, alloy, and armor steel plate in Federal supply class 9515, or described by American Society for Testing Materials (ASTM) or American Iron and Steel Institute (AISI) specifications, furnished under this contract for use in a Government-owned facility or facility under the control of the Department of Defense shall be melted and rolled in the United States or Canada.

40. PRECONSTRUCTION CONFERENCE.

(a) Initial Conference. When determined appropriate by the Contracting Officer, before work is begun on the first delivery order under the contract, a conference may be conducted by the Ordering Officer or the COR to acquaint the Contractor with Government policies and procedures that are to be observed during the prosecution of the work and to develop mutual understanding relative to the administration of the contract.

(b) Individual Delivery Order Conferences. At the discretion of the COR, a preconstruction conference may be conducted prior to the commencement of work on individual delivery orders.

41. ADDITIONAL ITEMS OF WORK.

Items of work not covered by this contract but within its scope and general intent may be negotiated by the Contracting Officer or his designated representative and added at any time during the contract term.

42. SCHEDULING WORK.

(a) Before commencement of work under an individual delivery order, the Contractor shall confer with the Ordering Officer or the COR and agree on a sequence of procedure, means of access to the building and premises, space for storage of materials and equipment, delivery of materials and use of approaches, use of corridors, stairways, elevators and similar means of conveyance and the location of partitions, eating spaces and restrooms for contractor's employees and the like.

(b) The contractor shall move housing occupants and Government property in the immediate work area as necessary to accomplish the required work and then replace it to its original location. Should the required work not allow the property to be replaced to its original location, new locations will be designated by the Ordering Officer or the COR.

(c) Delivery of materials and equipment shall be made with a minimum of interference to Government operations and personnel.

(d) The Contractor shall take all precautions to ensure that no damage will result from his operations to private or public property. All damages shall be repaired or replaced by the Contractor at no cost to the Government.

(e) Delivery of Materials. It is the responsibility of the Contractor or subcontractor to inform their vendors and truck drivers of the prime contractor's name, contract number and work site. Fort Riley is not a controlled access installation. However, subcontractors, vendors or delivery persons who do not possess the above information and other proper identification as required by the Security Office may be denied access to Fort Riley. Any delay caused by such denial will be at the Contractor's expense and no time extensions for such delays will be allowed. Contractors will provide escorts for suppliers' trucks from the perimeter gates to the job site when required. Delays or problems with delivery of materials shall not waive the rate of performance nor change the assessment of liquidated damages.

43. CONSTRUCTION SITE MAINTENANCE.

(a) The contractor shall conduct and schedule his work in a manner to cause minimum disruption to the existing facilities and operation.

(b) The existing building(s) shall be maintained weatherproof at all times. While a work effort is being put forth (from Notice to Proceed to Acceptance by the Government) the Contractor shall be responsible for protecting personnel, furnishings, and facilities from water damage, dust, dirt, etc., resulting from work of each delivery order. The Contractor shall restore all such damaged items to their original condition at no additional expense to the Government. The Contractor will not be held responsible for

damages due to pre-existing leaks or leaks which develop during the work of this contract that are determined to be unrelated to Contractor's operations.

(c) The Contractor shall store all supplies and equipment in accordance with fire and safety codes at the location designated for the Contractor's management office or at a location designated by/coordinated with the Contracting Officer's Representative (COR) so as to preclude mechanical and climatic damage; the site shall be maintained in a neat and orderly manner.

#### 44. NOISE CONTROL.

The Contractor shall comply with all applicable state and local laws, ordinances, and regulations relative to noise control.

#### 45. EQUIPMENT ON THE SITE.

The Contractor shall cover equipment that is to remain in place within the area of contract operations to protect it against damage or loss. The Contractor shall, as directed, store equipment removed in the performance of work or reuse the equipment in work as required by drawings and specifications. Equipment temporarily removed shall be protected, cleaned and replaced equal to or better than its conditions prior to starting work. Security for equipment or material that is to be reused and is removed for temporary storage shall be the sole responsibility of the Contractor.

#### 46. TRUCKING.

The Contractor shall load trucks leaving the site with loose debris in a manner that will prevent dropping of materials on streets. All vehicles transporting hot-mix compounds, sand, base course material, surfacing aggregates or dirt for work performance under this contract and traveling in excess of thirty-five (35) MPH over post area streets or main access roads of Fort Riley shall have such materials covered with a tarpaulin canvas or shall be loaded to a minimum of six (6) inches below the top of the sideboards to avoid spillage of materials. The Contractor shall be responsible for cleaning up any materials that fall from trucks.

#### 47. TOILET FACILITIES.

Contractor's personnel will be permitted to use toilet facilities on the premises subject to regulation and control of the Contracting Officer's Representative (COR). Only one bathroom may be used in a set of quarters and it must be returned to the Government in a spotless condition. In addition, toilet facilities at the Contractor's management office shall be provided at the expense of the Contractor.

#### 48. ENVIRONMENT, SAFETY AND HEALTH.

(a) General. Limited emergency first aid to prevent loss of life or limb, is available for Contractor personnel at Irwin Army Community Hospital for injuries sustained in the performance of their duties. Emergencies will be treated only during the period of the emergency and appropriate action will be taken to discharge or transfer patients as soon as the emergency period

ends. Charges to the Contractor for stated medical care will be at the prevailing inpatient rate or outpatient rate, whichever is applicable. For any other injury Contractor personnel should go to a municipal medical center or see their private physician. Use of Irwin Army Community Hospital constitutes compliance with the First Aid Requirement of the Corps of Engineers Manual EM-385-1-1 as referenced in Section I, paragraph: Accident Prevention. The requirements of Department of Labor, Occupational Safety and Health Administration (OSHA) Standards 29 CFR 1910 L 1926 or EM 385-1-1, General Safety Requirements, whichever is most stringent, will be followed and no deviation is acceptable.

(1) Applicable Publications. The publications listed below form a part of this specification to the extent referenced. The publications are referred to in the text by basic designation only.

(2) Code of Federal Regulations (CFR).

(i) OSHA General Industry Safety and Health Standards (29 CFR 1910), Publication V2206; OSHA Construction Industry Standards (29 CFR 1926). One source of these regulations is OSHA Publication 2207 which includes a combination of both Parts 1910 and 1926 as they relate to construction safety and health. It is for sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(ii) 40 CFR Part 61 National Emission Standards for Hazardous Air Pollutants.

40 CFR Part 110 Discharge of Oil

40 CFR Part 112 Oil Pollution Prevention

40 CFR Part 122 National Pollutant Discharge Elimination System.

(3) Other.

(i) Federal Standard 313A material Safety Data Sheets, Preparation and the Submission

(ii) Safety and Health Requirements Manual, EM 385-1-1.

(b) Work Covered by this Section. This section is applicable to all work covered by this contract.

(c) Definition of Hazardous Materials. Refer to hazardous and toxic materials/substances included in Subparts H and Z of 29 CFR 1910 and to others as additionally defined in Fed. Std. 313. Those most commonly encountered include asbestos, polychlorinated biphenyls (PCB), solvents, petroleum and paints but does include others. The most likely products to contain asbestos are sprayed-on fireproofing, floor tile, insulation, siding, roofing, boiler lagging and pipe covering.

(d) No fire or flame producing device will be used on the installation without prior approval of the Contracting Officer and the Fire Chief. Hot works permits will be issued by the Fire Chief. Special requirements on hot works permits will be accomplished by the Contractor. Contractor will also be responsible for bringing to the attention of the COR any conditions which would preclude the use of fire or flame producing devices.

(e) Equipment will be maintained in a safe operating condition and a fire safe condition at all times. Equipment shall be stored in the areas so designated. Contractor shall secure vehicles and mobile equipment, when not in use, by removing the keys from key operated ignition or by other physical means.

(f) Hoists, cranes, derricks, or similar equipment shall not be operated where it is possible to bring any part of the machine, suspended load or lines closer than 10 feet to power lines unless the lines have been de-energized and grounded.

(g) All Contractor personnel shall receive a safety briefing prior to reporting to work. Time and location of briefing will be provided Contractor after Award. Personnel who are issued masks will be given more specific instructions.

(h) Illumination. If night operations are carried on, the Contractor will be required to furnish all plant, equipment, and labor necessary to ensure adequate illumination. Prior to commencing night operations the Contractor shall submit a plan to the Contracting Officer for approval showing the illumination layout he proposed to use. Adequate illumination as used herein shall be construed as the minimum lighting required to provide safe working conditions for Contractor and Government personnel wherever work on this contract is in progress. There shall be sufficient light to permit the work to be performed in accordance with the plans and specifications and to permit complete inspection of all work.

(i) In certain specified areas, matches, lighters, or other flame producing devices will not be allowed. Smoking is absolutely prohibited in any of the restricted areas, buildings, or in cars and trucks except as authorized by the Contracting Officer. Smoking will be permitted only in authorized smoking areas with the approval of the Contracting Officer.

(j) Such other safety measures as the Contracting Officer may determine to be reasonable and necessary for the protection of personnel and property will be strictly enforced.

#### 49. IDENTIFICATION OF CORRESPONDENCE.

All correspondence and data submitted by the Contractor under this contract shall reference the contract number and, if appropriate, the delivery order number.

50. CONTRACT ADMINISTRATION.

Administration of the delivery orders under this contract will be performed by the Directorate of Engineering and Housing, U.S. Army, Fort Riley, Kansas. Overall administration of the contract will be by the U.S. Army Corps of Engineers, Kansas City District. No changes, deviations, or waivers shall be effective without a modification of the contract executed by the Contracting Officer authorizing such changes, deviations, or waivers.

51. DESIGNATION OF TECHNICAL REPRESENTATIVE.

The Ordering Officer and COR are designated as the technical representatives of the Contracting Officer for the purpose of technical surveillance of workmanship and inspection of materials for work being performed under this contract. No inspector is authorized to change any provision of the specifications or permit deviations from such specifications without written authorization of the Contracting Officer nor shall the presence or absence of an inspector relieve the Contractor from any requirement of the contract.

52. PAYMENT OFFICE ADDRESS.

Finance and Accounting Division, DRM  
AFZN-RM-FP, Building 301  
Fort Riley, KS 66442-5008

53. PAYMENT.

Payment will be made in accordance with Contract Clause: Payments. Payment for those delivery orders less than forty-five (45) days in performance time will be in one final payment. Delivery orders with a performance time longer than forty-five (45) days will allow the contractor the opportunity to submit monthly invoices for progress payments.

54. INVOICES.

Contractor shall submit an original and six copies of all invoices directly to the Contracting Officer's Representative (COR). All invoices shall reflect the contract number and the applicable delivery order number. Each invoice shall be certified by the Contractor as being true, complete, accurate, and due for payment. Any delay due to submission of incorrect invoices by the Contractor shall be cause to adjust any period related to any discounts offered. The original copy, submitted to the COR, shall govern computation of any discount period.

55. ECONOMIC ADJUSTMENT FOR OPTION YEARS AND CONTRACT EXTENSIONS.

(a) Option Years. Each time the Government exercises an option year under the terms of this contract, unit prices will be adjusted utilizing the formula below. This formula applies to all unit prices.

New unit price = BASE YEAR unit price x Index factor

The Index factor shall be computed according to the following equation:

$$\text{Index factor} = \text{CCI-O} / \text{CCI-B}$$

where CCI-O is the Construction Cost Index for the first week of the month in which the option year is to be exercised and CCI-B is the Construction Cost Index for the first week of the month of award for the base contract. The base index will be used for the duration of the contract. If the ENR changes the index base year(s), the base reference used herein will be adjusted to accommodate future CCI-O(s). The Construction Cost Index will be taken from the ENR, formerly called the Engineering News Record. The Construction Cost Index is located on the Market Trends page of the ENR. If the CCI-O ceases to be published, the Government and the Contractor shall agree on substitute indices. The CCI-B for this contract is \_\_\_\_\_ based on ENR issue dated \_\_\_\_\_ (to be filled in on award of the contract).

(b) Contract Extensions. The Government reserves the right to extend the contract on completion of the base and four option years if deemed necessary by the Contracting Officer. If a contract extension is required, unit prices will be adjusted in accordance with the formula used above, with the CCI-O being the Construction Cost Index for the first week of the month in which the contract extension is awarded. The remaining portions of the formula will remain the same.

56. USE OF PORTIONS OF LUMP SUM PER QUARTER CONTRACT LINE ITEMS.

The Government reserves the right at the beginning and end of this contract to issue delivery orders containing line items based on quarterly contract line items but for less than quarterly time frames. The price for these partial line items shall be a proration of the quarterly unit price based on the actual timeframe to be used, i.e., if two of the three months are awarded, the price paid will be two-thirds of the quarterly unit price for that line item.

57. REQUIRED INSURANCE SCHEDULE.

In accordance with CONTRACT CLAUSE titled "Insurance - Work On A Government Installation," the Contractor shall procure and maintain during the entire period of his performance under this contract the following minimum insurance. (FAR 52.228-5)

<u>Type</u>	<u>Amount</u>
Workmen's Compensation	coverage complying with applicable State Statute
Employers' Liability	minimum amount of \$100,000.00
General Liability on Comprehensive Form of Policy which includes, but is not limited to, insurance for all work required herein	minimum limits of \$500,000 per occurrence for bodily injury

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Comprehensive Automobile  
Liability

minimum limits of \$200,000 per  
person and \$300,000 per occurrence  
for bodily injury, and \$20,000 per  
occurrence for property damage

58. KANSAS SALES AND USE TAX (JAN 1978).

Notwithstanding any other provision of this contract, the contract price excludes the Kansas retailers' sales tax and compensating (use) tax on all sales of tangible personal property or services purchased by the Contractor or subcontractors for the erection, repair, or enlargement of buildings or other projects called for by this contract. In accordance with Kan. Stats. Anno., sec. 79-3606(e), the Contracting Officer will obtain from the State and furnish to the Contractor an exemption certificate for this project for use by the Contractor and subcontractors in the purchase of materials for incorporation in the project and of services. The Contractor and the subcontractors shall furnish the number of such certificate to all suppliers from whom such purchases are made, and the suppliers shall execute invoices covering the same bearing the number of such certificate. Pursuant to a 1977 Amendment to K.S.A., 1976 Supp., 79-3606(e), effective 1 July 1977, the Contractor is required to retain all invoices for a period of five (5) years during which time these invoices are subject to audit by the Kansas Director of Taxation. Upon completion of the project, the Contractor shall complete the Project Completion Certification (Form STD 77, Rev. 6/77) in duplicate returning one copy to the Contracting Officer, and forwarding the other to the Kansas Director of Taxation. (ARMY FAR SUPP 52.229-9001)

59. FEDERAL HOLIDAYS

The Contractor will not normally be expected to work during Federal holidays. The Government will not pay for services performed on these holidays unless approval has been received from the Contracting Officer. The Contractor shall observe the same holidays as the Government, which are:

New Year's Day  
Martin Luther King's Birthday  
Presidents Day  
Memorial Day  
Independence Day  
Labor Day  
Columbus Day  
Veterans Day  
Thanksgiving Day  
Christmas Day

60. RFP DEFINITIONS

Where referenced in this RFP, Sections A through M shall correspond to the following:

Section A	Section 00010
Section B	Section 00010
Section C	Section 01000

Section D	Not applicable
Section E	Section 00800
Section F	Section 00800
Section G	Section 00800
Section H	Section 00800
Section I	Sections 00810, 00820
Section J	Section 00600
Section K	Section 01000
Section L	Section 00100
Section M	Section 00100, paragraph 38

61. PAYMENT FOR OVERHEAD AND PROFIT.

Requests for payment of overhead(s) and profit as a separate issue after award is not authorized under the terms of this solicitation or any resulting contract. FAILURE TO INCLUDE OVERHEAD(S) AND PROFIT in your proposal for EACH CONTRACT LINE ITEM is NOT GROUNDS FOR ADDITIONAL PAYMENTS or CLAIMS.

62. ADDITIONAL WAGE RATE CONDITIONS.

The "Economic Adjustment for Option Years and Contract Extensions," special contract clause 55, provides for adjustment of the Contract Line Item prices in the event that an option period is exercised. The adjustment includes factors to account for the escalation of LABOR and MATERIALS. Should a new or revised wage rate be required by the Department of Labor to be issued for each option period, NO FURTHER ADJUSTMENT to the contract will be authorized or allowed, as special contract clause 55 already addresses increased labor costs.

63. RETAINED FACILITIES AND CAPITAL IMPROVEMENTS.

At its option, the Government may elect to retain some or all of the improvements paid for in Contract Line Item Number (CLIN) 1003, MOBILIZATION COSTS, at no additional cost to the Government. This could include utilities, site improvements, buildings, and building improvements, which are listed as EXCLUDED ITEMS under CLIN 1004. In the event that any of the EXCLUDED ITEMS listed in CLIN 1004 are not retained by the Government, a modification for their removal shall be negotiated under the terms of Contract Clause 116 "Changes (Aug 1991)."

64. MAXIMUM CONTRACT VALUE PER YEAR.

The maximum contract value per year shall not exceed \$9,600,000.00.

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DACA41-94-R-0012-0001

SECTION 00810

SPECIAL CONTRACT REQUIREMENTS

~~KA~~ General Wage Decision KS940001

00810-1 ~~KA~~

00810-1

SECTION 00820

SPECIAL CONTRACT REQUIREMENTS

SUBCONTRACTING PLAN

SUBCONTRACTING PLAN INFORMATION

00820-1

SMALL BUSINESS AND SMALL DISADVANTAGED BUSINESS SUBCONTRACTING PLAN

00820-2

DACA41-94-R-0012

00820-1

**SUBCONTRACTING PLAN INFORMATION**

1. Any firm required to complete a subcontracting plan can obtain assistance or information from:

Ms. Darlene Crain, Small Business Specialist

Telephone 816-426-2028

FAX 816-426-5777

ADDRESS: Department of the Army  
Kansas City District, Corps of Engineers  
744 Federal Building  
601 East 12th Street  
Kansas City, Missouri 64106-2896

2. A copy of the subcontracting plan on 5-1/4" floppy disk in Word Perfect 5.1 format, can be obtained by written or verbal request, addressed to the point of contact stated in Section 00820, page 1, paragraph 1.

Subcontracting Plan for subject project includes the requirements of Public Law 95-507, Public Law 101-507, Public Law 99-661, Public Law 100-180, FAR Part 19, FAR clause 52.219-9 and Acquisition Letter 92-9.

CONTRACTOR NAME: \_\_\_\_\_

PROJECT  
TITLE: \_\_\_\_\_

CONTRACT NUMBER: \_\_\_\_\_

SOLICITATION NUMBER \_\_\_\_\_

**NEGOTIATED ACQUISITION:** When a contract or contract modification, inclusive of all options, which individually is expected to exceed \$500,000 (\$1,000,000 for construction) and has subcontracting possibilities, shall require the apparently successful offeror to submit an acceptable subcontracting plan which separately identifies subcontracts with Small Business and Small Disadvantaged Businesses as required by FAR 19.7 prior to award.

**SEALED BID ACQUISITION:** When a contract or contract modification, inclusive of all options, which individually is expected to exceed \$500,000 (\$1,000,000 for construction) and has subcontracting possibilities, shall require the bidder selected for award to submit an acceptable subcontracting plan which separately identifies subcontracting with Small Business and Small Disadvantaged Businesses as required by FAR 19.7 prior to award.

SMALL BUSINESS AND SMALL DISADVANTAGED  
BUSINESS SUBCONTRACTING PLAN

DATE: \_\_\_\_\_

The following, together with any attachments, are hereby submitted as a Subcontracting Plan to satisfy the applicable requirements of Public Law 99-661, Public Law 100-180, Public Law 95-507, Public Law 99-661, Public Law 100-800, FAR 19.7, FAR Clause 52.219-9 and Acquisition Letter 92-9.

1. The firm of \_\_\_\_\_ has issued a Policy Statement and Evidence of Internal Guidance to Company buyers recognizing commitment to Public Law 99-661 and Public Law 100-180. This Policy Statement defines the Corporate and Management Commitment as evidenced in an individual plan and master plan by specifically referencing the Public Laws regarding Small Disadvantaged Businesses (SDB's) and Historically Black Colleges and Universities/Minority Institutions (HBCU/MI's).
2. (a) The total contract or modification amount, inclusive of all options, are \$ \_\_\_\_\_.
- (b) The following estimated dollar value of all planned subcontracting dollars (to all types of business concerns) under this contract are \$ \_\_\_\_\_.  
(Leave blank if an Indefinite Delivery Type Contract)

GOALS FOR THE BASIC CONTRACT

- (c) The following percentage goals are applicable to the contract cited above or to the contract awarded under the solicitation cited.
  - (i) Small Business concerns:  
\_\_\_\_\_ % of total planned subcontracting dollars under this contract will go to subcontractors who are Small Business concerns.  
(If an Indefinite Delivery Type Contract - this percentage will be applied to all Delivery Orders.)

(U.S. Army Corps of Engineers Goal - 61.0%)

- (ii) Small Disadvantaged Business (SDB) Concerns:  
\_\_\_\_% of total subcontract dollars under this contract will go to subcontractors who are small business concerns owned and controlled by socially economically disadvantaged individuals (SDB's).  
(USACE and EPA SDB Goal - 8.0 Percent) (PL 101-507)  
This percentage is a subset of 2.(c)(i).

Per DFAR 219.704, SDB Concerns also include:  
Historically Black Colleges and Universities/  
Minority Institutions (HBCU/MI's).

\_\_\_\_% of total subcontract dollars under this contract will go to subcontractors who are HBCU/MI's.

This percentage is a subset of 2.(c)(ii).

Per Public Law 101-57 (EPA-Superfund Projects Only)  
SDB includes Small Women-Owned Business Concerns.

\_\_\_\_% of total subcontract dollars under this contract will go to Small Women-Owned Businesses.  
This percentage is a subset of 2.(c)(ii).

(USACE & EPA SDB Goal for Superfund are - 8% of total contract dollars).

- (d) The following dollar values correspond to the percentage goals shown in (c) above.

- (i) Total dollars planned to be subcontracted to small business concerns: \$\_\_\_\_\_.  
(Leave Blank if an Indefinite Delivery Contract).

- (ii) Total dollars intended to be subcontracted to small disadvantaged business concerns: \$\_\_\_\_\_.  
This dollar amount is included in the amount shown under 2.(c)(i), above, as a subset.  
(Leave Blank if an Indefinite Delivery Contract)

Total dollars intended to be subcontracted to HBCU/MI's: \$\_\_\_\_\_.

This dollar amount is included in the amount shown under 2.(c)(ii), above, as a subset.

(Leave Blank if an Indefinite Delivery Contract)

Total dollars intended to be subcontracted to  
Small Women-Owned Businesses: \$ \_\_\_\_\_.  
For EPA Superfund this dollar amount is included  
in the amount shown under 2.(c)(ii), above, as a  
subset.

(Leave Blank if an Indefinite Delivery Contract)

GOALS FOR OPTIONS  
(when applicable)

Separate goals are established for each option.  
The following must be completed for each Option:

Option Description: \_\_\_\_\_

The following percentage goals are applicable to the  
the option referenced above.

- (i) Small Business concerns:  
\_\_\_\_\_ % of total planned subcontracting dollars under  
this option will go to subcontractors who are  
Small Business concerns.  
(U.S. Army Corps of Engineers Goal - 61.0%)
- (ii) Small Disadvantaged Business (SDB) Concerns:  
\_\_\_\_\_ % of total subcontract dollars for this Option  
will go to subcontractors who are small business  
concerns owned and controlled by socially  
economically disadvantaged individuals (SDB's).  
(USACE and EPA SDB Goal - 8.0 Percent) (PL 101-507)  
This percentage is a subset of 2.(c)(i).

Per DFAR 219.704, SDB Concerns also include:  
Historically Black Colleges and Universities/  
Minority Institutions (HBCU/MI's).  
\_\_\_\_\_ % of total subcontract dollars under this option  
will go to subcontractors who are HBCU/MI's.  
This percentage is a subset of 2.(c)(ii).

Per Public Law 101-57 (EPA-Superfund Projects Only)  
SDB include Small Women-Owned Business Concerns.  
\_\_\_\_\_ % of total subcontract dollars under this option  
will go to Small Women-Owned Businesses.  
This percentage is a subset of 2.(c)(ii).

(USACE & EPA SDB Goal for Superfund are - 8% of total dollars).

#### OPTIONS

The following dollar values correspond to the percentage goals shown above.

- (i) Total dollars planned to be subcontracted to small business concerns: \$ \_\_\_\_\_.  
(Leave Blank if an Indefinite Delivery Contract)
- (ii) Total dollars intended to be subcontracted to small disadvantaged business concerns: \$ \_\_\_\_\_.  
This dollar amount is included in the amount shown under 2.(c)(i), above, as a subset.  
(Leave Blank if an Indefinite Delivery Contract)

Total dollars intended to be subcontracted to HBCU/MI's: \$ \_\_\_\_\_.  
This dollar amount is included in the amount shown under 2.(c)(ii), above, as a subset.  
(Leave Blank if an Indefinite Delivery Contract)

Total dollars intended to be subcontracted to Small Women-Owned Businesses: \$ \_\_\_\_\_.  
For EPA Superfund this dollar amount is included in the amount shown under 2.(c)(ii), above, as a subset.  
(Leave Blank if an Indefinite Delivery Contract)

- (e) The following principal supplies and/or services along with the firm name for the Small Business or Small Disadvantaged Business Concern (if known) for traditional and non-traditional areas will be subcontracted under this contract, and distributed among small and small disadvantaged business concerns (FAR 52.219-9(d)(3)) is as follows:

Note: \* To be subcontracted to small business concerns.  
\*\* To be subcontracted to small disadvantaged business concerns.  
\*\*\* To be subcontracted to HBCU/MI's.  
\*\*\*\* To be subcontracted to Small & Women-Owned business concerns.

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- (f) A description of supplies and services to be subcontracted and planned for subcontracting to Small and Small Disadvantaged Businesses are as follows:

- (1) Discussion of proposal preparation with the Small and SDB firms and/or extent to which subcontracting

to these firms may reasonably be assured will be accomplished by:

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- (2) Generic listing of routine supplies and services included in the materials listing for this contract

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- (3) Projects will be reviewed for possible breakout of work effort for SDB acquisitions.  
(FAR 52.219(e)(1)/(2))

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- (4) Specific areas will be targeted, when appropriate, for technical review and identify specific areas for consideration for breakout for SDB competition. Efforts will be made to work with large business subcontractors to insure flowdown.

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- (g) The following method was used in developing subcontract goals (i.e. statement explaining how the product and service areas to be subcontracted were established, how the areas to be subcontracted to small and small disadvantaged business concerns were determined and how small and small disadvantaged business concerns' capabilities were determined, to include identification

of sources used in making those determinations.)  
Goals will be sought that are realistic in view of  
actions stated to be taken in other portions of the plan  
and make or buy plan, if applicable.

The goal as established is reasonable in comparison with  
past experience, yet indicates reasonable effort to  
improve on past experience in terms of dollars, number of  
SDBs involved, and movement into areas without previous  
SDB involvement. SDBs will be given every opportunity to  
perform on large projects as a subcontractor.

Forecasts for improvement will be sought toward  
subcontracting efforts to Small and SDBs.

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- (h) Efforts to increase awards to small and small  
disadvantaged businesss for non-complex and general  
nousekeeping supplies or services has been accomplished  
by:
- 
- 
- 

- (i) Efforts to increase the number of SDB sources awarded  
subcontracts and establishing plans to use SDB set-asides  
and the extent of our intention to use SDB set-asides  
(DFAR 219.705.4(a)(3)) is as follows:
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(j) Efforts to increase the number of HBCU & MI awarded subcontracts (DFAR 219.705.4) is as follows:

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(k) Obstacles in awarding subcontracts to SDB & HBCU/MI's currently on file are:

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(l) Indirect and overhead costs (check one below):

have been  have not been

included in the goals specified in 2.

If "have been" is checked, explain the method used in determining the proportionate share of indirect and overhead cost to be allocated as subcontracts to small business concerns and small disadvantaged business concerns.

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3. The following individual will administer the subcontracting program:

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

This individual's specific duties, as they relate to the firm's subcontracting program, are as follows:

General overall responsibility for this company's Small Business Program, the development, preparation and execution of individual subcontracting plans and for monitoring performance relative to contractual subcontracting requirements contained in this plan, including but not limited to:

- (a) Developing and maintaining bidders lists of small and small disadvantaged business concerns from all possible sources.
- (b) Ensuring that procurement packages are structured to permit small and small disadvantaged business concerns to participate to the maximum extent possible.
- (c) Assuring inclusion of small and SDB concerns in all solicitations for products or services which they are capable of providing.
- (d) Reviewing solicitations to remove statements, clauses, etc. which may tend to restrict or prohibit SB and SDB participation.
- (e) Ensuring periodic rotation of potential subcontractors on bidders lists.



small disadvantaged business concerns will have an equitable opportunity to compete for subcontracts:

(a) Outreach efforts will be made as follows:

(i) Efforts are made to contact and work with specific commercial, trade associations, minority and small business trade associations or governmental organizations to assist in identifying potential sources for items not traditionally awarded to Small Business and SDB's (FAR 52.219) are as follows:

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(ii) Contacts with business development organizations.

(iii) Attendance at small and minority business procurement conferences and trade fairs.

(iv) sources will be requested from SBA's PASS system.

(b) The following internal efforts will be made to guide and encourage buyers:

(i) Workshops, seminars and training program will be conducted.

(ii) Activities will be monitored to evaluate compliance with this subcontracting plan.

(iii) Evaluation of the small and SDB award performance and program effectiveness (19.704(a)(6) against the established goals, company-wide and for all individual plans will be accomplished by:

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- (iv) All efforts will be made to include small and SDB firms by name as members of the original team for providing major services.
  - (v) Special efforts will be made to establish long-range relationship, including leader-follower techniques (FAR 19.705-4(d)).
  - (c) Small and small disadvantaged business concern source lists, guides and other data identifying small and small disadvantaged business concerns will be maintained and utilized by buyers in soliciting subcontracts.
  - (d) In areas where appropriate, efforts to review HBCU/MI's for involvement in corporate planning or individual contract plan will be sought. (DFAR 219.705-4)
  - (e) Additions to (or deletions from) the above listed efforts are as follows:

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5. \_\_\_\_\_ (Firm Name) agrees that the clause entitled Utilization of Small Business Concerns and Small Business Concerns Owned and Controlled by Socially and Economically

Disadvantaged Individuals (FAR 52.219-8) will be included in all subcontracts which offer further subcontracting opportunities. All subcontractors except small business concerns who receive subcontracts in excess of \$500,000 (\$1,000,000 for Construction) will be required to adopt and comply with a subcontracting plan similar to this one. (FAR 19.708(b)). Such plans will be reviewed by comparing them with the provisions of Public Law 95-507 and FAR Clause 52.219-9 and assuring that all minimum requirements of an acceptable subcontracting plan have been satisfied. The acceptability of percentage goals shall be determined on a case-by-case basis depending on the supplies/services involved, the availability of potential small and small disadvantaged subcontractors, and prior experience. Once approved and implemented, plans will be monitored through the submission of periodic reports, and/or, as time and availability of funds permit, periodic visits to subcontractors facilities to review applicable records and subcontracting program progress.

6. \_\_\_\_\_ (Firm Name) agrees to submit such periodic reports, and cooperate in any studies or surveys as may be required by the contracting agency or the Small Business Administration in order to determine the extent of compliance by the bidder with the subcontracting plan and with the clause entitled Utilization of Small Business Concerns and Small Business Concerns Owned and Controlled by Socially and Economically Disadvantaged Individuals, contained in this contract. The Contractor further agrees to submit SF 294 and SF 295 in accordance with the instructions on the back of each form.
  
7. \_\_\_\_\_ (Firm Name) agrees that they will maintain at least the following types of records to document compliance with this subcontracting plan:
  - (a) Small and small disadvantaged business concern source lists, guides and other data identifying SB/SDBC vendors.
  - (b) Organizations contacted for small and disadvantaged business sources.

- (c) On a contract-by-contract basis, records on all subcontract solicitations over \$100,000, indicating on each solicitation (1) whether small business concerns were solicited, and if not, why not; (2) whether small disadvantaged business concerns were solicited, and if not, why not; and (3) reasons for the failure of solicited small or small disadvantaged business concerns to receive the subcontract award.
- (d) Records to support other outreach efforts: Contacts with Minority and Small Business Trade Associations, etc. Attendance at small and minority business procurement conferences and trade fairs.
- (e) Records to support internal activities to guide and encourage buyers; workshops, seminars, training programs, etc. Monitoring activities to evaluate compliance.
- (f) On a contract-by-contract basis, records to support subcontract award data to include name and address of subcontractor.
- (g) Records to be maintained in addition to the above are as follows:

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Contractor's  
Signature: \_\_\_\_\_

Typed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

This Plan is Accepted By:

\_\_\_\_\_  
Contracting Officer

Date: \_\_\_\_\_

DACA41-94-R-0012

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00820-18

**SECTION 01000**

**DIVISION 1, GENERAL REQUIREMENTS**

**DESCRIPTION /SPECIFICATIONS/WORK STATEMENT**

<b>C.1</b>	<b>GENERAL - SCOPE OF WORK</b>	<b>01000-C-1-1</b>
<b>C.2</b>	<b>DEFINITIONS, ABBREVIATIONS AND ACRONYMS</b>	<b>01000-C-2-1</b>
<b>C.3</b>	<b>GOVERNMENT-FURNISHED PROPERTY AND SERVICES</b>	<b>01000-C-3-1</b>
<b>C.4</b>	<b>CONTRACTOR-FURNISHED PROPERTY AND SERVICES</b>	<b>01000-C-4-1</b>
<b>C.5</b>	<b>FUNCTIONAL AREAS, TASKS, AND STANDARDS</b>	<b>01000-C-5-1</b>
<b>C.6</b>	<b>APPLICABLE PUBLICATIONS</b>	<b>01000-C-6-1</b>

## SECTION 01000

## DESCRIPTION/SPECIFICATIONS

## SUBSECTION 1 - GENERAL

C.1.1 SCOPE OF WORK: The Contractor shall furnish all management, plant, labor, materials, supplies, tools, equipment, communication devices, transportation, and fuel, except as specified in Subsection C-3, necessary to provide uninterrupted interior and exterior maintenance service; repair and replacement of all interior and exterior building components, surfaces, appliances, HVAC systems, and appurtenances; and incidental improvements at all family housing and billeting quarters at Fort Riley, Kansas listed in Technical Exhibits 2 and 3. Work includes:

C.1.1.1 Work Management. Work management includes:

C.1.1.1.1 Work Status And Complaint Program: The Contractor shall establish and manage a Work Status and Complaint Program in accordance with paragraphs C.1.5.3.1 and C.5.2.1.

C.1.1.1.2 Customer Satisfaction Feedback Program: The Contractor shall establish and manage a Customer Satisfaction Feedback Program in accordance with paragraphs C.1.5.3.2 and C.5.2.2.

C.1.1.1.3 Records, Reports, Schedules, Forms, Checklists, and Handouts: Provide, maintain, and submit all project management records, reports, schedules, forms, checklists, and handouts in accordance with paragraphs C.1.5.3.3, C.1.16, and C.5.2.3, and Technical Exhibit 14.

C.1.1.2 NOT USED.

C.1.1.3 Work Level I - Scheduled Maintenance: Scheduled maintenance includes:

C.1.1.3.1 Scheduled Maintenance of Interior and Exterior of all Family Housing and Billeting Quarters: Interior and exterior maintenance consists of scheduled maintenance for all family housing and billeting quarters interior and exterior building components and surfaces including utility systems, to the extent indicated, and clotheslines located behind or adjacent to quarters in accordance with paragraphs C.1.5.5.1 and C.5.4.1, and Technical Exhibit 16. Maintenance of utility systems includes: all domestic water piping in and outside of structures to their connection with main domestic water distribution piping; all natural gas piping in structures to the supply side of the first shut off valve where the service piping exits the ground outside of the structure; all sanitary sewer drain, waste, vent piping in and outside of structures to their connection with main sanitary sewer lines; all storm sewer drain piping including downspout, driveway, garage, and stairway drains in and outside of structures to their connection with main storm sewer lines; and all electrical wiring in structures to the line side of main disconnects if underground service, or two feet outside mastheads if overhead service.

C.1.1.3.2 Pest Control Maintenance: Pest control maintenance consists of scheduled pest control for all billeting quarters in accordance with paragraphs C.1.5.5.2 and C.5.4.2, and Technical Exhibit 21.

C.1.1.3.3 Water Heater Maintenance: Water heater maintenance consists of scheduled maintenance for all water heaters in all family housing and billeting quarters listed in Technical Exhibit 11 in accordance with paragraphs C.1.5.5.3 and C.5.4.3, and Technical Exhibit 14.

C.1.1.3.4 Heating, Ventilating, and Air Conditioning Systems Maintenance: Heating, ventilating, and air conditioning (HVAC) systems maintenance consists of scheduled HVAC systems maintenance for all HVAC systems in all family housing quarters and billeting buildings listed in Technical Exhibit 11 in accordance with paragraphs C.1.5.5.4 and C.5.4.4, and Technical Exhibit 14.

C.1.1.4 Work Level II - Service Order Work: Service order work includes:

C.1.1.4.1 Operation of Service Order Desk: Operate a service order (SO) desk in accordance with paragraphs C.1.5.6.1, C.1.5.6.8 thru C.1.5.6.11, C.4.5.3 and C.5.5.1.

C.1.1.4.2 Interior and Exterior Maintenance Service Orders: Interior and exterior maintenance service order work consists of unscheduled maintenance for all family housing and billeting quarters interior and exterior building components and surfaces including utility systems, to the extent indicated in paragraph C.1.1.3.1, and clotheslines located behind or adjacent to quarters in accordance with paragraphs C.1.5.6.2 and C.5.5.2, and Technical Exhibit 16.

C.1.1.4.3 Playground and Recreational Equipment Service Orders: Playground and recreational equipment service order work consists of unscheduled maintenance for all playground and recreational equipment listed in Technical Exhibit 4 in accordance with paragraphs C.1.5.6.3 and C.5.5.3, and Technical Exhibit 19.

C.1.1.4.4 Bus Stop Shelter Service Orders: Bus stop shelter service order work consists of unscheduled maintenance for all bus stop shelters listed in Technical Exhibit 5 in accordance with paragraphs C.1.5.6.4 and C.5.5.4, and Technical Exhibit 20.

C.1.1.4.5 Pest Control Service Orders: Pest control service order work consists of unscheduled pest control for all family housing and billeting quarters in accordance with paragraphs C.1.5.6.5 and C.5.5.5, and Technical Exhibit 21.

C.1.1.4.6 Appliance Service Orders: Appliance service order work consists of unscheduled maintenance for all appliances, including water heaters, in all family housing and billeting quarters, and miscellaneous buildings listed in Technical Exhibit 11 in accordance with paragraphs C.1.5.6.6 and C.5.5.6, and Technical Exhibit 14.

C.1.1.4.7 Heating, Ventilating, and Air Conditioning Systems Service Orders: Heating, ventilating, and air conditioning (HVAC) systems service order work consists of unscheduled HVAC systems maintenance for all HVAC systems in all family housing quarters and billeting buildings listed in Technical Exhibit 11

in accordance with paragraphs C.1.5.6.7 and C.5.5.7, and Technical Exhibit 14. Also included is start up and shut down of heating and cooling systems as directed by the COR.

C.1.1.5 Work Level III - Specific Ordered Items of Maintenance, Repair, and Incidental Improvement: Specific ordered items of maintenance, repair, and incidental improvement includes:

C.1.1.5.1 Vacant Quarters Maintenance: Vacant quarters maintenance consists of specific ordered items of maintenance and repair at family housing and billeting quarters in accordance with paragraphs C.1.5.7.1 and C.5.6.1, and Technical Exhibit 16.

C.1.1.5.2 Quarters Cleaning: Quarters cleaning consists of specific ordered items of quarters cleaning at family housing and billeting quarters in accordance with paragraphs C.1.5.7.2 and C.5.6.2, and Technical Exhibit 17.

C.1.1.5.3 Grounds Maintenance: Grounds maintenance consists of specific ordered items of grounds maintenance at family housing quarters and common areas in accordance with paragraphs C.1.5.7.3 and C.5.6.3, and Technical Exhibits 6 and 18.

C.1.1.5.4 Miscellaneous Interior and Exterior Maintenance, Repair, and Incidental Improvements: Miscellaneous interior and exterior maintenance, repair, and incidental improvements consists of specific ordered items of maintenance, repair, and incidental improvement at family housing and billeting quarters in accordance with paragraphs C.1.5.7.4 and C.5.6.4, and Technical Exhibits 16 and 23.

C.1.1.6 Work Performance: Performance of work shall be in accordance with Sections A thru M and Technical Exhibits 1 thru 26.

C.1.2 LOCATION AND BACKGROUND INFORMATION:

C.1.2.1 General:

C.1.2.1.1 Location Maps: Locations of all family housing and billeting structures, playgrounds, bus stop shelters, common area grounds maintenance, landfill and DRMO, and borrow and fill areas are shown at Technical Exhibits 1 thru 8. Full scale maps will be furnished by the Government, upon request, after contract award.

C.1.2.1.2 Family Housing Quarters Types: Family housing quarters types, addresses, and descriptions of each type are shown in Technical Exhibit 9.

C.1.2.1.3 Billeting Types: Billeting types, addresses, and descriptions for each type are shown in Technical Exhibit 10.

C.1.2.1.4 Appliances and Heating, Ventilating, and Air Conditioning Equipment: Lists of appliances and heating, ventilating, and air conditioning equipment are shown in Technical Exhibit 11.

C.1.2.1.5 Government-Furnished Facilities: A location map and building floor plans for government-furnished facilities are shown in Technical Exhibit 12.

C.1.2.2 Historical Data: Historical data reflecting the past Work Level I - Scheduled Maintenance workload; Work Level II - Service Order Work workload and Work Level III - Specific Ordered Items of Maintenance, Repair, and Incidental Improvement workload

are shown in Technical Exhibit 13. Also provided is a listing of family housing terminations (turnover) over the past five years.

C.1.2.3 Access: Primary access is Henry Drive by Marshall Army Air Field off Interstate 70. There are two other main entrances via Fort Riley Boulevard from Ogden (east) and Grant Avenue from Junction City (southwest).

C.1.2.4 Climatic Conditions: Fort Riley is normally subject to dry, cold winters and windy, hot summers. Abrupt changes in weather, including severe storms, are possible year round. The weather readings in paragraph C.1.2.4.4 below were recorded at Marshall Army Air Field; more extreme temperatures and wind velocity have been unofficially recorded in the Custer Hill area. Inclement weather conditions shall not be considered as contributory to default for untimely delivery of services. Refer to Technical Exhibit 25 and Section H.

C.1.2.4.1 Precipitation: Average annual precipitation is 33.2 inches, with most (21.3) falling during the period May through September. Average annual snowfall is 19 inches, with 13 days mean occurrence of snow per year. The maximum recorded monthly snowfall is 22 inches. Ice and hail storms are included in the precipitation figures.

C.1.2.4.2 Wind: For most of the year, the prevailing wind direction is South, with a mean speed of seven knots. During January and February, the prevailing wind direction is North, with a mean speed of six knots. The maximum recorded wind speed was 64 knots in June 1979.

C.1.2.4.3 Severe Weather: Severe weather, including damaging thunderstorms and the possibility of tornadoes, normally peaks in June, as warm moist tropical air and occasional intrusions of cool air combine to create instability and other storm-inducing conditions. Thunderstorms occur an average of 48 days per year, with June (nine days) and May and July (eight days each) the peak months.

C.1.2.4.4 Temperature: The average annual temperature is 55 degrees F, with average annual daily highs and lows of 65 degrees and 43 degrees respectively. The highest recorded temperature was 112 degrees (July 1966 and September 1947) and the lowest was minus 26 degrees (February 1947). Average daily highs and lows, by month, are displayed below:

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
High	36	43	54	66	76	85	90	89	81	70	53	42
Low	16	21	31	43	54	63	68	67	57	45	32	22

C.1.3 LICENSES, REGISTRATIONS, CERTIFICATIONS, AND PERMITS:

C.1.3.1 Pest Control: The Contractor shall be licensed by the KDHE to apply restricted use pesticides in the State of Kansas. The Contractor's personnel shall have valid certifications to apply restricted use pesticides upon contract award and throughout the duration of the contract.

C.1.3.1.1 Contractor personnel performing pest control work shall be certified under the KDHE Plan or the EPA Plan accepted by the KDHE or the DOD Plan for the Certification of Pesticide Applicators for the categories of pest control to be performed. Contractor personnel will not be permitted to apply any pesticide on Fort Riley without the appropriate certification. Application of pesticides shall be restricted to the level of certification held by Contractor employees.

C.1.3.1.2 All Contractor personnel using pesticides shall keep abreast of current developments in the use of pesticides.

C.1.3.1.3 The Contractor shall provide a copy of the current certification of all personnel applying pesticides on Fort Riley to the COR seven days prior to beginning Pest Control work.

C.1.3.1.4 The successful Contractor for this contract will be offered the opportunity to receive DOD pest management training on a space available basis at the Contractor's expense.

C.1.3.2 Chlorofluorocarbons (CFCs): Workers involved in the repair and maintenance of appliances and HVAC equipment containing CFCs shall be certified by the KDHE in accordance with the Clean Air Act Amendments of 1990.

C.1.3.3 Lead-Based Paint: Workers involved in the removal of lead-based paint shall be certified when required by EPA regulations and KDHE regulations, when published.

C.1.3.4 Vehicle Registration and Licenses: Operators of equipment and vehicles shall possess a valid state operator's permit to operate Contractor furnished vehicles or equipment for work under the contract.

C.1.3.5 Motorcycle Permits: Contractor personnel operating motorcycles on Fort Riley shall schedule and attend the Motorcycle Defensive Driving Course (8 hours) through the Installation Safety Branch. Motorcycle operators shall present a qualifying motorcycle drivers license when scheduling the course.

C.1.4 PERSONNEL: The Contractor shall provide a sufficient number of properly trained and qualified personnel to perform the requirements of this contract. The Contractor shall not hire off-duty civilian and military employees where employment would result in a conflict with AR 600-50.

C.1.4.1 Identification of Contractor Personnel: The Contractor shall provide identification badges for all employees to be worn at all times while on duty at Fort Riley. The identification badge shall be attached and displayed on the employees' left-front of the outer clothing. Each employee shall have an identification badge before doing any work on Fort Riley. Identification badges shall be a minimum badge size of 2 1/2 by 3 1/2 inches, a minimum let-

ter height of 1/8 inch, and a minimum photograph size of 1 by 1 inch located on the right side or bottom of the badge. The minimum information required is as follows:

- Name of Contract
- Contractor's Name
- Contractor's Service Order Desk Phone Number
- Worker's Name
- Photograph of Worker (Full Face)

C.1.4.2 Personnel List: The Contractor shall furnish to the Contracting Officer upon commencement of work under the contract a written statement containing the complete name, duties of employee, social security number and designation of essential and non essential. In the event of a change in employees or change of duty, the Contractor shall advise the Contracting Officer of the change and shall furnish in writing the name, duty of new employee, social security number and designation of essential and non-essential within ten days after such change is made.

C.1.4.3 Project Manager: The Contractor shall provide a Project Manager present, on site, from 8:00 a.m. through 4:00 p.m., Monday through Friday, except on legal public holidays or days observed in lieu of, but not both. The Project Manager shall be authorized and empowered to fully act on behalf of the Contractor for all matters relating to this contract. When contract work is being performed at times other than described above, or if the Project Manager is absent, the Contractor shall designate an individual to act for the Project Manager. The Project Manager shall attend coordination meetings convened by Housing Division to coordinate proper contract execution. It is estimated there will be weekly meetings lasting approximately two hours each.

C.1.4.4 Quality Control Manager: The Contractor shall provide a Quality Control Manager, present, on site, whenever contract work is being performed. The Quality Control Manager is responsible to report only to the president/owner of the company and not to the Project Manager. When contract work is being performed, the Quality Control Manager is to ensure the quality of the work is as prescribed, making the necessary reports and ensuring defective work is reperfomed and defective material is replaced.

C.1.4.5 Essential Personnel: During installation closures, inclement weather, or any other circumstances which limit access to the installation, the Contractor shall provide sufficient staff to meet all emergency service orders and vacant quarters maintenance.

C.1.4.6 Conduct and Appearance: The Contractor shall ensure that the conduct of his employees, while on Fort Riley, shall not in any way be discourteous and that Contractor's personnel present themselves in a professional appearance at all times. The conduct and appearance of Contractor employees shall not reflect discredit upon this installation or upon the Department of the Army (DA). The Government reserves the right to require removal of a Contractor employee from the job site who endangers persons or property or whose continued employment is inconsistent with military security or mission accomplishment. The Government reserves the right to refuse to permit any Contractor employee to perform services under this contract who is not in com-

pliance with this contract. Failure of an employee to gain access to the installation due to the above will not relieve the Contractor of any work required by this contract.

C.1.5 WORK MANAGEMENT: The Contractor shall plan, program, coordinate, estimate and schedule resources for all levels of work as specified to maintain, repair, and replace the specified systems and equipment located at family housing and billeting quarters on Fort Riley.

C.1.5.1 Hours of Operation:

C.1.5.1.1 Workweek Hours: The Contractor shall perform Work Level I - Scheduled Maintenance (paragraph C.1.5.5) and Work Level II - Priority 2 and 3 Service Order Work (paragraph C.1.5.6) between 8:00 a.m. and 8:00 p.m. Monday through Saturday, except legal public holidays or days observed in lieu of, but not both. It is estimated that 25 percent of the priority 2 and 3 service calls shall require the Contractor to respond between 4:30 and 8:00 p.m.. The Contractor shall accomplish all Work Level II - Priority 1 Emergency Service Order Work 24 hours a day, 7 days a week, including all holidays, and continue the work without interruption until the emergency is corrected. The Contractor shall perform Work Level III - Specific Ordered Items of Maintenance (paragraph C.1.5.7) between the hours of 8:00 a.m. and 8:00 p.m., 7 days a week, except legal public holidays or days observed in lieu of, but not both. It is estimated that almost 100 percent of the vacant quarters maintenance will require extended hours. All work accomplished by the Contractor after 4:00 p.m. may not be inspected by the COR until the next government workday. However, this does not relieve the Contractor of his rate of performance. Final inspections shall be scheduled and accomplished prior to 4:00 p.m. with all deficiencies corrected prior to 8:00 p.m. During peak turnover periods the Contractor's quality assurance personnel may be required to perform final inspections 7 days a week.

C.1.5.1.2 After Hours: After the hours specified in paragraph C.1.5.1.1, the Contractor shall provide the COR with a local telephone number, which shall be answered 24 hours a day, 7 days a week, including all holidays (see Section H for legal public holidays) for receipt of all types of work requests. This telephone number shall be answered by a Contractor Representative, who shall have full authority to commit the Contractor's resources to perform the requirements of this contract. Response time shall begin when the message is received by the Contractor or contractor's representative.

C.1.5.2 Coordination of Work: The Contractor shall coordinate with the Housing Office each work day at 10:00 a.m. and at 2:00 p.m. as to the status of all maintenance work currently being accomplished, to pick up keys, coordinate inspections of work, and to receive new delivery orders.

C.1.5.3 Work Management: Work management includes:

C.1.5.3.1 Work Status And Complaint Program: The Contractor shall establish and manage a Work Status and Complaint Program in accordance with paragraph C.5.2.1 to receive and respond to maintenance work status requests and com-

plaints. The Contractor shall log all status requests and complaints on a Status Request and Complaint Control Log and furnish the GOR and Housing Division a Weekly Status Request and Complaint Report.

C.1.5.3.2 Customer Satisfaction Feedback Program: The Contractor shall establish and manage a Customer Satisfaction Feedback Program in accordance with paragraph C.5.2.2. When any work is accomplished, the Contractor shall provide quarters occupants with a Customer Satisfaction Feedback Card along with the occupant's copy of the Scheduled and Vacant Quarters Maintenance Checklist, SO Worksheet, or JO Worksheet. The Contractor shall follow up on all derogatory replies and take the necessary actions to correct all deficiencies to include discourtesy. The Contractor shall provide the GOR and Housing Division a Monthly Customer Satisfaction Feedback Report along with copies of all cards received.

C.1.5.3.3 Records, Reports, Schedules, Forms, Checklists, and Handouts: Provide, maintain, and submit all project management records, reports, schedules, forms, checklists, and handouts in accordance with paragraphs C.1.16 and C.5.2.3, and Technical Exhibit 14.

C.1.5.4 NOT USED.

C.1.5.5 Work Level I - Scheduled Maintenance: The Contractor shall perform Work Level I - Scheduled Maintenance as requested by delivery order in accordance with ordering provisions contained in Section 00700 of the contract. Delivery orders for Level I work will normally be issued quarterly by the Housing Office. Work Level I work is the systematic inspection, care, and servicing of structures and their systems for the purpose of detecting and correcting incipient failures and accomplishing maintenance and repair which does not exceed \$1,000.00 per quarters, as well as the recording and reporting of deficiencies beyond the scope of scheduled maintenance. Work Level I Scheduled Quarters Maintenance is limited to \$1,000.00 per set of quarters. The cost of \$1,000.00 is strictly the Contractor's direct costs for materials and/or repair parts, labor, equipment, overhead and profit, and other associated costs. The cost of new appliances, water heaters, and HVAC equipment used to replace existing items is not included in the \$1,000.00 limit. Work Level I work shall be accomplished in accordance with the paragraphs below.

C.1.5.5.1 Scheduled Maintenance of Interior and Exterior of all Family Housing and Billeting Quarters:

C.1.5.5.1.1 The Contractor shall schedule and perform scheduled maintenance at both occupied and vacant family housing and billeting quarters in accordance with paragraph C.5.4.1 and Technical Exhibit 16 annually with no less than 10 months between visits to same quarters. Scheduled maintenance may be ordered a second time within a 12 month period when funding is available. Due to the nature of the work, a majority of the scheduled maintenance visits will occur on weekends and in the evenings. The Contractor shall identify and correct all deficiencies during scheduled maintenance visits. Each scheduled maintenance cycle must be completed within a 12 month period. The Contractor shall report deficiencies not corrected during the scheduled maintenance visit to the Facilities Section, Housing Division, Building 45.

C.1.5.5.1.2 The Contractor shall accomplish the scheduled maintenance during the hours of operation specified in paragraph C.1.5.1.1, regardless of the number of other tasks to be accomplished.

C.1.5.5.2 Pest Control Maintenance: The Contractor shall schedule and perform scheduled pest control services for billeting quarters in accordance with paragraph C.5.4.2 and Technical Exhibit 21. This includes monthly pest control services as required.

C.1.5.5.3 Water Heater Maintenance: The Contractor shall schedule and perform scheduled maintenance of water heaters listed in Technical Exhibit 11 in accordance with paragraph C.5.4.3 and Technical Exhibit 22 annually.

C.1.5.5.4 Heating, Ventilating, and Air Conditioning (HVAC) Systems Maintenance:

C.1.5.5.4.1 The Contractor shall schedule and perform scheduled maintenance of HVAC systems listed in Technical Exhibit 11 in accordance with paragraph C.5.4.4 and Technical Exhibit 22 during the service periods specified.

C.1.5.5.4.1.1 Gas-Fired Boilers: (As appropriate for hot water or steam boilers, whether used for building heating, domestic water heating, or both).

C.1.5.5.4.1.1.1 Fall Boiler Service and Start-Up Service: Shall be accomplished during the period 1 thru 30 September.

C.1.5.5.4.1.1.2 Spring Boiler Service and Lay-Up Service: Shall be accomplished during the period 1 thru 30 April or within 30 days after heat is turned off unless an extension of time has been approved by the COR.

C.1.5.5.4.1.2 Building Heating and Domestic Hot Water Heat Exchangers - Fall and Spring Service: Shall be accomplished during the periods 1 thru 30 September and 1 thru 30 April respectively.

C.1.5.5.4.1.3 Gas-Fired Forced-Air Furnaces:

C.1.5.5.4.1.3.1 Fall Gas-Fired Forced-Air Furnace Service: Shall be accomplished during the period 1 September thru 31 October.

C.1.5.5.4.1.3.2 Spring Gas-Fired Forced-Air Furnace Service: Shall be accomplished during the period 1 March thru 30 April.

C.1.5.5.4.1.4 Electric Forced-Air Furnaces and Indoor Air-To-Air Heat Pump Sections:

C.1.5.5.4.1.4.1 Fall Electric Forced Air Furnace Service: Shall be accomplished during the period 1 September thru 31 October.

C.1.5.5.4.1.4.2 Spring Electric Forced-Air Furnace Service: Shall be accomplished during the period 1 March thru 30 April.

C.1.5.5.4.1.5 Residential Air Handling Units With Water-To-Air Heat Pump Sections:

C.1.5.5.4.1.5.1 Fall Air Handler With Heat Pump Section Service: Shall be accomplished during the period 1 September thru 31 October.

C.1.5.5.4.1.5.2 Spring Air Handler With Heat Pump Section Service: Shall be accomplished during the period 1 March thru 30 April

C.1.5.5.4.1.6 Residential Air Handling Units With Direct Exchange (DX) Cooling Coils - Spring Service: Shall be accomplished during the period 1 March thru 30 April.

C.1.5.5.4.1.7 Air Handling Units With Heating and/or Cooling Coils of All Types:

C.1.5.5.4.1.7.1 Quarterly Air Handling Unit Service: Shall be accomplished during the periods 1 thru 31 January, 1 thru 30 April, and 1 thru 31 August.

C.1.5.5.4.1.7.2 Fall Air Handling Unit Service: Shall be accomplished during the period 1 thru 31 October.

C.1.5.5.4.1.8 Residential Type Air Cooled Condensers and Outdoor Air-To-Air Heat Pump Sections:

C.1.5.5.4.1.8.1 Spring Residential Type Air Cooled Condenser and Outdoor Heat Pump Section Service: Shall be accomplished during the period 1 March thru 30 April.

C.1.5.5.4.1.8.2 Fall Residential Type Air-To-Air Outdoor Heat Pump Section Service: Shall be accomplished during the period 1 September thru 31 October.

C.1.5.5.4.1.9 Commercial Air Cooled Condensers - Spring Service: Shall be accomplished during the period 1 March thru 30 April.

C.1.5.5.4.1.10 Split System Chillers - Spring Service: Shall be accomplished during the period 1 March thru 30 April.

C.1.5.5.4.1.11 Window Air Conditioners - Spring Service: Shall be accomplished during the period 1 March thru 30 April.

C.1.5.5.4.1.12 Fan Coil Units With Heating and/or Cooling Coils:

C.1.5.5.4.1.12.1 Quarterly Fan Coil Unit Service: Shall be accomplished during the periods 1 thru 31 January, 1 thru 30 April, and 1 thru 31 August.

C.1.5.5.4.1.12.2 Fall Fan Coil Unit Service: Shall be accomplished during the period 1 thru 31 October.

C.1.5.5.4.1.13 Unit Heaters With Hot Water Coils - Fall Service: Shall be accomplished during the period 1 September thru 31 October.

C.1.5.5.4.1.14 Electric Wall Heaters - Fall Service: Shall be accomplished during the period 1 September thru 31 October.

C.1.5.5.4.1.15 Domestic and HVAC Water Circulating and Condensate Return Pumps - Fall and Spring Service: Shall be accomplished during the periods 1 September thru 31 October and 1 March thru 31 April.

C.1.5.5.4.1.16 Domestic Hot Water Storage Tanks, Hot Water Expansion Tanks and Condensate Receiver Tanks - Fall and Spring Service: Shall be accomplished during the periods 1 September thru 31 October and 1 March thru 31 April.

C.1.5.5.4.1.17 HVAC Control System Air Compressors - Fall and Spring Service: Shall be accomplished during the periods 1 September thru 31 October and 1 March thru 31 April.

C.1.5.5.4.1.18 Sump Pumps - Fall and Spring Service: Shall be accomplished during the periods 1 September thru 31 October and 1 March thru 31 April.

C.1.5.5.4.1.19 Commercial Exhaust and HVAC Intake Fans - Fall and Spring Service: Shall be accomplished during the periods 1 September thru 31 October and 1 March thru 31 April.

C.1.5.5.4.1.20 Attic Fans:

C.1.5.5.4.1.20.1 Spring Attic Fan Service: Shall be accomplished during the period 1 thru 30 April.

C.1.5.5.4.1.20.2 Fall Attic Fan Service: Shall be accomplished during the period 1 thru 30 November.

C.1.5.5.4.1.21 Radon Exhaust Fans - Fall and Spring Service: Shall be accomplished during the periods 1 September thru 31 October and 1 March thru 31 April.

C.1.5.5.4.2 The service periods may be modified depending on weather conditions.

C.1.5.5.4.3 The Contractor shall ensure HVAC systems are operating prior to the closing dates of the service periods specified above, and where required, shall conduct the necessary scheduled maintenance during the off season.

C.1.5.5.5 Master Schedule: The Government will assist the Contractor in developing a master schedule for scheduled maintenance for the base period of the contract. In option periods, the Contractor shall submit, no later than 10 days prior to beginning of option period, Master Schedules for Scheduled Maintenance based on all scheduled maintenance requirements and frequencies specified in the provisions of the contract. The Contractor shall not schedule scheduled maintenance of occupied quarters from 11 December through 3 January unless specifically directed by Housing Division. Refer to paragraphs C.4.8 and C.5.2.3 and Technical Exhibit 14. The schedule shall include the information shown on the sample in Technical Exhibit 14.

C.1.5.5.6 Monthly Schedule: The Contractor shall submit by the 21st day of each month a detailed Monthly Scheduled Maintenance Schedule for the following month. Refer to paragraphs C.4.8 and C.5.2.3 and Technical Exhibit 14. The

schedule shall be categorized by the type of maintenance consistent with Technical Exhibits 16, 21, and 22. The COK will review and approve the monthly schedules. If the Contractor needs to make changes, he shall notify the COR a week in advance of the scheduled time, providing what is to be scheduled and what the new scheduled time is and if approved, is responsible to coordinate with the affected occupants. The schedule shall include the information shown on the sample in Technical Exhibit 14.

C.1.5.5.7 Occupant Notification and Call-Back Procedures: The Contractor shall coordinate all scheduled maintenance work and specific ordered items of maintenance work with quarters occupants not later than seven calendar days prior to the day the Contractor desires to accomplish the work. If any quarters are vacant, the work will be scheduled through the Housing Office.

C.1.5.5.7.1 The Contractor shall provide Advanced Notification Cards to quarters occupants seven calendar days prior to the work. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The card shall contain the minimum information shown on the sample in Technical Exhibit 14.

C.1.5.5.7.2 If the Contractor makes any scheduling changes, he shall make the necessary notification three days in advance to the affected occupants, telling them of the changes.

C.1.5.5.7.3 The Contractor shall provide Call-Back Cards to quarters occupants when the occupant is not at home at the time of the prearranged maintenance call. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The card shall contain the minimum information shown on the sample in Technical Exhibit 14.

C.1.5.5.7.4 The Contractor shall arrange with the occupant a mutually agreed-upon time to respond to the call. The Contractor is obligated to meet this agreed-upon time and shall make himself available as specified in paragraph C.1.5.1.

C.1.5.5.7.5 If the occupant is not at home the second time, the Contractor shall leave a Not Home - Return Call Card. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The card shall inform the occupant that they were not at home at the rescheduled time and if a call is not received in 5 days, the occupant is to initiate a SO and reschedule the work. The Contractor shall provide to the COR a listing of all quarters where the scheduled maintenance was not accomplished after the second attempt was made.

C.1.5.5.7.6 If quarters are unclean and hazardous to health, the Contractor is to politely leave the quarters, annotate date and time on the Scheduled and Vacant Quarters Maintenance Checklist, note that the quarters are unclean, and give the checklist to the COR no later than 4:00 p.m. the same day.

C.1.5.5.7.7 While reviewing the Scheduled and Vacant Quarters Maintenance Checklist with the occupant, the Contractor shall also note the following for each repair item on the checklist for information purposes: 1) 'Not Fair Wear and Tear', 2) 'Not Act of God', or 3) 'Vandalism'. Examples are: holes in interior walls and broken glass. The COR will give the occupant the opportu-

nity to repair the item through self-help. If occupant does not elect to do this, then the COR will issue a separate SO to the Contractor to repair the item.

C.1.5.5.7.8 If the Contractor encounters a major problem exceeding the limits of \$1,000.00 per quarters, then the Contractor is to note the item on the Scheduled and Vacant Quarters Maintenance Checklist and provide in writing to the COR all of the pertinent information describing the work involved. The Ordering Officer will issue a delivery order to the Contractor under the terms of this contract for tasks to be accomplished exceeding \$1,000.00.

C.1.5.5.8 General Officers' Quarters: The Contractor shall coordinate scheduled maintenance at General Officers' Quarters through the Housing Office, Building 45. If the occupant is not at home, the Contractor shall comply with paragraph C.1.5.5.7.3.

C.1.5.5.9 Vacant Quarters: The Contractor shall gain entry to vacant quarters by checking out keys at the Housing Office, Building 45. The Housing Office is open 24 hours a day.

C.1.5.5.10 Scheduled and Vacant Quarters Maintenance Checklists: The Contractor shall prepare Scheduled and Vacant Quarters Maintenance Checklists as part of scheduled maintenance. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The checklists shall contain all scheduled and vacant quarters maintenance tasks listed in Technical Exhibits 16, 21, and 22. Upon completion of scheduled maintenance, the Contractor shall enter on each checklist the information shown on the sample in Technical Exhibit 14. The Contractor shall request the quarters occupant sign and date each checklist. A copy of the completed and signed checklist shall be given to the occupants. The Contractor shall file a second copy of all completed checklists in respective facility folders. Original completed checklists shall be attached to the corresponding delivery order and submitted with the Contractor's invoice for payment. The Contractor shall also maintain copies of completed delivery orders by week. See paragraphs C.1.16.2, C.1.16.4, and C.4.9. The COR shall have access to these files.

C.1.5.5.11 Reperformance Time: The Contractor shall correct all deficiencies found at the first COR inspection. Failure to comply with quality standards in applicable Technical Exhibits or rates of performance in Technical Exhibit 25 will result in assessment of liquidated damages as defined in Section 00800.

C.1.5.6 Work Level II - Service Order Work: The Contractor shall perform Work Level II - Service Order Work as requested by delivery order in accordance with ordering provisions contained in Section 00700 of the contract. Delivery orders for Level II work will normally be issued quarterly by the Housing Office. Work Level II is the unscheduled maintenance and repair, protecting or placing back into service an existing item which is not scheduled maintenance and which does not exceed \$1,000.00 per service order (SO). The cost of \$1,000.00 is strictly the Contractor's direct costs for materials and/or repair parts, labor, equipment, overhead and profit, and other associated costs. The cost of new appliances, water heaters, and HVAC equipment used to replace existing items is not included in the \$1,000.00 limit. Work Level II work shall be accomplished in accordance with the paragraphs below.

C.1.5.6.1 Operation of Service Order Desk: Operate a service order (SO) desk in accordance with paragraphs C.1.5.6.8 thru C.1.5.6.11, C.4.5.3, and C.5.5.1.

C.1.5.6.2 Interior and Exterior Maintenance Service Orders: Interior and exterior maintenance service order work consists of unscheduled maintenance for all family housing and billeting quarters interior and exterior building components and surfaces including utility systems, to the extent indicated in paragraph C.1.1.3.1, and all clotheslines located behind or adjacent to quarters in accordance with paragraph C.5.5.2 and Technical Exhibit 16.

C.1.5.6.3 Playground and Recreational Equipment Service Order: Playground and recreational equipment service order work consists of unscheduled maintenance for all playground and recreational equipment listed in Technical Exhibit 4 in accordance with paragraph C.5.5.3 and Technical Exhibit 19.

C.1.5.6.4 Bus Stop Shelter Service Orders: Bus stop shelter service order work consists of unscheduled maintenance for all bus stop shelters listed in Technical Exhibit 5 in accordance with paragraph C.5.5.4 and Technical Exhibit 20.

C.1.5.6.5 Pest Control Service Orders: Pest control service order work consists of unscheduled pest control for all family housing and billeting quarters in accordance with paragraph C.5.5.5 and Technical Exhibit 21.

C.1.5.6.6 Appliance Service Orders: Appliance service order work consists of unscheduled maintenance for all appliances, including water heaters, in all family housing and billeting quarters, and miscellaneous buildings listed in Technical Exhibit 11 in accordance with paragraph C.5.5.6 and Technical Exhibit 22.

C.1.5.6.7 Heating, Ventilating, and Air Conditioning Systems Service Orders: Heating, ventilating, and air conditioning (HVAC) systems service order work consists of unscheduled HVAC systems maintenance for all HVAC systems in all family housing quarters and billeting buildings listed in Technical Exhibit 11 in accordance with paragraph C.5.5.7 and Technical Exhibit 22. Also included is turn on and turn off of heating and cooling systems as directed by the COR.

C.1.5.6.8 Priorities: Although the Government reserves the right to assign priorities as necessary, the Contractor shall assign priorities for SOs generally as follows:

C.1.5.6.8.1 Emergency (Priority 1): Emergency (Priority 1) is work which takes priority over all other work to eliminate immediate danger to personnel or property; to prevent extreme hardship; or to respond to special command interest as directed. No heat in quarters when the exterior temperature is less than 50 degrees F. and no air conditioning when the exterior temperature is 90 degrees F. or more are considered emergency service orders. Subsection C-5 lists other examples of emergency service orders. If asbestos is encountered during an emergency call, the Contractor shall take appropriate action to resolve the emergency without removing the material. Refer to paragraph C.1.9.4.

C.1.5.6.8.2 Urgent (Priority 2): Urgent (Priority 2) is work required to correct a condition which could become an emergency; work that could seriously affect morale; and work that has command emphasis. Examples of urgent priorities include, but are not limited to; air conditioning and water heater malfunctions which result in partial loss of service; thermostat adjustment; no heat in quarters when the exterior temperature is 50 degrees F. or more and no air conditioning when the exterior temperature is less than 90 degrees F.; and failure of telephone system. This shall be the lowest priority given to any work in Transient Billeting Quarters listed in Technical Exhibit 10.

C.1.5.6.8.3 Routine (Priority 3): Routine (Priority 3) is required work which, if not accomplished, would continue to be an inconvenience or an unsightly condition, or eventually result in a higher priority (emergency or urgent) condition. Examples of routine work include, but are not limited to, inoperative switches; minor repairs to mechanical equipment; fan inoperative; and refrigerator shelf broken.

C.1.5.6.9 Response Times: Upon notification the Contractor shall visit the quarters, prepared to make any reasonable repairs, within the following times:

**Emergency (Priority 1):**

7:30 a.m. to 8:00 p.m. (Monday through Saturday):	-	1 Consecutive Hour
All other times:	-	2 Consecutive Hours
Urgent (Priority 2):	-	24 Consecutive Hours
Routine (Priority 3):	-	72 Consecutive Hours

C.1.5.6.10 Completion Times: The Contractor shall complete service order work, after initial response, within the following times:

**Emergency (Priority 1):**

Alleviate Emergency:	-	4 Consecutive Hours
Complete Work:	-	48 Consecutive Hours
Urgent (Priority 2):	-	48 Consecutive Hours
Routine (Priority 3):	-	7 Working Days

C.1.5.6.11 Service Order (SO) Procedures: The Contractor shall accept SOs submitted by telephone, in person, or in writing. SOs may be submitted to the Contractor by occupants, the COR, the DEH Housing Office Facilities Section, the DEH Fire Station Dispatchers or other authorized government officials. SO procedures include maintaining a Service Order Control Log, preparing Service Order Worksheets, and performing the required Service Order work. The Contractor shall record the information shown on the sample Service Order Log in Technical Exhibit 14 for each request for service. The Contractor shall then prepare a Service Order Worksheet to accomplish the work. In addition to the routine Service Order Control Log the Contractor (or appropriate Subcontractor) shall maintain a Pest Control Service Order Control Log and a Appliance and HVAC System Maintenance Service Order Control Log. These Service Order Control Logs may be maintained as part of the routine Service Order Control Log or separately. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The Contractor shall respond and complete the SO according to paragraphs C.1.5.6.9 and C.1.5.6.10.

C.1.5.6.11.1 Service Orders Exceeding \$1,000.00: If, upon responding to the SO, the Contractor finds that the work requires more than \$1,000.00 (the Contractor's direct costs for materials and/or repair parts, labor, equipment, overhead and profit, and other associated costs, excluding the cost of new appliances, water heaters, and HVAC equipment) to complete, the Contractor shall:

C.1.5.6.11.1.1 If work is an emergency, the Contractor shall respond and perform emergency work requests to alleviate the emergency regardless of cost. Upon alleviation of the emergency, the Contractor shall notify the COR that the cost exceeded \$1,000.00. The Contracting Officer will reimburse the Contractor for costs in excess of \$1,000.00 contingent upon the necessity of the actions taken to alleviate the emergency.

C.1.5.6.11.1.2 If the work request is non-emergency, the Contractor shall, after response, report to the COR within eight working hours any SO estimated to exceed \$1,000.00. If the COR concurs that the job will require more than \$1,000.00, the Government will order additional work under Work Level III procedures. Contractor work performed prior to COR decision will be included in the lump sum service order work. The Contractor shall not be paid twice for these calls.

C.1.5.6.11.2 Contractor Generated Service Orders: The Contractor shall generate a SO for problems encountered during work performance which are for work requirements other than those prescribed in Work Level I. Contractor generated SOs shall be logged on the SO Control Log and SO Worksheets prepared and submitted to the COR for approval prior to accomplishment. If the work is emergency in nature, the Contractor shall perform emergency work and telephonically notify the COR no later than 9:00 a.m. the following working day and follow up in writing. The Contractor shall respond to and complete all scheduled, Contractor generated, and emergency SOs within the time frames specified in paragraphs C.1.5.6.9 and C.1.5.6.10.

C.1.5.6.11.3 Call-Backs: The Contractor shall provide Call-Back Cards to quarters occupants when the occupant is not at home at the time of the SO call. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The card shall contain the minimum information shown on the sample in Technical Exhibit 14.

C.1.5.6.11.3.1 When the occupant calls the Contractor, the Contractor shall arrange with the occupant a mutually agreed-upon time to respond to the SO. The Contractor shall perform at the agreed-upon time and shall make himself available as stated in paragraph C.1.5.1.1. If the occupant does not call the Contractor to reschedule an appointment within five (5) days as specified above, the SO will be considered complete. The Contractor shall state on the SO that the occupant did not call back to reschedule service. The Contractor shall notify the COR providing a copy of the SO listing date and time of initial visit.

C.1.5.6.11.3.2 The Contractor shall provide Not Home - Return Call Cards if an occupant is not home at the agreed-upon time plus 15 minutes. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The card will notify the occupant they were not at home at the rescheduled time and if they still need the service, they are to call in for a new SO. At this point, the SO is complete. The Contractor shall notify the COR and provide a copy of the SO listing date and times of the initial and second visits.

C.1.5.6.11.4 Emergency Call Response When Occupant Not Home: The Contractor shall provide Not Home - Emergency Call Cards if the occupant is not home when the Contractor responds to an emergency call. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The card will notify the occupant they were not home when the Contractor responded to the emergency call. The occupant is to call in for a new SO. At this point, the SO is complete. The Contractor shall notify the COR and provide a copy of the SO listing date and time of the visit.

C.1.5.6.11.5 Additional Procedures for Pest Control Service:

C.1.5.6.11.5.1 Additional Procedures for Responding to a Service Order for Pest Control: The Contractor shall respond to all SO calls and investigate the problem. Flushing agent shall be used for the applicable pests to determine if the pests are present. After the investigation, the Contractor shall inform the occupants of one of the following actions:

C.1.5.6.11.5.1.1 No Problem. Nothing Was Found: The Contractor shall advise the occupant nothing was found, but if pests are seen, there are self-help supplies available at the Self-Help Store, Building 2113, Camp Forsyth, and how to reduce or eliminate the conditions from recurring. The Contractor shall provide the occupant with a copy of the Pest Control Guide. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The Contractor shall close out the SO.

C.1.5.6.11.5.1.2 Problem Exists: The Contractor shall advise the occupant that a problem exists and offer to provide treatment.

C.1.5.6.11.5.1.2.1 If the occupant does not want treatment, the Contractor shall inform the occupant that self help items are available at the Self-Help Store, Building 2113, Camp Forsyth, and how to reduce or eliminate pests from recurring and provide the occupant with a copy of the Pest Control Guide. If the occupant is unable to achieve control of pests through self-help items, the Contractor shall perform treatment as defined by paragraph C.1.5.6.11.5.1.2.3.

C.1.5.6.11.5.1.2.2 If the Contractor determines unsanitary conditions exist where pests are able to breed, the Contractor shall not apply any pesticides and immediately notify the COR. The COR will make the determination whether or not the Contractor shall provide the treatment. If no additional service is required, the Contractor shall close out the SO. If the COR determines that the conditions are sanitary, the Contractor shall perform the required treatment service.

C.1.5.6.11.5.1.2.3 If the occupant elects to have the treatment, the Contractor shall prepare and provide the occupant with a copy of the Pest Control Treatment Information Handout. The handout shall provide the occupant with the necessary preparation requirements, during and after treatment, for the particular pest control service. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The Contractor shall perform the treatment in accordance with Technical Exhibit 21 if it can be accomplished at that time. If not, the Contractor shall schedule with the occupant a mutually agreed-upon time for the service to be performed and obtain a statement along with the occupant's signature indicating that the treatment service is desired. Upon completion, the SO shall be appropriately closed out. When vacant quarters are treated, the Contractor shall prepare and provide a copy of the Pest Control Treatment Information Handout. The handout shall be left on the kitchen countertop for the new occupants.

C.1.5.6.11.5.2 Additional Procedures for Scheduling with Quarters Occupants Where the Building Has More Than One Quarters That Requires Treatment: Upon answering a SO the Contractor finds that the entire building requires treatment the following shall be done:

C.1.5.6.11.5.2.1 Obtain each building's occupant's (service member or spouse) decision whether or not they want their quarters treated. The Contractor shall explain to each occupant what will happen if they elect to have their area treated or consequences if they elect not to. The Contractor shall inform occupants that they may change their decision up to the time of treatment. The Contractor shall do this verbally and with an appropriate handout. If the occupant is not at home, the Contractor shall notify the occupants by leaving a Multiple Quarters Pest Control Card requesting occupant contact the Contractor, or by repeated visits. If cards are used, the Contractor shall provide complete information to the occupants of the service needed and instructions to obtain the service. Once the occupants are contacted the Contractor shall present the occupants with a Multiple Quarters Pest Control Signature Sheet, where the occupants are to print their name, address, if they want or do not want the service, their signature, and date. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. A copy of the signature sheet is to be attached to the SO.

C.1.5.6.11.5.2.2 The Contractor shall set up a date of treatment using a Multiple Quarters Pest Control Card or in person, to perform the necessary service. A minimum of four days shall pass before treatment is accomplished after the initial attempt to contact all occupants. Occupants shall be given at least two days to prepare their quarters once the schedule is set. When treatment is performed it shall be accomplished in accordance with paragraph C.1.5.6.11.5.1.2.3.

C.1.5.6.11.5.3 Pest Infestations: Ultra-Low Dosage (ULD) may be requested by the COR to control infestations. If the Contractor determines that ULD is needed rather than the normal spray treatment, the COR's approval shall be obtained prior to any applications. The COR may order ULD treatment at any time.

C.1.5.6.11.5.4 Additional Procedures When Termites Are Found: If upon answering a SO for termite inspection, or during scheduled maintenance, termites are found, the Contractor shall report the finding to the COR in accordance with Technical Exhibit 21 and prepare and provide a copy of the Subterranean Termite Control Inspection Report and Proposal. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The COR will approve what actions will be taken. No termite treatment will be accomplished without written approval from the COR.

C.1.5.6.11.6 General Officers' Quarters: The Contractor shall coordinate SO work at General Officers' Quarters through the Housing Office, Building 45. If the occupant is not at home, the Contractor shall comply with paragraphs C.1.5.6.11.3 and C.1.5.6.11.4.

C.1.5.6.11.7 Vacant Quarters: The Contractor shall gain entry to vacant quarters by checking out keys at the Housing Office, Building 45. The Housing Office is open 24 hours a day.

C.1.5.6.11.8 Work Exceeding \$1,000.00 per Item or Is Not a Service Order: If the required work exceeds (\$1,000.00 in labor and materials) or if the work is not classified as an SO as described in paragraphs C.1.5.6 and C.1.5.6.11.1, the Contractor shall contact the COR for disposition instructions. The COR may direct the Contractor to accomplish the work and process the request as Work Level III in accordance with paragraphs C.1.5.7 and C.5.6.

C.1.5.6.11.9 Service Order Close Out: Upon completion of an SO, the Contractor shall enter on the SO Worksheet: name of occupant; phone number; quarters and apartment number; the date and time of response; date and time the work was accepted; the work performed; the materials used and cost (including part number when applicable); the man-hours expended; and the name(s) or ID badge number(s) of Contractor employee(s) performing work. The Contractor shall request that the occupant sign and date the SO worksheet to acknowledge response to and completion of the job. A copy of the completed and signed SO Worksheet shall be given to the occupants. The Contractor shall file a second copy of all completed SO Worksheets in respective facility folders. Original completed SO Worksheets shall be attached to the corresponding delivery order and submitted with the Contractor's invoice for payment. The Contractor shall

also maintain copies of completed delivery orders by week. Refer to paragraphs C.1.16.2, C.1.16.4, and C.4.9. The COR and Housing Division shall have access to these files.

\*k C.1.5.7 Work Level III - Specific Ordered Items of Maintenance, Repair, and Incidental Improvement: The Contractor shall perform Work Level III - Specific Ordered Items of Maintenance, Repair, and Incidental Improvement as requested by delivery order in accordance with ordering provisions contained in Section 00700 of the contract. Delivery orders for Level III work will normally be issued twice daily, Monday thru Friday, by the Housing Office. \*\* All Level III work will be ordered and accomplished using the Work Level III Unit Prices established on the Bid Schedule. Job Order (JO) Worksheets will be attached to delivery orders identifying specific locations and items of work to be accomplished. Work Level III Vacant Quarters Maintenance is limited to \$1,000.00 per set of quarters. The cost of \$1,000.00 is strictly the Contractor's direct costs for materials and/or repair parts, labor, equipment, over head and profit, and other associated costs. Work Level III work shall be accomplished in accordance with the paragraphs below. The Government reserves the right to have this work done by another contractor or other means. All Level III work will be approved in writing by the Contracting Officer or his designated representative prior to any performance, except for Work Level III work identified as Priority 1 emergency work by the COR or Ordering Officer.

C.1.5.7.1 Vacant Quarters Maintenance: The Contractor shall perform vacant quarters maintenance in accordance with paragraph C.5.6.1 and Technical Exhibit 16.

C.1.5.7.2 Quarters Cleaning: The Contractor shall perform quarters cleaning in accordance with paragraph C.5.6.2 and Technical Exhibit 17.

C.1.5.7.3 Grounds Maintenance: Grounds maintenance consists of specific ordered items of grounds maintenance at family housing quarters and common areas in accordance with paragraph C.5.6.3 and Technical Exhibits 6 and 18.

C.1.5.7.4 Miscellaneous Interior and Exterior Maintenance, Repair, and Incidental Improvements: The Contractor shall perform miscellaneous interior and exterior maintenance, repair, and incidental improvements in accordance with paragraph C.5.6.4 and Technical Exhibits 16 and 23.

C.1.5.7.5 Weekly Schedule: The Contractor shall submit detailed Weekly Schedules of all Level III work to be accomplished in occupied quarters covering the following week not later than Wednesday of the current week. Refer to paragraphs C.4.8 and C.5.2.3 and Technical Exhibit 14. The initial weekly schedule shall be submitted not later than 10 days prior to start of Level III work. The schedules shall include the information shown on the sample in Technical Exhibit 14. The Contractor shall attend weekly meetings convened by the Housing Division in the Housing Office, Building 45, or as directed by the COR, to assist in developing a mutually compatible weekly work schedule. The Contractor shall conform to the schedules. Revisions or changes to any Level III work shall be submitted 24 hours in advance and shall indicate reason for any revision or change. All revisions and changes are subject to COR approval prior to implementing such revision or change.

C.1.5.7.5.1 The Contractor shall accomplish Work Level III work within the time frames established in the rate of performance in Technical Exhibit 25 regardless of the number of quarters turned over to the Contractor.

C.1.5.7.5.2 The Contractor's time shall begin at 12:00 p.m. for quarters given to him prior to 12:00 p.m. each workday. The Contractor's time shall begin at 7:30 a.m. for quarters given to him between 12:01 p.m. and 4:30 p.m. the preceding day. The Contractor's time taken to perform Work Level III maintenance including cleaning of quarters ends when the quarters pass inspection by the COR. The Contractor's reperformance time begins when the COR identifies deficiencies and notifies the Contractor.

C.1.5.7.5.3 The number of quarters turned over to the Contractor for vacant quarters maintenance and cleaning will vary throughout the year. Termination distribution is shown at Technical Exhibit 13. The peak period does not relieve the Contractor of the responsibility or extend the maximum working days for the performance of vacant quarters maintenance and cleaning.

C.1.5.7.6 Work Exceeding Contractor Limits of Responsibility: Work identified by the Contractor and estimated by him to exceed the limits of his responsibility as defined by delivery orders or job orders, shall be reported to the COR not later than the end of the work day during which work was identified. After 4:00 p.m., the item shall be reported no later than 9:00 a.m. the following workday. The COR will advise the contractor on how to proceed.

C.1.5.7.7 Work Coordination:

C.1.5.7.7.1 Occupied Quarters: The Contractor shall coordinate with quarters occupants for access to occupied quarters in accordance with paragraph C.1.5.5.7. Efforts to coordinate the work will require some evening and weekend scheduling. The Contractor shall report to the COR instances where access could not be obtained to quarters. The Contractor shall make return calls as required to accomplish the work. The Contractor shall provide the COR with a copy of the work document and pertinent facts related to the incident, whenever three or more unsuccessful attempts to gain access have been made on any individual job.

C.1.5.7.7.2 General Officers' Quarters: The Contractor shall coordinate with the Housing Office, Building 45, for access to general officers' quarters in accordance with paragraph C.1.5.5.8.

C.1.5.7.7.3 Vacant Quarters: The Contractor shall coordinate with the Housing Office, Building 45, for access to vacant quarters in accordance with paragraph C.1.5.5.9.

C.1.5.7.7.4 Utility Service Interruptions: If work requires utility service interruption, the Contractor shall coordinate utility service interruptions in accordance with paragraph C.1.20.

C.1.5.7.8 Scheduled and Vacant Quarters Maintenance Checklists: The Contractor shall prepare Scheduled and Vacant Quarters Maintenance Checklists as part of the performance of vacant quarters maintenance. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3 and Technical Exhibit 14. The checklists shall

contain all scheduled and vacant quarters maintenance tasks listed in Technical Exhibits 16, 21, and 22. Upon completion of vacant quarters maintenance, the Contractor shall enter on each checklist the information shown on the sample in Technical Exhibit 14. A copy of the completed checklist shall be left on the kitchen countertop for the new quarters occupants. The Contractor shall file a second copy of all completed checklists in respective facility folders. Original completed checklists shall be attached to the corresponding delivery order and submitted with the Contractor's invoice for payment. The Contractor shall also maintain copies of completed delivery orders by week. Refer to paragraphs C.1.16.2, C.1.16.4, and C.4.9. The COR shall have access to these files.

**C.1.5.7.9 Job Order Close Out:** Upon completion of an Job Order (JO), the Contractor shall enter on the JO Worksheet: name of occupant (if scheduled maintenance); phone number; quarters and apartment number; the date and time of response; the date and time work was accepted; the work performed; the materials used and cost (including part number, when applicable); the man-hours expended; and the name(s) or ID badge number(s) of the Contractor's employee(s) performing the work. The Contractor shall request that the occupant sign and date the JO Worksheet to acknowledge response to and completion of the job if the quarters are occupied. A copy of the completed and signed JO Worksheet shall be given to the occupants. The Contractor shall file a second copy of all completed JO Worksheets in respective facility folders. Original completed JO Worksheets shall be attached to the corresponding delivery order and submitted with the Contractor's invoice for payment. The Contractor shall also maintain copies of completed delivery orders by week. Refer to paragraphs C.1.16.2, C.1.16.4, and C.4.9. The COR and Housing Division shall have access to these files.

**C.1.6 ENERGY CONSERVATION:** The Contractor shall comply with published rules and regulations issued by the U.S. Department of Energy, 10 CFR Part 490, applicable ARs, local policy, and direction during emergency situations including drought, including Fort Riley's Energy Resource Conservation (ERC) Program outlined in FR Reg 11-1, and shall instruct Contractor employees in utilities conservation practices to preclude waste.

**C.1.7 HISTORIC HOUSING:** The Contractor shall comply with the following restriction: The Main Post area, Fort Riley has been designated an "Historic District" by the National Park Service. The Contractor shall perform no work which will alter the exterior or interior appearance of any building or structure in this area without consulting with the COR. In performing work in the Historic District, the Contractor shall replace materials, when replacement is necessary, with new materials which duplicate the original materials as closely as possible in size, shape, texture, and finish.

**C.1.8 WARRANTIES:**

**C.1.8.1 General:** The Contractor shall perform warranty management as part of Work Level II - Service Orders for appliances and HVAC equipment.

**C.1.8.2 Existing Warranties:** The Government will provide the Contractor, a list of existing warranties supplied by the previous housing maintenance contractor at time of contract start. Repair work on Government equipment under

warranty will be performed by the manufacturer or his authorized representative. The Contractor shall obtain the warranty benefits for the Government to include transportation of the appliance to and from repair as required. The Contractor shall inform the Contracting Officer of difficulties encountered in the enforcement of warranties and of instances in which the costs of enforcement would exceed the benefits derived. The Contracting Officer may direct the Contractor to repair items without recourse to the warranty if the warranty contractor cannot or does not respond to the failure or defect in order to allow timely response to priority work requirements or if the failure or defect results from abuse, improper installation, or inadequate maintenance. The Contracting Officer will determine whether equipment damage is due to Contractor abuse or neglect. The Government will not be liable for expenses deemed to be the fault of the Contractor.

**C.1.8.3 New Warranties:** The Contractor shall provide to the COR on a quarterly basis, the original warranties on new equipment installed during the term of this contract. These warranties shall list the Government as the equipment owner. Records provided shall identify the item, nature, and expiration date of the warranty, and the name and location of the firm to contact concerning the Government's entitlements under the warranty. Equipment installed by the Contractor that fails within a warranty period due to Contractor's poor workmanship, or by failure to follow manufacturer's installation, operation or maintenance instructions, shall be replaced or repaired at the Contractor's expense. This determination will be made by the Contracting Officer.

**C.1.9 ENVIRONMENTAL PROGRAM:** The Contractor shall follow the guidelines established and comply with the Government's Environmental Program. See Section H.

**C.1.9.1 Laws, Regulations, and Standards:** The Contractor shall comply with all EPA, KDHE, and Fort Riley laws, regulations, standards, and plans regarding environmental matters. All environmental matters shall be coordinated through the COR and the DEH Environmental Branch. Pesticides shall only be applied in accordance with EPA approved label directions.

**C.1.9.2 Spills:** The Contractor shall immediately notify the COR or if not available, the Fort Riley Fire Department, the spillage or release of any fuel, hazardous material or waste occurring during the performance of work under this contract. This includes pesticides released not in accordance with EPA approved label directions. The Contractor shall clean up any spillage or release at his expense. Clean up and reporting shall be in accordance with EPA, KDHE, and Fort Riley laws, regulations, standards, and plans.

**C.1.9.3 Disposal:** The Contractor shall properly dispose of all hazardous materials and wastes generated in performance of this contract at DRMO in accordance with EPA and KDHE regulations and DRMO SOP 19A, or when not covered by the SOP, as directed by the COR.

**C.1.9.4 Asbestos:** The Contractor shall comply with EPA and KDHE requirements pertaining to asbestos. This contract will not involve asbestos removal, but may require the Contractor to work within close proximity to building materials containing asbestos (i.e. emergency service order to repair a broken water

line wrapped in pipe insulation which may contain asbestos). The Contractor will not be required or allowed to remove any building materials containing asbestos. The Contractor shall immediately contact the COR should he encounter building materials he suspects may contain asbestos. The COR will arrange for the suspect material's testing and removal. The Contractor shall comply with EPA and KDHE requirements regarding construction activity around building materials which may contain asbestos. See Section H, paragraph: Environment, Safety and Health.

**C.1.9.5 Pest Control:** The Contractor shall comply with EPA and KDHE requirements when performing all pest control tasks. All pest control technicians shall be properly certified. Refer to paragraph C.1.3.1.

**C.1.9.6 Chlorofluorocarbons (CFCs):** The Contractor shall be required to handle, recover, and dispose of CFCs as part of appliance and HVAC maintenance. The Contractor shall comply with the requirements of EPA and KDHE Environmental Regulations regarding handling, recovery, and disposal of CFCs. Disposal shall be accomplished by reclaiming, recycling, or other approved methods. Refer to paragraph C.1.3.2.

**C.1.9.7 Lead-Based Paint:** The Contractor shall be required to remove and dispose of lead-based paint when necessary to properly prepare building surfaces for painting. Lead-based paint shall be removed and disposed of in accordance with EPA regulations and KDHE regulations, when published. Refer to paragraph C.1.3.3 and Technical Exhibit 23, Section 02081.

#### C.1.10 INSPECTION BY REGULATORY AGENCIES:

**C.1.10.1** The Contractor shall notify the COR within 15 minutes, by phone, of any inspection visit by an agent or agents of any federal or state regulatory agency such as OSHA, EPA, and KDHE. The Contractor shall cooperate with the inspector(s). The Contractor shall submit a written report to the COR by the close of business of the work day following completion of the inspection visit, to include the names, identification number(s), agency of the inspectors, and the purpose for the visit. The Contractor shall include a copy of all reports received. If samples are collected, the Contractor shall take similar samples and deliver to the COR. The Contractor shall obtain a statement signed by the inspector(s) validating their authenticity. The Contractor will also be subject to inspection by Fort Riley authorities including, but not limited to, DEH Environmental Compliance Branch, DEH Fire Department, Safety Office, and Inspector General Office.

**C.1.10.2 Citations:** Citations for non-compliance with OSHA, EPA, KDHE, or other agencies standards are a matter of resolution between the Contractor, Contracting Officer, and the issuing office of the regulatory authority. The Contractor shall correct deficiencies in the time frame outlined by the regulatory authority and as directed by the Contracting Officer. When citations are issued by federal or state authorities due to the Contractor's breach of any terms of this contract or any negligent or willful omission on the Contractor or his employees in the performance of this contract, the resulting fine(s) shall be paid by the Contractor.

**C.1.11 FIRE PROTECTION AND PREVENTION:** See paragraph C.3.2.3 and Section H.

C.1.12 SAFETY REQUIREMENTS: See Section H. In addition, if the Contractor fails, or refuses, to promptly comply with safety requirements, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. No part of the time lost due to any such stop order shall be made the subject of claim for extension of time or for excess costs or damages to the Contractor. The Contractor shall report any accident that results in a fatality or the hospitalization of five or more employees to the nearest OSHA office.

C.1.13 SECURITY OF VACANT QUARTERS: The Contractor shall perform a physical security check and secure each dwelling unit in which he has worked prior to his departure from the unit, including but not limited to checking doors, locks, windows, and gates; checking electric or gas ranges for burners or ovens left on; checking faucets to make sure water is not left running; and checking for lights left on. The contractor shall take corrective action immediately upon discovery of any security deficiency including but not limited to locking unlocked doors, windows, and gates; shutting off electric or gas ranges, shutting off running water, and shutting off electric lights. In cold weather, furnaces shall be left on and set at a temperature as defined by DEH to prevent water pipes from freezing.

C.1.14 KEY CONTROL: The Contractor shall establish a control system to ensure that no keys issued to the Contractor by the Government are stolen, lost, misplaced, or used by unauthorized persons. The Contractor shall not duplicate Government keys except as permitted by the COR. The Contractor shall comply with AR 190-13 and AR 190-51 applicable to key and lock control. The Contractor shall not take Government keys off the installation for any reason.

C.1.14.1 The Contractor shall be held liable for all costs (labor, material, equipment, etc.) incurred by the Government as determined by the Contracting Officer, to replace any and all locks and keys due to keys being stolen or lost, or due to issuance to or duplication by unauthorized personnel.

C.1.14.2 The Contractor shall not permit entrance to locked areas by any person other than the occupant and Contractor personnel engaged in the performance of work in those areas, or personnel assigned to the activity where the Contractor is performing work, without written authorization by the Contracting Officer. The Contracting Officer and his designated representative shall have access to any Government-owned property.

C.1.14.3 Keys shall be issued to the Contractor and returned to the Government at the Housing Office, Building 45. The Contractor shall sign for the keys. The Contractor shall establish a key register and record all key transfers with the person receiving the keys signing and dating the register. The key registers shall be turned over to the Government upon expiration or termination of the contract. If a key has been determined to be lost, the Contractor shall notify the Housing Office orally within two hours of the discovery and provide written confirmation within 24 hours. If the Contractor has not found the lost key or keys by the time completion of work is due, all of the locks affected will be replaced and/or rekeyed, whatever is required, so that all keys to the quarters or facility match. If the time of completion spans a period when the quarters or facility is not occupied, the Contractor shall

provide security to protect the property. If the facility is occupied, the Contractor shall rekey and/or replace the lock before leaving for the evening or no later than 10:00 p.m. New keys shall be delivered to the occupant prior to Contractor's departure.

C.1.14.4 The Contractor shall not transfer key(s) to the Housing Office prior to completion of work in quarters except under one of the following conditions:

C.1.14.4.1 The quarters were found by the Contractor to be vandalized, broken into, appliances (or parts) were missing, mirrors or windows were broken during prework inspection and a separate Government investigation is needed.

C.1.14.4.2 Other Contractors were found to be working in the quarters which would interfere with the work as determined by the COR.

C.1.14.4.3 The quarters are found to be occupied when they were to be vacant.

C.1.14.4.4 The COR or Housing Division demands return of the keys to quarters not serviced in compliance with the terms of this contract.

C.1.14.4.5 When keys will not open doors to quarters.

C.1.14.4.6 The terms of this contract have been completed.

C.1.15 OCCUPANT SELF-HELP:

C.1.15.1 The Government may require the occupant(s) to accomplish any work.

C.1.15.2 The Government has an established self-help program which enables occupants to treat minor pest problems, (e.g. cockroaches, ants, crickets, spiders, silver fish, earwigs, stored food products pests, flying insects, rats, and mice). The Contractor shall inform the occupants of items available to them for self-help, at Building 2113, DEH Self-Help Store, Camp Forsyth. However, the Contractor shall, upon receipt of a SO, perform the required service for occupants who have been unable to achieve control of pests through self-help items as per paragraph C.1.5.6.11.5.1.2.1.

C.1.16 RECORDS AND REPORTING:

C.1.16.1 Computer Equipment and Software: The Contractor shall purchase, install, and maintain three DOS based IBM compatible computer systems and software necessary to manage Work Level I, II, and III workloads and issue delivery orders. Two computer systems shall be located in the Housing Division Facilities Branch and the other at the Engineering Division Inspection Branch. The equipment and software will be returned to the Contractor upon expiration or termination of the contract.

C.1.16.2 Maintenance and Repair Records and Reports: The Contractor shall maintain complete and accurate maintenance and repair records of all work performed. All records shall be maintained on a computer using a suitable operating system and database program which allows the database to be downloaded onto DOS based IBM compatible computer systems operating the dBase program so

that the database can be easily accessed, sorted, reviewed, and reports printed by Housing Division personnel. Records shall include as a minimum: quarters and apartment number; work level and maintenance tasks accomplished on each quarters per visit; man-hours expended; type and cost of materials; date and time work was started; and date and time work was accepted. Records shall be sorted and reports produced monthly and in a yearly cumulative summary showing quarters and apartment numbers; work level and maintenance tasks accomplished at each quarters; man-hours expended; and type and cost of materials. The reports shall show year-to-date totals for man-hours and cost of materials by work level and type of tasks. Diskettes with all contract records shall be available to the COR and Housing Division at all times at their request. Diskettes with all contract records shall submitted to the COR at the end of each contract period and upon expiration or termination of the contract. Refer to paragraph C.5.2.3 and Technical Exhibit 14.

**C.1.16.3 Pest Control Services Records:** The Contractor shall maintain complete and accurate records of all work performed on DD Form 1532, "Pest Management Report" and DD Form 1532-1, "Pest Management Maintenance Record". The Contractor shall complete the DD Form 1532-1 daily, and submit the report to the COR the next workday. The Contractor shall complete DD Form 1532 for each month's work, and submit this report to the COR within three working days of the following month. Technical Exhibit 14 contains a copy of this report with the necessary preparation and submission instructions.

**C.1.16.4 Facility Folders:** The Contractor shall establish and maintain a separate facility folder for each billeting and family housing dwelling unit. These facility folders will be available for Government inspection at all times. A copy of each completed scheduled and vacant quarters maintenance checklist, SO Worksheet, JO Worksheet, all warranty information, and any other documentation and information pertinent to the maintenance history for each dwelling unit shall be kept in the individual facility folders. Checklists, SO Worksheets, and JO Worksheets shall be filed in the facility folders within one working day after completion of the work. These facility folders and their contents are the property of the Government and shall not be removed from Fort Riley. The facility folders and their contents shall be transferred to the Government upon expiration or termination of this contract.

**C.1.16.5 As-Built Drawings:** The Contractor shall provide the COR and Housing Division "as-built" drawings or other requested information for updating real property records. As-built drawings shall be legible and include in detail any update. Drawings shall be standard size sheets as defined by DEH made to applicable drafting standards. This documentation is required whenever any alteration or reconfiguration of an existing system or building is made. The as-built drawings in the DEH files may not be current. The as-built drawings will be turned over to the Government within 30 days of the changes made.

**C.1.16.6 Conditions/Interference of Work:** The Contractor shall report to the COR any circumstances of needed repair of the facilities, unusual soiling of an area which may affect performance of contract work, unhealthy or hazardous conditions, or any delays or interference of work by employees of the Government or occupants; report to the COR other circumstances which would affect performance of the work required under the contract. The Contractor shall make this report within one working day of discovery.

C.1.17 APPLIANCE AND HVAC EQUIPMENT REPLACEMENT: If an appliance or HVAC equipment is determined by the Contractor to be beyond economical repair, the Contractor shall replace the appliance or HVAC equipment so long as the total replacement falls within the provisions of Level II work and meets the criteria below. Substantiating data to support the recommended replacement shall be submitted to the COR in writing within eight (8) working hours of the equipment replacement. Major repairs to appliances and HVAC equipment shall not be made and appliances or HVAC equipment shall be replaced when:

C.1.17.1 Appliances and HVAC equipment have exceeded their life expectancy as follows:

Refrigerators	15 years
Ranges and Built-in Ovens	10 years
Garbage Disposals	3 years
Dishwashers	10 years
Water Heaters	8 years
Furnaces	20 years
Air Conditioners	10 years

C.1.17.2 The cost of the required repairs exceeds 50 percent of the replacement cost of the appliance or HVAC equipment.

C.1.17.3 The Contractor will be paid for all new appliances and HVAC equipment at his invoice cost with the following exception. The Contractor's invoice cost must be no more than 90 percent of the current GSA Contract Cost for the same appliance or HVAC equipment or the Government will purchase the appliance or HVAC equipment and issue it to the Contractor.

C.1.17.4 The Government reserves the right to order replacement of appliances and HVAC equipment at any time regardless of its condition and age.

C.1.18 SUPPLY OPERATION: The Contractor shall order and maintain supplies and materials at the level necessary to meet the contract requirements.

C.1.19 SALVAGE: See Technical Exhibit 23, Section 02050.

C.1.20 UTILITY SERVICE INTERRUPTIONS: If the Contractor's work requires interruption of any utility service, including fire protection and alarm systems, to or within facilities, or requires facilities be vacated, the Contractor shall first notify the Contracting Officer or his designated representative and then the occupants as soon as possible before the interruption, but no later than five working days prior to scheduled interruptions, except in the case of emergencies. The Contractor shall avoid damage to occupant's furnishings, minimize disruption, and relight any pilot lights that were affected. The Contractor may be required to provide further information concerning the interruption to the affected occupants. See also paragraph: Interruptions to Utility Services, Section 00800.

C.1.21 WORKMANSHIP:

C.1.21.1 Intent: The performance of work shall conform to the applicable Industry Codes and all other standards required in this contract. During the repair and replacement activities, the Contractor shall protect adjacent surfaces and the dwelling contents. Work areas left unattended overnight shall be temporarily barricaded or otherwise closed-off to protect the occupants from possible safety hazards and to protect the dwelling unit from weather damage or criminal acts. In the event the Contractor discovers a structural deficiency beyond the scope of this contract, the Contractor shall immediately notify the COR. Work deemed unsatisfactory by the Contracting Officer shall be corrected at the expense of the Contractor within the time-frame specified to alleviate an emergency (Priority 1 Service Order). Any Government- or occupant-owned property damaged by the Contractor shall be repaired or replaced immediately by the Contractor at no expense to the Government or occupant.

C.1.21.2 Clean Up and Grounds Maintenance: The Contractor shall maintain quarters in clean, orderly, and safe condition during the course of the work, and perform final cleanup including all debris, paint splatters, and paint and waste containers upon completion of the required work at each quarters. Cleaning shall include the removal of all smudges, grease, stains, dirt, paint drips, and refuse resulting from the Contractor's work. Carpet which is soiled during the work shall be cleaned as part of the work. Appliances installed or serviced in the dwelling shall be cleaned to remove all smudges, grease, and other marks resulting from the Contractor's work. Special attention shall be given to clean up activities in vacant quarters. The Contractor shall insure that vacant quarters are clean, indoors and outdoors, and the yard is maintained in accordance with Technical Exhibits 17, 18, and 23, Sections 01710, 01901 and 01902, regardless of condition of quarters when they are turned over to the Contractor. The COR shall have the authority to accept or reject cleanliness of the work site.

C.1.22 LOST AND FOUND: All articles found by Contractor personnel to which a reasonably prudent person would assign monetary, personal, historical, or other value (including possible contraband items) shall be turned in to the COR. The Contractor shall obtain receipts for articles turned in to the COR.

C.1.23 CONTRACTOR QUALITY CONTROL: See Technical Exhibit 23, Section 01012.

C.1.24 OTHER CONTRACTS: The Government reserves the right to award contracts to other Contractors to improve the overall conditions of family housing and billeting quarters when the Contracting Officer determines that the scope of work exceeds the requirements of this maintenance contract. Coordination is required between contractors. The Contractor shall cooperate with other contractors and with Government employees. A list of planned projects and general descriptions of the intended scope of work is available from the Housing Division, Building 45. It is the intent of the Government to let separate contracts to perform this work as funding levels allow, but it shall be the responsibility of this Contractor to maintain the existing systems and components until the projects are completed and after the warranty period is over.

C.1.25 CONFLICTING DIRECTIVES: Any apparent conflict between compliance with the directives, rules and regulations identified in this contract and the satisfaction of the requirements of the contract shall be immediately brought to

the attention of the Contracting Officer for final resolution. The Contractor shall notify the Contracting Officer in writing in addition to any verbal notification of such conflict.

C.1.26 PHASE-IN OF CONTRACTOR OPERATIONS: The Contractor shall assume responsibilities for all work levels according to the following schedule. Therefore, on the initial day of performance, the Contractor shall provide a workforce which is fully qualified and capable of performing all work required at that time under this contract.

Within 30 days  
subsequent to  
notice to proceed  
for all services: All required submittals have been delivered to the Government by the Contractor.

Day 46 after notice  
to proceed  
(12:01 a.m.) Contractor assumes responsibility and workload for:  
Work Management: Paragraphs C.1.1.1.1 thru C.1.1.1.3;  
Work Level I - Scheduled Maintenance: Paragraphs C.1.1.3.1 thru C.1.1.3.4;  
Work Level II - Service Orders: Paragraphs C.1.1.4.1 thru C.1.1.4.7;  
Work Level III - Specific Ordered Items: Paragraphs C.1.1.5.1 thru C.1.1.5.4.

C.1.27 TRANSITION PERIOD: This Contractor will cooperate with the new Contractor during the new Contractor's transition period for any future contracts. The current Contractor shall be responsible for all work issued to him under the terms of the current contract. Also refer to paragraphs C.1.1, C.3.3, and C.4.16.

C.1.28 INVOICES:

C.1.28.1 Invoices will be submitted weekly. Up to five (5) delivery orders can be on one invoice. Only completed delivery orders can be invoiced unless the Contractor is directed otherwise by the COR or Ordering Officer. Delivery orders with performance times longer than 45 days shall be handled in accordance with paragraph: Payment, Section 00800.

C.1.28.2 Family Housing, Billeting, and NAF items shall be invoiced separately.

C.1.28.3 Labor for repair of appliances, labor for replacement of appliances, cost of new appliances, and cost of repair parts for appliance repairs shall be invoiced separately.

C.1.28.4 The Contractor shall furnish copies of suppliers' invoices marked "paid and the date" when invoicing the Government for appliances, HVAC equipment, and repair parts.

C.1.28.5 Invoices shall be broken out by the APC numbers listed below:

			FG	FG	BG
Account	Work	Gen	Built	Built	BOQ &
		Off	Prior	After	SEBQ

<u>Number</u>	<u>Classification</u>	<u>Qtr</u>	<u>1950</u>	<u>1950</u>	<u>Only</u>
(1910)	Appliances	X114	X123	X123	K270
	Carpet/Drapes Repair	X111	None	X120	K270
	Pest Control	X163	X170	X170	M300
(1920)	Scheduled Maintenance	XA02	XA06	XA16	K270
	Service Orders	XA01	XA05	XA15	K270
	Routine Maintenance	XA02	XA06	XA16	K270
	Paint - Exterior	XA03	XA07	XA17	K270
	Paint - Interior	XA04	XA08	XA18	K270
	Carpet/Drapes Replacement	X112	None	X121	K270
	HVAC Maintenance	XA09	XA09	XA09	K270
		BG	BG		
		TDY	Guest		
Account	Work	Qtrs	Housing		
<u>Number</u>	<u>Classification</u>	<u>Only</u>	<u>Only</u>		
N/A	All Work	FUFHG8B82657	FULKH8G86657		

Legend:

FG - Family Housing Quarters and Garages

BG - Billeting Quarters and Garages

BOQ & SEBQ - Buildings 27, 470, 471, 512 (Except Kitchen), and 540

TDY Qtrs - Buildings 28, 45, 510, 512 (Kitchen Only), 541, 542, 620, and 621

Guest Housing - Buildings 170 and 5309

SECTION 01000

DESCRIPTION/SPECIFICATIONS

SUBSECTION 2 - DEFINITIONS, ABBREVIATIONS AND ACRONYMS

C.2.1 DEFINITIONS: As used throughout the contract or in material referenced in the contract, the following terms shall have the meanings set forth below:

Acceptable Quality Level (AQL): The maximum percent defective, the maximum number of defects per hundred units, or the number of defects in a lot that can be considered satisfactory on the average; the allowable leeway or variance from a standard before the Government will reject the service. It implies that if defective performance does not exceed the AQL, the service will not be rejected by the Government. However, the Contractor must reperform the defective service when directed.

Acceptance Sampling: A form of sampling used to determine a course of action. A procedure that gives a specified risk of accepting lots of given quality.

Air Conditioning (A/C): Equipment to include all ductwork, mechanical equipment, condensate collection trays, plenums, filters, registers, return air grilles, and electric control devices.

Appliance Space: The floor, walls, cabinet ends, baseboards, shoe molding, vents, electrical outlets, and pipe plumbing recesses associated with the location designed for stoves, refrigerators, water heaters, dishwashers, washing machines, and dryers.

Approximate Gross Square Feet Of Floor Area: The area within the perimeter of exterior walls in a set of quarters as measured from the inside surface of the exterior and party walls, with no deduction for closets, hallways, stairways, thickness of interior walls, columns, or other interior features. This area includes readily accessible finished, semifinished, and unfinished attics, basements, and all storage areas. This area also includes all common use hallways, stairways, mechanical equipment rooms, and laundry rooms. It does not include attached garages and carports, and patios and porches. In essence, this is the total gross square footage of a building divided by the number of apartments.

Approximate Net Square Feet Of Floor Area: The area within the perimeter of exterior walls in a set of quarters as measured from the inside surface of the exterior and party walls, with no deduction for hallways, stairs, closets, thickness of interior walls, columns, or other interior features. This area includes only finished, normally habitable, attics and basements, and private storage areas. It does not include common use spaces, attached garages and carports, and patios and porches.

Arthropods: Scientifically, any numerous invertebrate organisms of the phylum arthropoda, which includes insects, crustaceans, arachnids, and myriapods having a horny segmented external covering and jointed limbs.

As-Built Drawings: Neat, legible, sealed drawings on standard size vellum or Mylar sheets which depict changes made to portions of the permanent structures or systems of facilities.

Assigned Parking Space: Paved or unpaved parking areas assigned to specific quarters, sometimes in close proximity to the dwelling unit and sometimes remote. Each assigned parking space is approximately 200 square feet in size and normally has concrete curb and gutter showing the assigned dwelling unit.

Associated Real Property (ARP): Property assigned to dwelling units to include carports, pavement (concrete or asphalt), carport roofs (top, bottom, and sides), sidewalks, patios, porches, handrails, garages, storage rooms, separated structures, assigned parking spaces, basement access stairways, window wells, basement water control systems, sump pits, privacy screens, fences, awnings, and canopies.

At No Additional Cost to the Government: The phrase "at no additional cost to the Government" is used to emphasize that the work is considered to be paid for as an element of the CLIN established to pay for maintenance and repair of quarters, and a separate CLIN will not be established.

Authorization: Data taken from authorization documents listed in AR 310-34 and used to identify items required and authorized.

Bi-Weekly: Once every two weeks.

Billeting: Housing provided for those unmarried, divorced, or separated (legally or geographically) officers and senior enlisted personnel permanently assigned to Fort Riley, transient personnel, and those military and civilian personnel who are temporarily assigned to Fort Riley without dependents.

Billets Type: An identifying number assigned to a specific group of billeting quarters with similar or identical floor plans, architectural features, and square footage. Refer to Technical Exhibit 10.

Building: A building is any structure which has a roof.

Carports: A separated or attached structure with an open parking area with posts, pavement, curbing and gutters, drains, roof and downspouts to be cleaned.

Check: To examine or compare with a standard to verify that the unit or equipment is operating within design specifications. Checks include adjustment, calibration, and replacement or repair (requiring 20 minutes or less) if the unit is not operating within design specifications.

Chlorofluorocarbon (CFC): A fully halogenated (no hydrogen remaining) compound containing chlorine, fluorine, and carbon. Production of CFC refrigerants, as regulated by the Montreal Protocol and Title IV of the 1990 Amendments to the Clean Air Act, will first be reduced and then eliminated entirely by the year 2000.

Classification: The inspection of material to determine and record the proper state of serviceability. Classification is a Government responsibility.

Clean: Free from dirt, contamination, or impurities; unsoiled, unstained, recently laundered.

Cleaning Order (CO): Document showing various types of cleaning work required of the Contractor which is the basis of proof that work was required and accomplished.

Compliance: Action in accordance with clean air or water standards and/or the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA). It also means actions in accordance with a schedule or plan ordered or approved by a court of competent jurisdiction, the State of Kansas or the Environmental Protection Agency as dictated by the Air Act, Water Act, or FIFRA, and regulations issued pursuant thereto.

Computer Generated Document (CGD): A "hard copy" or paper printed by computer.

Construction and Demolition Waste: Waste building materials and rubble resulting from construction; remodeling, repair, or demolition operations on quarters, commercial buildings, other structures, and pavements.

Construction and Demolition (C/D) Landfill: A permitted solid waste disposal area used exclusively for the disposal on land of construction and demolition wastes.

Contract Discrepancy Report (CDR): A formal, written documentation of Contractor nonconformance or lack of performance for contracted work.

Contract Line Item Number (CLIN): An item of work and materials for which the Contractor will receive compensation. The unit bid price of a CLIN represents the unit price the Contractor will receive for the total and complete furnishing, installation, demolition of old items, clean up, all related indirect costs and direct costs attributed to that requirement.

Contracting Officer: Any person who, either by virtue of position or by appointment in accordance with the Federal Acquisition Regulation (FAR), or supplement thereto, is currently a Contracting Officer with the authority to enter into and administer contracts and make determinations and findings with respect thereto, or with any part of such authority.

Contracting Officer's Representative (COR): An individual designated in writing by the Contracting Officer to perform specific contract administrative functions. This individual does not have the authority to change the terms or conditions of the contract.

Contractor: Includes the Contractor and Contractor's employees, subcontractor, or sub-contractor's employees at any tier.

Data Collection Point (DCP): Receiving point for various data collection.

Defense Reutilization and Marketing Office (DRMO): This activity processes salvageable items to be reutilized or to be sold as scrap, and collects and disposes of hazardous materials and wastes. The activity is located in Building 1950, Camp Funston.

Deficiency: A shortcoming in the quality or state of service performed.

Dewinterization: The process of reactivating equipment or facilities that had previously been placed on standby or inactive use.

Delivery Order: Obligating document that orders the Contractor to perform.

Direct Supervision: A certified pesticide applicator supervising the work of an uncertified pesticide applicator at the specific location where the work is being conducted and maintaining a line-of-sight view of the work being performed.

Directorate of Engineering and Housing (DEH): The Commanding General's action agency for all matters pertaining to facilities engineering and housing matters for the installation. The DEH plans, programs, and coordinates all Real Property Maintenance Activities (RPMA). The category RPMA includes all operations, maintenance, repair, construction, and related services required under the contract. The DEH office is located in Building 330. The Engineering Division including the Contract Inspection Branch are located in Building 408. The Housing Division is located in Building 45. The Environmental and Natural Resources Division including the Environmental Branch are located in Building 1970. Sometime during FY 94 DEH will be renamed Directorate of Public Works (DPW). Its mission and functions will remain essentially the same.

Drapes: All material fabric, liners, rods, hooks, cornices, opening and closing devices, and tie backs associated with window and wall coverings. Drapes are in General Officer's Quarters only.

Dwelling Unit: A single family dwelling or billeting unit. Included with the unit are all its components to include proportionate shares of carports, garages, and storage sheds that belong to the structure unless otherwise specified hereinafter (includes exterior clotheslines and Government owned fences). A unit does not include occupant constructed or owned structures.

Emergency Service Order: A classification of service orders as set by examples described in Subsection C-5 that require expeditious handling to 1) eliminate immediate danger to personnel or property, 2) prevent extreme hardship, or 3) respond to special command interest.

Emergency Work: Any unforeseen circumstance or combination of circumstances that requires immediate action.

Engineered Performance Standards (EPS): Time standards developed by engineers using proven industrial engineering techniques. EPS standards represent the average time necessary for a qualified worker, working at a normal pace, under capable supervision and experiencing normal delays, to perform a defined

amount of work, of a specified quality, while following acceptable trade methods. EPS standards are used to develop estimates of manhours for maintenance, repair, and new construction work.

Environmental Protection Agency (EPA): The Federal agency delegated authority to enforce the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA).

Equipment: Items utilized in the performance of work.

Facility: An identifiable piece of real property. A facility may be part of a larger entity, such as a part of a utility plant system, or road, or it may be an individual object, such as a structure or range.

Facility Number (Building Number or Quarters Number): The number assigned to a particular facility for the purpose of identification. All building structures, utility systems and other non-building real property entities have an assigned facility number. The number is up to a five-digit numeric number. For billets and family housing quarters (multi-unit quarters), an alphanumeric digit is added to the facility number to represent a particular quarters or apartment, i.e. quarters 7-A and 7-B or quarters 3000-1 thru 6. A prefabricated plate bearing the facility number is usually affixed to the facility.

Fair Wear and Tear (FWT): Loss or impairment of appearance, effectiveness, worth, or utility of an item that has occurred solely because of normal and customary use of the item for its intended purpose.

Family Housing (FH): All types of family dwelling units under the jurisdiction of the Department of the Army used for the housing of military personnel and dependents.

Family Housing Quarters Type: An identifying number assigned to a specific group of family housing quarters with similar or identical floor plans, architectural features, and square footage. Refer to Technical Exhibit 9.

Fiscal Year (FY): The period of 1 October to 30 September each year.

Floor Covering: Any material or assembly which is used as a floor facing or finish and is not an integral part of the floor. Examples of floor coverings are paint, carpet, resilient floor tile and sheet vinyl, ceramic tile, quarry tile, and parquet flooring.

Garage: A separated or attached closed structure assigned to a dwelling unit at which there are floors, windows, walls, doors, sills, sole plates, wall braces, studs, driveways, drains, gutters, and downspouts to be maintained, repaired, and cleaned.

General Officer Quarter (GOQ) Service Order: A classification of service orders requiring expeditious handling due to the demands for entertainment, job functions, and time demands associated with General Officers and their families.

Government-Furnished Property (GFP): Property owned and furnished by the Government for contractor or resident use without charge or on a reimbursable basis as indicated in the contract.

Government-Furnished Service (GFS): Service furnished by the Government for contractor or resident use without charge or on a reimbursable basis as indicated in the contract.

Hand Receipt: A signed document acknowledging acceptance of and responsibility for property listed thereon.

Hazardous Material: A substance or material, including a hazardous substance, which has been determined by the Secretary of Transportation to be capable of posing an unreasonable risk to health, safety, and property when transported in commerce, and which has been so designated.

Hazardous Waste: Any waste which is listed to Title 40 of the Code of Federal Regulation (CFR) Section 261 or a waste which exhibits one or more of the following characteristics is a hazardous waste: ignitability (flash point less than 140 degrees F.), corrosivity (ph less than or equal to 2 or greater than or equal to 12.5), toxicity, or reactivity. The following are typical examples of hazardous waste: solvents, liquid paint, paint stripper, remover or thinner, pesticides, herbicides, insecticides and rodenticides, fuel too contaminated for resale or reuse, batteries (lead-acid, nickel-cadmium, lithium, magnesium, and mercury), de-icing solutions, printing ink, solvent and cleaners, ferric chloride, and absorbent materials and soils contaminated with hazardous waste.

Heating Ventilating and Air Conditioning (HVAC): Equipment to include all mechanical equipment, condensate collection trays, ductwork, plenums, air return grilles, registers, filters, and electric control device.

Hydrochlorofluorocarbon (HCFC): A compound which contains hydrogen, chlorine, fluorine, and carbon. HCFC refrigerants have a much shorter atmospheric lifetime than CFCs and thus a much lower potential for depleting the ozone layer. The Clean Air Act Amendments restrict the production and use of HCFCs after the year 2015 and completely ban their production by 2030.

Hydrofluorocarbon (HFC): A compound which contains only hydrogen, fluorine, and carbon. Since HFC refrigerants contain no chlorine, they have no potential for depleting the stratospheric ozone layer.

HVAC Maintenance: Scheduled maintenance required on certain components of a dwelling unit prior to seasonal weather changes.

Infestation: Live cockroaches, beetles, silverfish, mice, bees, wasps, fleas, ticks, or other pests that are visible.

Inspection: The critical examination of a structure, mechanism, system or procedure to discover and remedy discrepancies and/or inefficiencies.

Installed Building Equipment: Items of equipment which are required to make the facility usable, which are affixed as a permanent part of the structure, and which lose their identity after installation into the facility. These items include plumbing fixtures and equipment, fixed heating, ventilating, cooling, air conditioning, electrical, and fire protection systems, lavatory counters, cabinets, and similar fixed equipment. While occupant owned items, i.e., shelving, light fixtures, cabinets, etc., may be affixed to the structure, they are beyond the scope of this contract.

Irreparable: Irreparable appliances are appliances which are deteriorated to the extent that the Contractor's cost for parts to return the appliance to full service exceeds 50 percent of the Contractor's cost of replacing the appliance with a new Contractor-furnished appliance.

Job Order: Detailed itemization of work required for each delivery order per bid item.

Key Log: A register used to transfer the responsibility of keys for a dwelling unit from one party to another.

Local Telephone Number: Phone number which may be called from Fort Riley without a long distance toll.

Lot: A collection of service outputs in a lot.

Lot Size: The number of service outputs in a lot.

Maintenance (General): The work required to preserve and maintain a real property facility or piece of equipment in such condition that it may be effectively used for its designated functional purpose. Maintenance includes work done to prevent damage which would be more costly to restore than to prevent. Maintenance includes work to sustain components.

Month: Any 30 day period.

Multiple Dwelling Unit (NDU): A building designed to hold more than one family.

Normal Operating Hours: Refer to paragraph C.1.5.1.

Ozone Depletion Potential (ODP): The relative capacity of a substance, per unit weight, for destroying the earth's stratospheric ozone layer, in comparison to CFC-11, which has been arbitrarily assigned an ODP of 1.0.

Paint: Includes enamels, lacquers, paints, polyurethanes, sealers, stains, tints, varnishes, and other coatings, whether used as prime, intermediate, or finish coats.

Performance Indicator: A characteristic or an output of a work process that can be measured.

Pests: Arthropods, birds, rodents, squirrels, nematodes, fungi, bacteria, viruses, algae, snails, marine borers, snakes, weeds, and other organisms (except for human or animal disease causing organisms) that adversely affect the well being of personnel and animals; harmful to real property, supplies, or equipment, or vegetation; or are otherwise undesirable.

Pesticide: Any substance or mixture of substances, including biological control agents, that may prevent, destroy, repel, or mitigate pests; also, any substance or mixture of substances used as a plant regulator, defoliant, or desiccant.

Pesticide Applicator: Any individual who applies pesticides or supervises the use of any pesticide by others.

DOD Certified Pesticide Applicators: Persons certified in accordance with the DOD Plan for the Training and Certification of Pesticide Applicators.

EPA Certified Pesticide Applicators: Persons certified by the EPA (in States without an approved certification plan) in accordance with 7 USC 136 and in the category in which a pesticide will be applied.

State Certified Pesticide Applicators. Persons certified in accordance with 7 USC 136 by the State of Kansas using an EPA approved certification plan and certified in the category in which the pesticides will be applied.

Uncertified Pesticide Applicators: Persons who work under the direct supervision of a DOD, EPA, or State certified pesticide applicator in areas where authorized by law, or who apply only pesticides authorized for use by uncertified personnel.

Phase-In Period: The period of contract performance during which specific parts of the full scope of this contract will be phased in until the Contractor has full responsibility for all aspects of the contract.

Pleasing Appearance: An appearance similar to the original finished appearance, with only minor deterioration from normal use.

Plumbing System: All plumbing parts that contribute to the function of moving water from the main supply line at or near the street to and through the dwelling units and to and including fixtures and basins such that occupants have a steady supply of hot and cold water (as appropriate) at all sinks, showers, tubs, outside spigots, commodes, water closets, dishwashers, and utility areas.

Preservation: Application of protection measures to prevent deterioration, including cleaning, drying, and preservation materials, barrier material, and cushioning.

Project Manager: An individual empowered by the Contractor to conduct business on behalf of the Contractor in support of this contract.

Quality Assurance (QA): Any surveillance used by the Government to check goods or services to determine whether or not they meet the requirements of the contract.

Quality Control (QC): The Contractor's system to monitor the equipment, systems, or services to ensure that requirements of the contract are met.

Quarter: Any 3 month Period.

Quarters: A building or subdivision of a building which is a complete living unit with an assigned facility number.

Random Number Table: A table of random numbers used to ensure selection of an unbiased statistical sample.

Receipt: A signatory acknowledgment by authorized person on an official supply system document of receipt of an item or items.

Reclaim: To reprocess refrigerant to new product specifications by means which may include distillation. This will require chemical analysis of the refrigerant to determine that appropriate product specifications are met. Usually available only at a reprocessing or manufacturing facility.

Recovery: To remove refrigerant in any condition from an appliance or piece of heating and/or air conditioning equipment and store it in an external container until such time it can be reclaimed, recycled, or otherwise be disposed of properly.

Recycle: To clean refrigerant for reuse by oil separation and by single or multiple passes through devices, such as replaceable core filter driers, which reduce moisture, acidity, and particulate matter. Usually implemented at the job site or at a local service shop.

Recyclable Materials: Materials that normally have been or would be discarded and that may be reused after undergoing some type of physical or chemical processing. Recyclable materials do not include precious metal-bearing scrap and those items which may be used again for their original purposes or functions without any special processing.

Refuse: The unwanted or discarded material resulting from commercial, industrial, and agricultural operations and from normal community activities. Refuse includes in part the following: garbage, rubbish, ashes, and other residue after burning; street refuse; dead animals; animal waste; motor vehicles; agricultural, commercial, and industrial wastes; construction and demolition wastes; and sewage treatment residue provided, however, that the term "refuse" does not include any uncontaminated earth, stone or minerals.

Reject: A unit or product determined by quality assurance inspection to be unacceptable for its intended use.

Repair (General): The restoration of a failed or failing piece of equipment or real property facility (or component thereof) to such condition that it may be effectively used for its designated purpose.

Replacement: A complete installation of new property in place of property destroyed or damaged beyond the point at which it may be economically repaired.

Report of Survey: The accounting procedure to be used when DA property is lost, damaged, destroyed, or otherwise rendered unserviceable through causes other than fair wear and tear. AR 735-5 prescribes the DA policy on such losses and pecuniary liability, and sets forth minimum requirements for relief from property responsibility.

Reportable Spill: A release to the environment of a substance as designated under the Clean Water Act, Toxic Substances Control Act, Resource Conservation Recovery Act, or the Comprehensive Environmental Response Compensation and Liability Act.

Resolved: The action necessary to solve a problem has been taken.

Response Time: Contractor workforce is at the work site with adequate personnel, tools, parts, and equipment, prepared to begin work within the established time frames.

Responsibility: Obligation of a person for proper custody, care and safekeeping of Government property or funds entrusted to his or her possession or supervision.

Restricted Use Pesticide: A pesticide that the Administrator of the EPA or a State regulatory agency determines in accordance with 7 USC 136 to have potential for causing unreasonable adverse effects on the environment when applied in accordance with its labeling.

Routine Service Order (RSO): Any service required to maintain the good condition of component elements, parts, and function of a dwelling unit or associated real property that is not an emergency.

Salvage or Salvable Items: Metal scrap, scrap lumber, crating materials, empty barrels, boxes, textile bags, wastepaper, cartons, kitchen waste, and similar materials which are reclaimable or have sales value and are not subject to property accountability.

Sample: A sample consists of one or more service outputs drawn from a lot, the outputs being chosen at random. The number of outputs in the sample is the sample size.

Sampling Guide: The part of a surveillance plan which contains all the information needed to perform a random sample.

Sampling Plan: A plan which indicates the AQL, the number of units from each lot which are to be inspected (sample size) and the criteria for determining the acceptability of the lots (acceptance and rejection numbers). Used to develop the sampling guide.

Scavenging: The uncontrolled and unauthorized removal of materials at any point in the solid waste management system.

Scheduled Maintenance (SM): See Work Level I - Scheduled Maintenance.

Self-Help Program: The process whereby housing occupants and soldiers make minor repairs and improvements to family, billeting, and troop housing and other facilities. Also, the process whereby the Contractor makes repairs and minor improvements to the facilities the Government has provided for his use.

Self-Help Store: A facility operated by the DEH, or the Contractor, which is similar to a small home improvement center where housing occupants and soldiers may come and be issued materials and loaned tools to accomplish authorized self-help repair and improvement projects.

Separated Structure: Any carport, barbecue, garage, privacy fence, storeroom, patio, sidewalk, driveway, or parking space assigned to a dwelling unit but not physically attached to it.

Service Order (SO) Work: Work Level II - Service Order Work.

Service Order Log (SOL): A list of all service orders received that date, the work requested, the final classification as to priority, and the address at which work is required.

Serviceable: The condition of property which indicates it is usable.

Shall: The work "shall" is used in connection with the Contractor and specifies that the provisions are contractually binding.

Single Dwelling Unit (SDU): A building designed to hold only one family.

Soft Floors: Floors that give way to weight applied by standing on same and floors that cause movement of minor furnishings due to lateral shifting and vertical deflection of supporting joist system.

Specific Ordered Items of Maintenance, Repair, and Incidental Improvement: See Work Level III - Specific Ordered Items of Maintenance, Repair, and Incidental Improvement.

Standard: An acknowledged measure of comparison.

Standing Operating Procedures (SOP): The established or prescribed method to be followed for the performance of designated operations or in designated situations.

Stand-By Items: The items of supply which are required to safeguard health, to ensure uninterrupted operation of installation facilities, or to prevent destruction of property, and for which normal requisitioning objectives cannot be established because of either stock restrictions or insufficient demand. Such stocks are limited to the quantity required to meet anticipated emergencies.

Sump Pump Pit: A hole cut in a basement floor into which water is allowed to run so the pump can pump it out of the dwelling unit.

Surveillance Plan: An organized written document used for quality assurance surveillance.

System: All mechanical and electrical equipment; supporting structure; pneumatic, electrical, and mechanical types of controls; and auxiliary equipment required to provide a specific function and output requirements.

Technical Manual (TM): A manual providing detailed treatment of specific subjects considered necessary for full accomplishment of required training. A technical manual also contains descriptions of material and instructions for the operation, handling, and maintenance and repair.

Transition Period: The time preceding the contract start work date which is provided to the Contractor for the purpose of observing the current Contractor operation. In order to have a smooth transition from current Contractor to new Contractor performance, no training or instruction will be provided by Government personnel to contract employees. The current Contractor will remain responsible for performance of all work. The transition period shall be up to a 30 day period prior to contract start work date and shall end at 12 midnight on the day preceding the phase-in period (contract start work date).

Uncontrolled Pesticide: A pesticide available without EPA restrictions as to who can apply them. These pesticides may be applied by uncertified personnel.

Uninterrupted Continuous Service: Responding to all service calls and doing necessary work within the scope of the contract, without interruption, to place the equipment back in service. This will be referred to as answering service calls with this contract.

Urgent Service Order: Any service required to correct a condition that, if not performed, will be an emergency, affects morale, or has command emphasis.

Vacant or Unoccupied Quarters: No one living in the quarters at that time.

Wall Covering: Any material or assembly which is used as a wall facing or finish and is not an integral part of the wall. Examples of wall coverings are paint, wall vinyl, wallpaper, and ceramic tile.

Waste System: All plumbing parts that contribute to the function of moving waste (water, sewage, and others) from plumbing fixtures, basins, and drain outlets in and around dwelling units to and including the first downstream manhole.

Will: The word "will" is used to express a declaration of purpose on the part of the Government.

Window Wells: Depressed reservoirs on the exterior walls of basement windows to catch, hold, and allow for leeching of storm water outward rather than infiltration into basements.

Winterization: The process of deactivating equipment or facilities that are to be inactivated or placed on standby use.

Work Level I - Scheduled Maintenance: The systematic inspection, care, and servicing of structures and their systems for the purpose of detecting and correcting incipient failures and accomplishing maintenance and repair which does not exceed \$1,000.00 per qtrs, as well as the recording and reporting of deficiencies beyond the scope of scheduled maintenance. Work Level I Scheduled Quarters Maintenance is limited to \$1,000.00 per set of quarters. The cost of \$1,000.00 is strictly the Contractor's direct costs for materials and/or repair parts, labor, equipment, overhead and profit, and other associated costs. The cost of new appliances, water heaters, and HVAC equipment used to replace existing items is not included in the \$1,000.00 limit.

Work Level II - Service Order Work: The unscheduled maintenance and repair, protecting or placing back into service an existing item which is not scheduled maintenance and which does not exceed \$1,000.00 per service order (SO). The cost of \$1,000.00 is strictly the Contractor's direct costs for materials and/or repair parts, labor, equipment, overhead and profit, and other associated costs. The cost of new appliances, water heaters, and HVAC equipment used to replace existing items is not included in the \$1,000.00 limit.

Work Level III - Specific Ordered Items of Maintenance, Repair, and Incidental Improvement: The specific ordered items of maintenance, repair, and incidental improvement requested by delivery order in accordance with ordering provisions contained in Section H of the contract. Level III work will be ordered and accomplished using the Work Level III Unit Prices established on the Bid Schedule. Job Order (JO) Worksheets will be attached to delivery orders identifying specific locations and items of work to be accomplished. Work Level III Vacant Quarters Maintenance is limited to \$1,000.00 per set of quarters. The cost of \$1,000.00 is strictly the Contractor's direct costs for materials and/or repair parts, labor, equipment, overhead and profit, and other associated costs.

Workdays or Workweek: Refer to paragraph C.1.5.1.

Year: Any 12 month period.

C.2.2 ABBREVIATIONS AND ACRONYMS: As used throughout this contract or in material referenced in the contract, the following abbreviations and acronyms shall mean the following:

A	Amps
A C or A/C	Air Conditioning Equipment
AC	Alternating Current
ACP	Attached Carport
AG	Attached Garage
AP	Application of Pesticide

AQL	Acceptable Quality Level
AR	Army Regulation
ARP	Associated Real Property
BAQ	Basic Allowance for Quarters
BD	Building
BEQ	Bachelor Enlisted Quarters
BF	Board Foot or Feet
BG	Billeting Quarters and Detached Garages
BIS	Building Information Schedule
BOQ	Bachelor Officers Quarters
BQ	Billeting Quarters
CAA	Clean Air Act
CDR	Contract Discrepancy Report
CF	Cubic Foot or Feet
CFR	Code of Federal Regulations
CGD	Computer Generated Document
CLIN	Contract Line Item Number
CO	Cleaning Order
COB	Close of Business
COR	Contracting Officer's Representative
CSF	100 Square Feet
CSO	Construction Service Order
CWA	Clean Water Act
CY	Cubic Yard or Calendar Year
DA	Department of the Army
DCP	Data Collection Point

DEH	Directorate of Engineering and Housing
DOD	Department of Defense
DPW	Directorate of Public Works
DRMO	Defense Reutilization and Marketing Office
DU	Dwelling Unit
DVQ	Distinguished Visitors Quarters
DX	Direct Exchange
EA	Each
EI	Each Instance
EM	U.S. Army Corps of Engineers Engineering Manual
EPA	Environmental Protection Agency
EPS	Engineered Performance Standards
ESO	Emergency Service Order
EWSO	Emergency Warranty Service Order
FAR	Federal Acquisition Regulation
FB	Family Housing and Billeting Quarters and Detached Garages
FF	15,000 Cubic Feet
FG	Family Housing Quarters and Detached Garages
FH	Family Housing
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FIP	Female Iron Pipe
FORSCOM	U.S. Army Forces Command
FQ	Family Housing Quarters
FS	5,000 Square Feet
FWT	Fair Wear and Tear
FY	Fiscal Year
GFP	Government-Furnished Property

GFS	Government-Furnished Service
GOCO	Government-Owned Contractor-Operated
GOQ	General Officers Quarters
GSA	U.S. Army General Services Administration
HF	Horizontal Linear Feet
Hsg Div	Housing Division
HVAC	Heating, Ventilating, and Air Conditioning
IACH	Irwin Army Community Hospital
IAW	In Accordance With
ID	Identification
IFS	Integrated Facilities System
IN	Inches
IPS	Iron Pipe Size
KDHE	Kansas Department of Health and Environment
LB	Pounds
LC	Linear Feet of Cabinet Measured at Face
LF	Linear Feet
LG	Linear Feet of Shelving
LM	Lump Sum Per Month
LQ	Lump Sum Per Quarter
LS	Lump Sum
LSC	Life Safety Code
LW	Linear Feet of Countertop Measured at Wall
MDU	Multiple Dwelling Unit
MH	Manhours
MIP	Male Iron Pipe

MPH	Miles Per Hour
MSDS	Material Safety Data Sheets
MSF	1,000 Square Feet
NEC	National Electric Code
NFCC	National Fuel Gas Code
NOAA	National Oceanographic and Atmospheric Administration
NPC	National Plumbing Code
OG	Door or Window Opening
OSHA	Occupational Safety and Health Act
PC	Per Complete Mowing of all Common Areas and Playgrounds Shown in Technical Exhibit 6
PR	Pair
PX	Post Exchange
QA	Quality Assurance
QASP	Quality Assurance Surveillance Plan
QC	Quality Control
RPMA	Real Property Maintenance Activity
RSO	Routine Service Order
RWSO	Routine Warranty Service Order
SB	Structure, Equipment, or Burrow
SC	Statement of Charges
SDU	Single Dwelling Unit
SEQ	Senior Enlisted Quarters
SF	Square Foot or Feet
SKO	Sets, Kits, and Outfits
SM	Scheduled Maintenance
SNO	Seasonal Maintenance Order

SO	Service Order
SOP	Standing Operating Procedure
SOL	Service Order Log
SQ	100 Square Feet
SS	Set of Stairs or Steps
SSSC	Self Service Supply Center
ST	Set
SW	Termite or Honey Bee Swarm
SY	Square Yard
TB	Technical Bulletin
TC	1,000 Cubic Feet
TF	1,000 Square Feet
TL	10 Linear Feet
TM	Technical Manual
UBC	Uniform Building Code
UI	United Inches - The Length of One Horizontal Plus One Vertical Edge of a Door or Window
ULD	Ultra-Low Dosage
ULV	Ultra-Low Volume
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
USAISC	U.S. Army Information Systems Command
USC	United States Code
V	Volts
VEQ	Visiting Enlisted Quarters
VF	Vertical Linear Feet
VOQ	Visiting Officers Quarters

VQM Vacant Quarters Maintenance

VQR Vacant Quarters Repair

W Watts

WHSE Warehouse

WO Work Order

SECTION 01000

DESCRIPTION/SPECIFICATIONS

SUBSECTION 3 - GOVERNMENT-FURNISHED PROPERTY AND SERVICES

C.3.1 PROPERTY: The Government will furnish the property below without charge to the Contractor, for exclusive use on this contract. The Government will not guarantee the condition of any property and the Contractor must accept the property in an as is condition. Government property shall not be removed from Fort Riley without written approval by the Contracting Officer. The Contractor is under no obligation to accept this property.

C.3.1.1 Facilities: The following Government-owned facilities will be made available to the Contractor for use in connection with this contract. Building 2370 and the 143,500 square foot hardstand is being used by the current housing maintenance contractor and will not be available until the current housing maintenance contractor vacates the premises. This could take up to 90 days following the expiration or termination of the current contract. Building 2338 and the 46,600 square foot hardstand will be made available to the new housing maintenance contractor immediately after the issue of the Notice to Proceed. Building 2338 and the 46,600 square foot hardstand shall be vacated by the new contractor within 60 days after the current housing maintenance contractor vacates building 2370 and the 143,500 square foot hardstand. Building 2338 will then demolished by the government.

<u>Quantity</u>	<u>Item</u>	<u>Description</u>
1	Building 2338	Vehicle Maintenance Shop and a 46,600 square foot Concrete Hardstand
1	Building 2370	Vehicle Maintenance Shop and a 143,500 square foot Gravel Hardstand

C.3.1.2 Facilities Maintenance: The Contractor shall be responsible for maintenance and repair of the buildings in accordance with the Government Property Clause. Before making any modifications to the buildings, the Contractor shall contact the Contracting Officer for authorization. Modifications are to be made in accordance with applicable building codes. The buildings shall be made available for inspection by the COR. If alterations are made, the alterations are to become the property of the Government or are to be removed and the buildings restored to original condition, by the Contractor, upon completion of the contract or relocation of the Contractor's office. The Contractor shall be responsible for the cost of any repairs caused by negligence or abuse by Contractor personnel. No hazards have been identified for which workarounds have been established. The Government corrects OSHA hazards IAW installation-wide, Government-developed plans of abatement, taking into account safety and health priorities. A higher priority for correction will not be assigned to the facilities provided hereunder merely because of this contracting initiative. The fact that no such conditions have been identified does not warrant or guarantee that no possible hazards exist, or that workaround procedures will not be necessary, or that the facilities as furnished will be adequate to meet the responsibilities of the Contractor. Compliance with OSHA and other applicable laws and regulations for the protection of employees is exclusively the obligation of the Contractor, and the Government will assume no liability or responsibility for the Contractor's

compliance or non-compliance with such responsibilities, with the exception of the aforementioned responsibility to make corrections IAW approved plans of abatement subject to installation-wide priorities.

C.3.1.2.1 The Contractor shall perform all custodial duties to maintain the buildings in a neat, clean and pleasing appearance at all time

C.3.1.2.2 The Contractor is responsible for the areas around the buildings indicated in Technical Exhibit 12 in accordance with Technical Exhibit 18. The Contractor shall be responsible for mowing, clipping, edging, trimming and watering of grass/ground cover, and removing residues as a result of grounds maintenance for the grounds around and adjacent to the assigned space. The Contractor shall police and clean outside work and parking areas, and provide snow removal from all sidewalks and steps of Contractor assigned buildings.

C.3.1.3 Administrative Office Supplies: The Government will furnish administrative office supplies on a reimbursable basis, which are available from the Self Service Supply Center (SSSC), for use in performance of contract requirements. Within thirty (30) days of contract start date, the Contractor shall establish an account with the SSSC. When administrative office supplies are needed, the Contractor shall prepare a memorandum identifying, by nomenclature, stock number, and quantity, the supplies needed. ~~The Contractor shall~~ obtain Government approval of the memorandum prior to Contractor pickup of supplies from SSSC.

C.3.1.4 NOT USED.

C.3.1.5 Publications Library: Available Government publications and manufacturer's manuals will be available for use by the Contractor at the DEH Housing Division, Carr Hall, Building 45 or Engineering Division, Building 408. All publications and manuals shall remain the property of the Government.

C.3.1.6 Forms: The Government will make available at contract start date, a 60-day supply of DOD, DA, and Fort Riley numbered forms shown in Technical Exhibit 14. Within 30 days of contract start date, the Contractor shall establish a blank form account by submitting an estimated 14-day usage factor for each required form through the Contracting Officer to the Publications Center. When additional forms are needed, the Contractor shall prepare Notice of Delegation of Authority - Receipt for Supplies, DA Form 1687, and obtain forms from the Publications Control Officer.

### C.3.2 SERVICES:

C.3.2.1 Utilities: The Government will furnish the Contractor, natural gas, electricity, sanitary sewer, and water for Government furnished facilities on a reimbursable basis. See Section H.

C.3.2.2 Emergency Medical Treatment: Medical services for Contractor personnel are the responsibility of the Contractor. However, emergency medical treatment for Contractor employees will be provided by Irwin Army Community Hospital for job related injuries performed under this contract on a reimburs-

on a basis only as necessary to prevent undue suffering or loss of life. Emergencies will be treated only during the period of the emergency and appropriate action will be taken to discharge or transfer patients as soon as the emergency period ends. Charges to the Contractor for stated medical care will be at the prevailing inpatient rate, or outpatient rate, whichever is applicable. The Government will not provide occupational health or industrial hygiene service to Contractor employees.

C.3.2.3 Fire Protection: The Government will provide emergency fire protection service for the Contractor.

C.3.2.4 Refuse Collection: The Government will provide pickup service from the refuse containers located outside the buildings. The Contractor shall follow current Fort Riley disposal procedures, ensuring that refuse is in the containers and not on the ground.

C.3.2.5 Health Hazard Inventory: The Government will periodically evaluate the facilities and equipment furnished to the Contractor in compliance with AR 200-1 and furnish the Contractor with a health hazards inventory in accordance with DA policy on hazard communication. The Contractor shall take necessary action to correct noted deficiencies.

C.3.2.6 Transition Period Orientation: Prior to contract start date, the Contracting Officer will provide to key Contractor management and supervisory personnel an orientation to explain the work and familiarize key personnel with the installation facilities and regulations. The Contractor shall orient and train his personnel at his own expense and on his own time.

C.3.3 INVENTORIES: The Contractor shall maintain accountability for Government-Furnished Property (GFP) as follows:

C.3.3.1 Inventories for Government-Furnished Facilities:

C.3.3.1.1 Initial Inventory and Building Inspection: During the transition period between current contract and this contract, the Contractor and the Government shall conduct a joint building condition and inventory inspection of the Government-furnished facilities listed in paragraph C.3.1.1. All existing building damage, condition, and repair requirements will be listed as a matter of record to be signed by the Contractor and the Government. The Contractor shall receipt for these real property facilities from the DEH Real Property Office.

C.3.3.1.2 Final Inventory and Building Inspection: During the transition period between this contract and any future contract, or within seven days of the expiration or termination of this contract, the Contractor and the Government shall conduct a joint building condition and inventory inspection of all building facilities furnished to the Contractor. All damage (other than fair wear and tear) which was non-existent at the time of building possession, will be documented and signed by the Contractor and the Government. Any damage noted at this time, which was not noted at the time of the initial building inventory and which resulted through other than fair wear and tear, shall be corrected or repaired at the Contractor's expense.

NOT USED.

SECTION 01000

DESCRIPTION/SPECIFICATIONS

SUBSECTION 4 - CONTRACTOR-FURNISHED PROPERTY AND SERVICES

C.4.1 PROPERTY AND SERVICES: The Contractor shall furnish all management, plant, labor, materials, supplies, tools, equipment, communication devices, transportation, and fuel, except as specified in Subsection C-3, necessary to provide uninterrupted interior and exterior maintenance service; repair and replacement of all interior and exterior building components, surfaces, appliances, HVAC systems, and appurtenances; and incidental improvements at all family housing and billeting quarters at Fort Riley, Kansas listed in Technical Exhibits 2 and 3.

C.4.1.1 Vehicles and Equipment: The Contractor shall provide and maintain all vehicles and equipment to include fuel required to fulfill the terms of the contract. All vehicles and equipment shall be in an operable condition and meet all federal, state, and local safety requirements, and shall comply with EM 358-1-1. The Contractor shall remove from service, within one hour of notification by the Government, non-acceptable vehicles and equipment identified as not meeting the above safety requirements. Repair or replacement of the vehicle or equipment shall be at Contractor expense. Vehicle repairs on Fort Riley shall be limited to those minor in nature. All vehicles and equipment shall be maintained in a pleasing and professional appearance and shall be kept in a clean state while on Fort Riley. This may require repainting, body work and daily washings. Inoperable, unserviceable, or unsightly equipment or vehicles shall not be cause for the Contractor to reduce any service or performance.

C.4.1.2 Identification on Vehicles and Equipment: The Contractor shall maintain legible markings (logo) located on both sides of all Contractor-furnished vehicles and equipment, which shall include, as a minimum, the Contractor's name, Contractor's telephone number, and Contractor-assigned vehicle identification number. All lettering and numbers shall be at least three inches in height. The Contractor shall provide the Government a list of all Contractor-assigned vehicle identification numbers with a brief description of the vehicle to include make, year, model, and color. Any changes to this list during the performance of the contract must be submitted in writing to the Contracting Officer within five working days of the change.

C.4.1.3 Traffic Regulations: All vehicles and equipment operated on roadways shall be operated in accordance with State of Kansas and Fort Riley traffic regulations.

C.4.2 MATERIALS, SUPPLIES, TOOLS, AND EQUIPMENT: The Contractor shall furnish all the necessary materials, supplies, tools, and equipment (including personal protective clothing and equipment for Contractor's employees when required by OSHA regulations), except as specified in Subsection C-3, necessary for the performance of work in this contract. The Contractor shall have sufficient materials and supplies available to meet the terms of this contract.

C.4.2.1 Cost of Materials and Supplies: Cost of Contractor-furnished materials and supplies shall be included in unit prices. The Contractor will not be separately reimbursed. The Contractor will not be reimbursed for Government-furnished materials and supplies, Contractor's administrative supplies and office equipment, and labor and material for the maintenance and repair of Government-furnished facilities, tools, equipment, and vehicles.

C.4.2.2 Pesticides: The Contractor shall use only EPA registered pesticide chemicals which are approved by the State of Kansas for use in the State of Kansas. Application is to be in accordance with pesticides label instructions. The use of any pesticide is subject to change due to any future changes in pesticide laws, regulations, or for safety purposes.

C.4.3 ADMINISTRATIVE SUPPLIES AND OFFICE EQUIPMENT: The Contractor shall furnish administrative supplies and office equipment including, but not limited to, file cabinets, office furniture, and office machines.

C.4.4 TESTING EQUIPMENT: The Contractor shall provide all test equipment necessary to be able to test, diagnose problems and check for proper correction of problems covered under this contract. The test equipment used shall be that which is recognized as standard in the trade. The Contractor shall furnish to the Contracting Officer on contract start date a list of all test equipment and written statement that all test equipment has been calibrated.

C.4.5 COMMUNICATIONS EQUIPMENT: The Contractor shall provide all communication equipment necessary to perform the requirements of this contract. The communication equipment (telephones and radios) may be installed after written approval from the Contracting Officer. Additional communication equipment frequencies, antenna locations, equipment placement in or on real property facilities or in equipment must be approved by the Contracting Officer prior to installation or operation.

C.4.5.1 Radio/Beeper: Base Communications equipment required for execution of work management responsibilities on Fort Riley may be installed on Fort Riley after written approval from the Contracting Officer, with concurrence from USAISC and DEH. (NOTE: This procedure is long and involved.) The Contractor may utilize local community base systems without such approval. Equipment must meet Federal Communications Commission (FCC) rules and regulations. Twenty (20) hand-held, two-way radio units shall be made available to Housing for their use in communicating with the Contractor. The Contractor shall also provide a telephone beeper system with a telephone number, furnished to the COR, to contact the Contractor's Project Manager at Fort Riley.

C.4.5.2 Telephone Service: The Contractor shall install and maintain telephone service for his administrative offices and the service order desk as a minimum. The Contractor shall furnish the telephone numbers and/or any changes in the number(s) to the COR within one working day after the occurrence. Prior to installation of telephone service, the Contractor shall obtain written approval from the Contracting Officer, with concurrence from USAISC and DEH. \*\*

C.4.5.3 Service Order Desk:

C.4.5.3.1 The Contractor shall operate a maintenance and repair call receipt service order desk to receive maintenance and repair calls from quarters occupants and the COR on a 24 hours per day, 7 days per week basis. Refer to paragraphs C.1.5.6, C.1.5.6.8 thru C.1.5.6.11, and C.5.5.

C.4.5.3.2 As a minimum, the Contractor shall provide four incoming telephone lines which ring on the Contractor's listed service order desk number and a sufficient number of telephones for receipt of incoming maintenance and repair calls only. No outgoing calls shall be made on these four lines unless to report a fire or to request medical assistance. The Contractor shall have a sufficient number of personnel available to answer the telephones and take service orders so that there will be no more than one incoming call on hold at any time.

C.4.5.3.3 The Contractor shall also provide the non-exclusive use of a telephone in addition to the requirements in paragraph C.4.5.3.2 above, for the receiving and responding to maintenance work status requests and complaint calls from quarters occupants. Refer to paragraph C.5.2.1.

C.4.5.3.4 The Contractor shall be responsible for informing all quarters occupants of the telephone numbers in paragraphs C.4.5.3.2 and C.4.5.3.3 above, at the beginning of the contract period and every six months thereafter, to include any option periods.

C.4.5.3.5 The Contractor shall not use a recording device for the receipt of maintenance calls. All calls shall be recorded on an appropriate Service Order Control Log in accordance with paragraph C.1.5.6.11. Calls received which are not within the scope of the contract shall be accepted and passed to the Housing Division the same day in which they were received.

#### C.4.6 COMPUTER EQUIPMENT AND SOFTWARE:

C.4.6.1 Housing Division Facilities Branch and Engineering Division Inspection Branch: The Contractor shall purchase, install, and maintain three DOS based IBM compatible computer systems and software necessary to manage Work Level I, II, and III workloads and issue delivery orders. Two computer systems shall be located in the Housing Division Facilities Branch and the other at the Engineering Division Inspection Branch. The equipment and software will be returned to the Contractor upon expiration or termination of the contract.

C.4.6.2 NOT USED.

C.4.6.3 Contract Records: Diskettes with all contract records shall be available to the COR and Housing Division at all times at their request. Diskettes with all contract records shall be submitted to the COR at the end of each contract period and upon expiration or termination of the contract.

#### C.4.6.4 Computer Equipment Specifications:

IBM Compatible, Intel 80486DX2-66MHz Based Computer:  
EISA Local Bus  
256k Cache Installed  
8MB DRAM Expandable to 128MB

500MB Hard Drive  
1.2MB, 5.25" High-Density Diskette Drive  
1.4MB, 3.5" High-Density Diskette Drive  
250MB Tape Back-up  
Parallel Port, Two Serial Ports, Mouse Port, and Game Port  
Super VGA Interface Card with 2MB VRAM  
101-Key Enhanced Keyboard  
Mini-Tower Case  
2-Button Mouse

1024 by 768 Resolution (.28 Dot Pitch) Super VGA Monitor, 17"  
Diagonally Measured Screen, Non-Interlaced:

24-Pin Dot-Matrix Printer, 15" Paper Width (Minimum):  
240 Characters Per Second (Minimum) Draft  
63 Characters Per Second (Minimum) NLQ  
132 Characters Per Line (At 10 Characters Per Inch)  
64 ASCII Character Set  
Pin Feed Platen

Software:  
DOS 5.0  
Windows 3.1  
dBase IV

Accessories:  
All Necessary Cables  
Power Center With Five Outlets  
Uninterruptable Power Supply With Spike and Surge Suppression  
Printer Stand

Furniture:  
Computer Operator's Console  
Computer Operator's Chair With Arms and Swivel Casters  
Printer and Paper Storage Console

Maintenance: The Contractor shall arrange for and provide all preventive and repair/replacement on the computers. Response time for repair service calls on malfunctioning computers shall not exceed 24 hours.

Training: As long as a dBASE based data management software is provided for the workload management system, training of Government personnel will not be necessary.

#### C.4.7 SUBMITTALS:

##### C.4.7.1 General:

C.4.7.1.1 Meaning of Approvals: The approval of the submittals by the Contracting Officer or his authorized representative shall not be construed as a complete check, but will indicate only that the material or general method of construction and detailing is satisfactory. Approval will not relieve the Contractor of the responsibility for any error which may exist as the Contract-

tor, under the Contractor Quality Control requirements of this contract, is responsible for material and for the dimensions and design of adequate connections, and details and satisfactory construction of all work. After submittals have been approved by the Contracting Officer or his authorized representative, no resubmittal for the purpose of substituting materials or equipment will be given consideration unless accompanied by an acceptable explanation as to why a substitution is necessary. Items requiring submittals are listed in Technical Exhibit 24.

C.4.7.1.2 When Not Approved: The Contractor shall make all corrections required by the Contracting Officer or his authorized representative and promptly furnish a corrected resubmittal in the form and number of copies specified for initial submittals. The Contractor is cautioned that for each Contractor's resubmittal required beyond the initial submittal and one resubmittal for corrections required by the Contracting Officer, the Contracting Officer will assess Administrative Deduction in the amount of \$500.00 from the progress payments due the Contractor. If the Contractor considers any correction indicated on the submittals to constitute a change to the contract, notice as required under the Contract Clause entitled "Changes" should promptly be given to the Contracting Officer.

C.4.7.1.3 Time Limits: The Contractor shall submit his submittals in accordance with paragraph C.1.26 and Technical Exhibit 24 and make one resubmittal, if required, within 10 days after return of the submittals by the government.

C.4.7.2 Material Safety Data Sheets and Container Labels for Pesticides: The Contractor shall submit copies of material safety data sheets (MSDS) and labels from containers of each type of pesticide to be used in this contract prior to pesticides being used. Any time a pesticide changes, the information on the MSDS or label changes, or a different pesticide is used, another copy of the MSDS and label shall be submitted three weeks prior to the pesticide being used in the performance of this contract.

C.4.7.3 Records, Reports, Schedules, Forms, Checklists, and Handouts: The Contractor shall submit computer generated samples or printer proof copies of each of the records, reports, schedules, forms, checklists, and handouts required by paragraphs C.1.16, C.4.8, and C.5.3.2, and Technical Exhibit 14.

C.4.7.4 Warranties: The Contractor shall submit a written warranty that he will supply all parts and labor necessary to repair or replace any new items installed by the Contractor for a period of one year from installation to run concurrently with manufacturer's warranty. See Technical Exhibit 23, Section 01000.

C.4.7.5 Material Submittals: The Contractor shall submit the required material submittals listed in Technical Exhibit 24.

C.4.7.6 Underwriters' Laboratories (UL) Labels: UL labels are not required on submittals. The Contractor may submit written certification from any nationally recognized testing agency which has adequate equipment and is capable of verifying conformance with the requirements herein.

C.4.8 RECORDS, REPORTS, SCHEDULES, FORMS, CHECKLISTS, AND HANDOUTS. Records, reports, schedules, forms, checklists and handouts shall be provided and used in accordance with in paragraphs C.1.16 and C.5.2.3, and Technical Exhibit 14.

C.4.9 FACILITY FOLDERS:

C.4.9.1. Facility folders as defined in paragraph C.1.16.4 shall be provided and maintained by the Contractor and shall include the items below as a minimum. Filing system, including filing equipment, shall become the property of the Government at termination of the contract. The Contractor shall submit samples of all facility folder supplies for approval prior to purchase.

C.4.9.2 Letter size manila file folders for each individual housing/billeting unit with typed identification tab.

C.4.9.3 Hanging file folders with steel rails, in standard green with plastic tabs. Each hanging file shall contain a maximum of five files.

C.4.9.4 Hanging file frames for letter size hanging files. A frame shall be supplied for each file drawer.

C.4.9.5 Four drawer, letter size, file cabinets with full-suspension slides, cradle drawers and lock kit. Provide the number of file cabinets as required to contain files on all housing units.

C.4.10 INSTALLATION, OPERATION, AND MAINTENANCE MANUALS: The Contractor shall provide three copies of manufacturer's installation, operation, and maintenance manuals for all new appliances and HVAC equipment installed by the Contractor. One copy of manuals shall be turned over to the COR and one copy shall left in the quarters to become part of the quarters information file upon installation and acceptance of the appliances and equipment. One copy shall remain with the Contractor for his reference. This copy shall be turned over to the Government upon the expiration or termination of the contract. In addition, the Contractor shall prepare and submit a Installed Appliance and HVAC Equipment Report for each appliance and piece of HVAC equipment he installs. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3.

C.4.11 LICENSES, REGISTRATIONS, CERTIFICATIONS, AND PERMITS: The Contractor shall obtain all licenses, registrations, certifications, and permits required for performance of work and for complying with all applicable federal, state, and local laws in accordance with paragraph C.1.3. Copies of these documents shall be provided to the Contracting Officer within two working days after receipt.

C.4.12 IDENTIFICATION BADGES: The Contractor shall furnish identification badges to his employees in accordance with paragraph C.1.4.1.

C.4.13 PERSONNEL TRAINING: The Contractor shall provide all Contractor personnel training. Training available from commercial sources shall be obtained, scheduled, and funded by the Contractor.

C.4.14 SIGNS:

C.4.14.1 Caution Signs: Work site and slow moving vehicle caution signs required for performance of work specified in the contract shall be furnished and installed by the Contractor.

C.4.14.2 Facility Sign: The Contractor shall provide and install a metal or wood sign on the exterior of the Government-furnished facility at the entrance to the Contractor's work reception office. The sign shall be not less than 3 by 5 feet and contain the information below in the size lettering indicated. Color of sign shall be white (Federal Color No. 17925) letters on brown (Federal Color No. 20059) background with the brown matching existing Fort Riley signs.

Sign Information

Lettering Size

Building Number	4 Inches High
Contract Title	4 Inches High
Company (Contractor's) Name	4 Inches High
Service Order Desk Phone Number	2 Inches High
Emergency Service Order Deck Phone Number (If Different From Service Order Desk Phone Number)	2 Inches High

C.4.15 TRANSPORTATION: Transportation of all items required by the contract shall be the responsibility of the Contractor. Government supplied items shall be picked up and transported to the installation site by the Contractor.

C.4.16 REMOVAL OF CONTRACTOR-FURNISHED ITEMS: Prior to termination of this contract, the Contractor shall remove from Fort Riley premises all Contractor owned vehicles, equipment, tools, supplies, material or other items. If after a reasonable period of time, as determined by the Contracting Officer, the Contractor does not remove said items from Fort Riley in accordance with Government regulations, the items shall be delivered to the Defense Reutilization Marketing Office (DRMO) for disposal subject to a removal charge which will be deducted from the final invoice amount of this contract. Maintenance and repair records (paragraph C.4.8) and facility files (paragraph C.4.9) shall become the property of the Government upon completion of the contract.

SECTION 01000

DESCRIPTION/SPECIFICATIONS

SUBSECTION 5 - FUNCTIONAL AREAS, TASKS, AND STANDARDS

C.5.1 GENERAL: The Contractor shall furnish all management, plant, labor, materials, supplies, tools, equipment, communication devices, transportation, and fuel, except as specified in Subsection C-3, necessary to provide uninterrupted interior and exterior maintenance service; repair and replacement of all interior and exterior building components, surfaces, appliances, HVAC systems, and appurtenances; and incidental improvements at all family housing and billeting quarters at Fort Riley, Kansas listed in Technical Exhibits 2 and 3. Work shall conform to the publications listed in Subsection C-6, all manufacturer's written instructions and recommendations; and standards and requirements set forth in Technical Exhibits 14 thru 23.

C.5.1.1 Contractor's Technical Representative: The Contractor shall have a knowledgeable technical representative accompany each housing inspector during their daily inventory appointments in order that Delivery/Job Orders can be prepared which are complete, accurate, and acceptable to both the Contractor and the Government. Past experience has indicated a desperate need for close coordination between the Contractor and Housing Inspectors preparing Delivery/Job Orders so they can agree on the total scope of work in each set of quarters, and eliminate confusion and misunderstanding. Housing Division will provide daily schedules of inventory appointment to the Contractors.

C.5.1.2 Additional Work Necessary to Accomplish the Required Tasks:

C.5.1.2.1 Minor Demolition: During the course of the required work, it may be necessary for portions of the structure, floors, walls, roofs, doors, cabinets, HVAC system, etc., to be removed in order to accomplish the required task. Temporary removals shall be made in a neat, orderly manner to minimize damage to surrounding surfaces and fixtures and to salvage removed materials whenever possible. Materials shall be removed between existing joint lines or cut to neat lines to facilitate reinstallation of the materials.

C.5.1.2.2 Repairs: The Contractor shall restore the repaired area to a condition comparable to the original construction. Split, crushed, or deformed elements shall be replaced with new items and be finished to match the adjacent area. New materials shall be installed if the installation of salvaged materials is inappropriate or impossible. Restoration shall be in accordance with Technical Exhibits 16 and 18 thru 23 and applicable building trade codes.

C.5.1.2.3 Occupied and Unoccupied Quarters: Quarters will be occupied or unoccupied during the course of the work. When quarters are occupied, the Contractor shall be responsible for coordinating his work with quarters occupants as specified. Interior and exterior surfaces to be repaired, replaced, painted, and refinished shall be the same whether the quarters are occupied or unoccupied.

C.5.1.2.4 Vegetation: Professionally trim and prune vegetation as necessary to accomplish the required work.

C.5.1.2.5 Moving Appliances, Furnishings, and Plumbing and HVAC Components: Move and return to their original positions any appliances and furnishings required to be moved in order to accomplish the required work. Remove and reinstall any plumbing and HVAC components required to be moved in order to accomplish the required work.

C.5.1.2.6 Protecting Appliances, Furnishings, and Other Items: Protect appliances, furnishings and other specified items not to be repaired, replaced, painted or refinished from the effects of repair, replacement, surface preparation, painting, and refinishing operations.

C.5.1.2.7 Mechanical Ventilation: Provide mechanical ventilation as necessary to evacuate fumes and vapors resulting from painting and refinishing operations from the quarters involved in the work and any adjacent quarters.

C.5.1.3 Clean Up and Grounds Maintenance: The Contractor shall maintain quarters in clean, orderly, and safe condition during the course of the work, and perform final cleanup including all debris, paint splatters, and paint and waste containers upon completion of the required work at each quarters. Cleaning shall include the removal of all smudges, grease, stains, dirt, paint drips, and refuse resulting from the Contractor's work. Carpet which is soiled during the work shall be cleaned as part of the work. Appliances installed or serviced in the dwelling shall be cleaned to remove all smudges, grease, and other marks resulting from the Contractor's work. Special attention shall be given to clean up activities in vacant quarters. The Contractor shall insure that vacant quarters are clean, indoors and outdoors, and the yard is maintained in accordance with Technical Exhibits 17, 18, and 23, Sections 01710, 01901 and 01902, regardless of condition of quarters when they are turned over to the Contractor. The COR shall have the authority to accept or reject cleanliness of the work site.

C.5.1.4 Disposition of Wastes and Recyclable and Salvable Materials:

C.5.1.4.1. Refuse. The Contractor shall place only ordinary refuse in dumpsters. No yard waste, construction and demolition waste, tires, recyclable materials, salvable items, or hazardous materials or waste will be placed in dumpsters. Large amounts of refuse shall be delivered to the Riley County Transfer Station and fees paid by the Contractor.

C.5.1.4.2 Yard Waste. The Contractor shall deliver all yard waste to the DEH Compost Area located in Camp Funston, in the vicinity of Building 1980.

C.5.1.4.3 Construction and Demolition Waste. All wood, lumber, rock, soil, etc. shall be disposed of at the DEH Construction and Demolition Landfill.

C.5.1.4.4 Tires. All tires shall be consolidated in the tire cage located at the Construction and Demolition Landfill.

C.5.1.4.5 Recyclable Materials. The Contractor shall deliver all recyclable material to the DEH Recycle Center which is located in Camp Funston, Building 1980.

C.5.1.4.6 Salvable Items: Appliances, HVAC equipment, scrap metal, and other salvable items shall be turned in at DRMO in accordance with DRMO SOP 19. The Contractor shall remove all refrigerants prior to turn in of appliances and HVAC equipment.

C.5.1.4.7 Hazardous Materials and Hazardous Wastes: Hazardous materials and hazardous wastes shall be turned in at DRMO in accordance with DRMO SOP 19A.

C.5.2 WORK MANAGEMENT:

C.5.2.1 Work Status And Complaint Program:

C.5.2.1.1 The Contractor shall establish a Work Status and Complaint Program to receive and respond to maintenance work status requests and complaints.

C.5.2.1.2 The Contractor shall respond to requests from quarters occupants or the COR for status of maintenance work within four working hours.

C.5.2.1.3 The Contractor shall receive complaints concerning maintenance or repair work in progress or scheduled, research, and respond to such complaints within four working hours. Any complaints which cannot be resolved to the quarters occupants satisfaction will be referred to the COR.

C.5.2.1.4 The Contractor shall log all status requests and complaints on a Status Request and Complaint Control Log and furnish the COR and Housing Division a Weekly Status Request and Complaint Report. The log and report shall include: name of occupant; quarters and apartment number; date and time of receipt; date and time of response; action taken; current status of complaint or request; and remarks for Contractor's response to complaint or status request. Refer to paragraphs C.1.5.3.1, C.1.16, C.4.5.3.3, and C.4.7.3, and Technical Exhibit 14.

C.5.2.2 Customer Satisfaction Feedback Program:

C.5.2.2.1 The Contractor shall establish a Customer Satisfaction Feedback Program. When any work is accomplished, the Contractor shall provide quarters occupants with a Customer Satisfaction Feedback Card along with the occupant's copy of the Scheduled and Vacant Quarters Maintenance Checklist, SO Worksheet, or JO Worksheet. The card shall be a minimum of 5 by 7 inches in size and have space and lines available for customers to use in providing opinions of service quality, timeliness, and courtesy of workmen. The card shall addressed to and postage paid by the Contractor. The Contractor shall provide the COR and Housing Division a computer generated Monthly Customer Satisfaction Feedback Report along with copies of all cards received. Refer to paragraphs C.1.5.3.2, C.1.16, and C.4.7.3, and Technical Exhibit 14.

C.5.2.2.2 The Contractor shall follow up on all derogatory replies and take the necessary actions to correct all deficiencies to include discourtesy.

C.5.2.2.3 Customer complaints received shall be one basis by which the Contracting Officer shall determine the inspection levels required to ensure quality.

C.5.2.3 Records, Reports, Schedules, Forms, Checklists, and Handouts: Provide, maintain, and submit all project management records, reports, schedules, forms, checklists, and handouts to include all data accumulation, record keeping and reporting of any deficiencies which are encountered during the normal performance of duties under this contract, whether outside the scope of this contract or not. Refer to paragraphs C.1.5.3.3, C.1.16, C.4.7.3, C.4.8, and C.4.9, and Technical Exhibit 14. The following is a consolidated list of all required records, reports, schedules, forms, checklists, and handouts and the paragraphs governing their use. Items which shall be, or should be, maintained using a computer have been so identified. All records shall be maintained on a computer using a suitable operating system and database program which allows the database to be downloaded onto DOS based IBM compatible computer systems operating the dBase program so that the database can be easily accessed, sorted, reviewed, and reports printed by Housing Division personnel. Records shall include as a minimum: quarters and apartment number; work level and maintenance tasks accomplished on each quarters per visit; man-hours expended; type and cost of materials; date and time work was started; and date and time work was accepted. Diskettes with all contract records shall be available to the COR and Housing Division at all times at their request. Diskettes with all contract records shall be submitted to the COR at the end of each contract period and upon expiration or termination of the contract.

C.5.2.3.1 Records:

C.5.2.3.1.1 Maintenance and Repair Records and Reports (Computerized), paragraph C.1.16.2.

C.5.2.3.1.2 Pest Control Service Records, DD Form 1532-1 (Should be Computerized), paragraph C.1.16.3.

C.5.2.3.1.3 Facility Folders, paragraphs C.1.16.4 and C.4.9.

C.5.2.3.2 Reports:

C.5.2.3.2.1 Subterranean Termite Control Inspection Report and Proposal, paragraph C.1.5.6.11.5.4.

C.5.2.3.2.2 Work Status and Complaint Report (Computerized), paragraphs C.1.5.3.1 and C.5.2.1.4.

C.5.2.3.2.3 Customer Satisfaction Feedback Report (Computerized), paragraphs C.1.5.3.2 and C.5.2.2.1.

C.5.2.3.2.4 Pest Control Service Reports, DD Form 1532 (Should be Computerized), paragraph C.1.16.3.

C.5.2.3.2.5 Installed Appliance and HVAC Equipment Report (Should be Computerized), paragraph C.4.10.

C.5.2.3.2.6 Serial Numbers of New Appliances Report (Should be Computerized), paragraph C.5.5.9.2.

C.5.2.3.2.7 Serial Numbers of Appliances Turned-In to DRMO Report (Should be Computerized), paragraph C.5.5.9.2.

C.5.2.3.2.8 NOT USED.

C.5.2.3.2.9 NOT USED.

C.5.2.3.2.10 NOT USED.

C.5.2.3.2.11 NOT USED.

C.5.2.3.3 Schedules:

C.5.2.3.3.1 Scheduled Maintenance Master Schedule (Should be Computerized), paragraph C.1.5.5.5.

C.5.2.3.3.2 Scheduled Maintenance Monthly Schedule (Should be Computerized), paragraph C.1.5.5.6.

C.5.2.3.3.3 Work Level III Maintenance Weekly Schedule (Should be Computerized), paragraph C.1.5.7.5.

C.5.2.3.4 Forms:

C.5.2.3.4.1 Advanced Notification Card, paragraph C.1.5.5.7.1.

C.5.2.3.4.2 Call-Back Card, paragraphs C.1.5.5.7.3 and C.1.5.6.11.3.

C.5.2.3.4.3 Not Home - Return Call Card, paragraphs C.1.5.5.7.5 and C.1.5.6.11.3.2.

C.5.2.3.4.4 Service Order Control Log (Should be Computerized), paragraphs C.1.5.6.11, C.1.5.6.11.2, and C.1.5.6.11.9.

C.5.2.3.4.5 Service Order Worksheet (Should be Computerized), paragraphs C.1.5.6.11, C.1.5.6.11.2, and C.1.5.6.11.9.

C.5.2.3.4.6 Pest Control Service Order Control Log (Should be Computerized), paragraph C.1.5.6.11.

C.5.2.3.4.7 Appliance and HVAC System Maintenance Service Order Control Log (Should be Computerized), paragraph C.1.5.6.11.

C.5.2.3.4.8 Not Home - Emergency Call Card, paragraph C.1.5.6.11.4.

C.5.2.3.4.9 Multiple Quarters Pest Control Card, paragraph C.1.5.6.11.5.2.1.

C.5.2.3.4.10 Multiple Quarters Pest Control Signature Sheet, paragraph C.1.5.6.11.5.2.1.

C.5.2.3.4.11 Work Status and Complaint Control Log (Should be Computerized), paragraphs C.1.5.3.1 and C.5.2.1.4.

C.5.2.3.4.12 Customer Satisfaction Feedback Card paragraphs C.1.5.3.2 and C.5.2.2.1.

C.5.2.3.4.13 NOT USED.

C.5.2.3.4.14 NOT USED.

C.5.2.3.5 Checklists:

C.5.2.3.5.1 Scheduled and Vacant Quarters Maintenance Checklists, paragraphs C.1.5.5.10 and C.1.5.7.8.

C.5.2.3.5.2 Fireplace and Chimney Inspection Checklist. Technical Exhibit 23, Section 04501, paragraph 3.2.

C.5.2.3.6 Handouts:

C.5.2.3.6.1 Pest Control Guide, paragraphs C.1.5.6.11.5.1.1, C.1.5.6.11.5.1.2.1, and C.4.7.3.3.

C.5.2.3.6.2 Pest Control Treatment Information Handout, paragraphs C.1.5.6.11.5.1.2.3 and C.1.5.6.11.5.2.2.

C.5.3 NOT USED.

C.5.4 WORK LEVEL I - SCHEDULED MAINTENANCE: The Contractor shall perform Work Level I - Scheduled Maintenance as indicated below. Technical Exhibits 16, 21, and 22 contain specific tasks of work to be performed and the minimum standards to which the work must be accomplished to be accepted by the Government. When the minimum standards are not achieved, the Contractor will be required to reperform the work until the standards are met, at no additional cost to the Government. Technical Exhibit 23 contains the technical specifications which apply to the performance of the work.

C.5.4.1 Scheduled Maintenance of Interior and Exterior of all Family Housing and Billeting Quarters: Perform scheduled maintenance for all family housing and billeting quarters interior and exterior building components and surfaces including utility systems, to the extent indicated in paragraph C.1.1.3.1, and clotheslines located behind or adjacent to quarters in accordance with paragraph C.1.5.5 and Technical Exhibit 16.

C.5.4.2 Pest Control Maintenance: Perform scheduled pest control for all billeting quarters in accordance with paragraph C.1.5.5 and Technical Exhibit 21.

C.5.4.3 Water Heater Maintenance: Perform scheduled maintenance for all water heaters in all family housing and billeting quarters listed in Technical Exhibit 11 in accordance with paragraph C.1.5.5 and Technical Exhibit 22.

C.5.4.4 Heating, Ventilating, and Air Conditioning Systems Maintenance: Perform scheduled HVAC systems maintenance for all HVAC systems in all family housing quarters and billeting buildings listed in Technical Exhibit 11 in accordance with paragraph C.1.5.5 and Technical Exhibit 22.

C.5.5 WORK LEVEL II - SERVICE ORDER WORK: The Contractor shall perform Work Level II - Service Order Work as indicated below. Technical Exhibits 16 and 19 thru 22 contain specific tasks of work to be performed and the minimum standards to which the work must be accomplished to be accepted by the Government. When the minimum standards are not achieved, the Contractor will be required to reperform the work until the standards are met, at no additional cost to the Government. Technical Exhibit 23 contains the technical specifications which apply to the performance of the work.

C.5.5.1 Operation of Service Order Desk: Operate a service order (SO) desk in accordance with paragraphs C.1.5.6 and C.4.5.3.

C.5.5.2 Interior and Exterior Maintenance Service Orders: Perform interior and exterior maintenance service order work for all family housing and billeting quarters interior and exterior building components and surfaces including utility systems, to the extent indicated in paragraph C.1.1.3.1, and clotheslines located behind or adjacent to quarters in accordance with paragraph C.1.5.6 and Technical Exhibit 16.

C.5.5.3 Playground and Recreational Equipment Service Orders: Perform playground and recreational equipment service order work for all playground and recreational equipment listed in Technical Exhibit 4 in accordance with paragraph C.1.5.6 and Technical Exhibit 19.

C.5.5.4 Bus Stop Shelter Service Orders: Perform bus stop shelter service order work for all bus stop shelters listed in Technical Exhibit 5 in accordance with paragraph C.1.5.6 and Technical Exhibit 20.

C.5.5.5 Pest Control Service Orders: Perform pest control service order work for all family housing and billeting quarters in accordance with paragraph C.1.5.6 and Technical Exhibit 21.

C.5.5.6 Appliance Service Orders: Perform appliance service order work for all appliances, including water heaters, in all family housing and billeting quarters, and miscellaneous buildings listed in Technical Exhibit 11 in accordance with paragraph C.1.5.6 and Technical Exhibit 22.

C.5.5.7 Heating, Ventilating, and Air Conditioning Systems Service Orders: Perform heating, ventilating, and air conditioning (HVAC) systems service order work for all HVAC systems in all family housing quarters and billeting buildings listed in Technical Exhibit 11 in accordance with paragraph C.1.5.6 and Technical Exhibit 22.

C.5.5.8 Service Order Repair Work:

C.5.5.8.1 Service order repair work as specified in paragraph C.1.5.6, includes all work necessary to restore a defective unit to its original condition or the operating conditions specified by the manufacturer. If the item or system cannot be economically repaired as specified in paragraph C.1.17, the Contractor shall replace the item upon receipt of approval by the COR and follow the procedure as specified in paragraph C.5.5.9.

C.5.5.8.2 Repair quality shall be equivalent to the original equipment's quality in terms of parts, materials and workmanship. Replacement parts shall conform to the manufacturer's design requirements and shall provide reliability and durability comparable to the original element. In the case the part is no longer produced, the Contractor shall use a COR approved substitution. After completing the repairs, the system (when applicable) shall be given a thorough operational test and demonstrated to function in accordance with the manufacturer's specification.

C.5.5.8.3 Replacement item shall be equivalent to the original equipment's quality in terms of material and workmanship. The replacement item shall conform to the design requirements of the system and shall provide reliability and durability comparable to the original equipment. The new item will meet or exceed current codes. However, if the replacement item is not the same size and capacity of the original item, the COR's approval is required prior to replacement. After completing the work to replace the item, the item and system (when applicable) shall be given a thorough operational test and demonstrated to function in accordance with the manufacturer's specifications and overall system requirements.

C.5.5.9 Repair Versus Replacement of Appliances and HVAC Equipment:

C.5.5.9.1 The Contractor shall inspect appliances and HVAC equipment to determine the scope of repairs and estimate the cost to make the repairs. The scope and estimate will be the basis for determining whether the item will be repaired or replaced. If replacement is justified as specified in paragraph C.1.17, the Contractor shall provide an estimate and obtain approval from the Contracting Officer to replace or to proceed with the repair.

C.5.5.9.2 When replacements are required, the Contractor shall transport, install, and test appliances and HVAC equipment prior to releasing the item to the occupant. The Contractor shall modify existing utilities to fit the new appliance or HVAC equipment, if required. The Contractor shall demonstrate to the occupant all features and the operation of the new appliance or HVAC equipment. Appliances and HVAC equipment shall be in a clean state in accordance with Technical Exhibit 17, when delivered to the occupant. The Contractor shall provide serial numbers of all new appliances and appliances turned into DRMO to the Housing Furniture Management Office, Building 317, within eight hours after issue for posting on quarters' hand receipts. The Contractor shall prepare and submit a Serial Numbers of New Appliances Report or Serial Numbers of Appliances Turned-In to DRMO Report for this purpose. Refer to paragraphs C.4.7.3, C.4.8, and C.5.2.3.

C.5.5.10 Utility Service Interruptions: When utility service is interrupted (whether disrupted by the Contractor, the Government, or other cause), the Contractor shall relight pilot lights and reset heating and air conditioning system controls in the affected dwelling units.

C.5.5.11 Examples of Emergency Service Orders: Examples of service calls considered to be emergency situations are listed as follows. Emergency service shall include, but not be limited to, the following problems:

C.5.5.11.1 No heat in quarters when the exterior temperature is less than 50 degrees F.

C.5.5.11.2 No air conditioning in quarters when the exterior temperature is 90 degrees F. or more.

C.5.5.11.3 Sudden failure of all burners on the kitchen stove.

C.5.5.11.4 Failed refrigerator.

C.5.5.11.5 Sparks and smoke from electrical fixtures and outlets.

C.5.5.11.6 Damage to dwelling units and other real property by storms and natural disasters. Damaged Government-furnished property shall be handled in accordance with paragraph: Government Property (Fixed-Price Contracts), Section 00700.

C.5.5.11.7 Loss of hot water.

C.5.5.11.8 Power failures.

C.5.5.11.9 Clogged drains and fixtures. If the blockage is due primarily to the intrusion of roots or failure of the pipe between the house and tie in of the service line to the main, every effort shall be made to clear the drain. The Contractor shall notify the COR if the drain is not cleared or the blockage appears to be beyond the service line.

C.5.5.11.10 Water infiltration. The Contractor shall remove water from dwelling units by pumping or other methods after flooding from rain, water runoff, or leaking roofs.

C.5.5.11.11 Loss of water.

C.5.5.11.12 Securing quarters. The Contractor shall secure dwelling units after being vandalized or after the military police have completed a robbery or murder investigation or reported to be left open.

C.5.5.11.13 Sagging, broken, or falling ceilings.

C.5.5.11.14 Suspected gas leaks.

C.5.5.11.15 Gas supply outage. The Contractor shall reset regulators and relight gas pilot lights on gas appliances and heating systems in quarters thereof when gas main supply is cut off for any reason. The Contractor will not be required to do mass lighting more than six times per contract year.

C.5.5.11.16 Dryer vents, vertical duct, and exhaust fans. The Contractor shall remove bathroom exhaust fans and dryer roof vents to clean away lint accumulated on bird screen and in duct and on bathroom exhaust fans in quarters as called in to preclude fire damage and potential wasteful energy usage. Refer to Technical Exhibits 17 and 22.

C.5.5.11.17 Fire damaged quarters. The Contractor shall provide assistance to fire department personnel whenever needed to locate electrical, water, and gas cutoff switches and valves. The Contractor shall also provide materials and labor to secure quarters partially destroyed by fire.

C.5.6 WORK LEVEL III - SPECIFIC ORDERED ITEMS OF MAINTENANCE, REPAIR, AND INCIDENTAL IMPROVEMENT: The Contractor shall perform Work Level III - Specific Ordered Items of Maintenance, Repair, and Incidental Improvement as indicated below. Technical Exhibits 16, 17, and 18 contain specific tasks of work to be performed and the minimum standards to which the work must be accomplished to be accepted by the Government. When the minimum standards are not achieved, the Contractor will be required to reperform the work until the standards are met, at no additional cost to the Government. Technical Exhibit 23 contains the technical specifications which apply to the performance of the work.

C.5.6.1 Vacant Quarters Maintenance: Perform specific ordered items of maintenance and repair at family housing and billeting quarters in accordance with paragraph C.1.5.7 and Technical Exhibit 16.

C.5.6.2 Quarters Cleaning: Perform specific ordered items of quarters cleaning at family housing and billeting quarters in accordance with paragraph C.1.5.7 and Technical Exhibit 17.

C.5.6.3 Grounds Maintenance: Perform specific ordered items of grounds maintenance at family housing quarters and common areas in accordance with paragraph C.1.5.7 and Technical Exhibits 6 and 18.

C.5.6.4 Miscellaneous Interior and Exterior Maintenance, Repair, and Incidental Improvements: Perform specific ordered items of maintenance, repair, and incidental improvement at family housing and billeting quarters in accordance with paragraph C.1.5.7 and Technical Exhibits 16 and 23.

SECTION 01000

DESCRIPTION/SPECIFICATIONS

SUBSECTION 6 - APPLICABLE PUBLICATIONS

C.6.1 GENERAL: Publications applicable to the performance of work are listed below. The publications are normally referred to in the text by basic designation only. All publications referred to in the text shall be considered mandatory for the contractor's performance of work. The contractor shall comply with all mandatory publications and the publications referenced therein or supplemented by the publications. All other publications shall be considered advisory in nature. The contractor shall ensure his copies of the publications are posted and up-to-date.

C.6.2 Air Conditioning and Refrigeration Institute (ARI) Publications:

- 410-91 Forced-Circulation Air-Cooling and Air-Heating Coils.
- 430-89 Central-Station Air-Handling Units.
- 620-89 Self-Contained Humidifiers.
- Guideline F-88 Selection, Installation and Servicing of Residential Humidifiers.

C.6.3 Air Diffusion Council (ADC) Test Code:

- 1062 R4 Certification, Rating, and test Manual; Current Edition.

C.6.4 Air Movement and Control Association (AMCA) Standards:

- 210-85 Laboratory Methods of Testing Fans for Rating Purposes.
- 300-85 Reverberant Room Method for Sound Testing of Fans.

C.6.5 Aluminum Association (AA) Publication:

- 45-80 Designation System for Aluminum Finishes.

C.6.6 American Architectural Manufacturer's Association (AAMA) Publications:

- 603.8-85 Voluntary Performance Requirements and Test Procedures for Pigmented Organic Coatings on Extruded Aluminum.
- 606.1-76 Voluntary Guide Specifications and Inspection Methods for Integral Color Anodic Finishes for Architectural Aluminum.
- 607.1-77 Voluntary Guide Specifications and Inspection

Methods for Clear Anodic Finishes for Architectural Aluminum.

1503.1-88

Voluntary Test Method for Thermal Transmittance and Condensation Resistance of Windows, Doors and Glazed Wall Sections.

C.6.7 American Association of Textile Chemists and Colorists (AATCC) Publication:

Test Method 134-79

Electrostatic Propensity of Carpet.

C.6.8 American Concrete Institute (ACI) Standards:

304R-89

Measuring, Mixing, Transporting, and Placing Concrete.

305R-91

Hot Weather Concreting.

306R-88

Cold Weather Concreting.

308-81

Curing Concrete.

309-87

Consolidation of Concrete.

318/318R-89

Building Code Requirements for Reinforced Concrete.

347-89

Concrete Formwork.

503.3-79 (R1986)

Producing a Skid-Resistant Surface on Concrete by the Use of a Multi-Component Epoxy System.

503.4-79 (R1986)

Repair Concrete with Epoxy Mortars.

531-79 (R1983)

Building Code Requirements for Concrete Masonry Structures.

C.6.9 American Gas Association (AGA) Standards:

Z21.1-87

Household Cooking Gas Appliances.

Z21.10.1-90

Gas Water Heaters Volume I Storage Water Heaters with Inputs of 75,000 BTU Per Hour or Less.

Z21.10.3-90

Gas Water Heaters Volume III Storage Input Ratings Above 75,000 BTU per hour. Circulating and Instantaneous Water Heaters.

Z21.22-86

Relief Valves and Automatic Gas Shutoff Devices for Hot Water Supply Systems.