

STATEMENT OF WORK
31 March 2025
FOR
SIMPLIFIED ACQUISITION OF BASE ENGINEERING
REQUIREMENTS
(SABER)

NIAGARA FALLS AIR RESERVE STATION, NY



OFFICE OF THE BASE CIVIL ENGINEER

1. SABER Contracting Vehicle

1.1. SABER Contract

1.1.1. A Simplified Acquisition of Base Engineering Requirements (SABER) Contract is a fixed price, indefinite delivery/indefinite quantity (IDIQ) contract used for a broad range of maintenance, repair, and minor and new construction works on real property.

1.1.2. The Contractor shall coordinate all work under this SABER Contract with the assigned Contracting Officer (CO). The term “Contractor” shall be interpreted to mean the prime Contractor and all its subcontractors. The term “Contracting Officer” shall mean the CO and/or designated representative(s).

1.2. Contracting Officer Authority

1.2.1. Only the CO is authorized to make changes to the Contract or any Task Order (TO) issued thereunder. No other Government or Non-Government official may alter this Contract or any TO issued in accordance with the basic Contract terms and conditions. The Contractor is to report any attempts to alter this Contract or any TO to the CO. In the event the Contractor effects any such changes at the direction of any person other than the CO, the change will be considered to have been made without authority and no adjustment will be made in the Contract price to cover any increase in costs incurred as a result thereof. The Contractor may also be required by the CO to undo any such changes at no additional expense to the Government.

2. Contract Information

2.1. Contract Location

2.1.1. This SABER Contract is for construction efforts at Niagara Falls Air Force Reserve Station (NFARS), Niagara Falls, New York, for the 914 Civil Engineer Section (914th MSG/CE).

2.1.2. At the Contractor’s discretion, the Contractor will be allowed to maintain a management office on NFARS to perform all general management operations associated with this Contract. The Government will designate a location on NFARS for the Contractor to set up a temporary office facility. Contractor will be responsible for all costs associated with installation and maintenance of a temporary office trailer including electrical and restroom services.

2.1.3. Regardless of whether the Contractor chooses to maintain a management office on the installation, the Contractor shall have a qualified project manager on-site 100% during work hours on any active TO.

2.2. Contract Description

2.2.1. During the SABER contract period, the Government will identify required construction projects and provide a Statement of Work (SOW). The CO will then issue individual Requests for Proposals (RFPs) to the Contractor for which the Contractor shall prepare a proposal as outlined in Section 12 Task Order Proposal Procedures. If the CO approves the proposal, a subsequent TO; as defined by FAR 16.501-1 will be issued to the Contractor for construction completion.

2.2.2. Types of TO projects associated with this Contract include, but are not limited to, new construction and interior/exterior remodeling/renovation/repairs. TO project disciplines may include, but not be limited to: civil, structural, architectural, mechanical, plumbing, carpentry, welding, masonry, communications, intrusion/ detection, audio/ visual systems, and electrical disciplines; petroleum/ oil/ lubricants systems; and asphalt and concrete pavements, sheet metal, various roofing systems, earthworks and landscaping, aerial and underground utilities, power, steam fitting, demolition, painting, HVAC, asbestos removal, and lead abatement.

2.2.3. Individual jobs will vary in size with the majority expected to be of a small (\$5,000 to \$75,000) to medium size (\$75,001 to \$300,000) with some large projects ranging from \$300,001 to the maximum TO of \$1,500,000. The minimum contract amount of \$5,000.00 is guaranteed to the successful offeror. The estimated maximum contract amount is \$8,000,000.00 including all options, if exercised.

2.3. Overall Period of Performance

2.3.1. This is an Indefinite Quantity Contract for miscellaneous construction projects at NFARS for the 914th MSG/CE, effective for a 12-month period from date of Contract award, with 4 option periods of 12-months each to be exercised at the discretion of the Government.

2.4. High Priority Items

2.4.1. The Contractor's performance may be interrupted from time to time because of high priority mission schedules. For each calendar day and/or portion of a calendar day that the Contractor is removed from the job site, the performance period will be extended 1 calendar day. The Contractor shall document any delays and request extension of performance period. Liquidated damages will not be assessed for delays caused by the Government.

2.5. Weather Delays

2.5.1. The Contractor shall log any weather events that impact performance of the TO. The log shall include; date of weather event, time period effected, type of weather event, description of all work effected by the weather event. The CO will review all requests for weather delays, taking into account adverse weather conditions not reasonably anticipatable for NFARS and the time of the year, the weather event (type, duration), the work effected. The CO will determine; if the weather event is beyond reasonable anticipation, and the impact on the completion of the TO. After review the CO will determine if weather delays will be assessed against the TO and alter the completion date accordingly.

2.6. Government Liability

2.6.1. The Government shall not be held liable for Contractor expense due to damage or loss of Contractor property, including stock, or for expenses incidental to such damage or loss.

2.7. Liquidated Damages

2.7.1. Liquidated damages shall be defined for each TO in the TO RFP and may be assessed if the Contractor fails to complete the work within the time specified in the TO.

2.8. Buy American Act

2.8.1. All supplies and construction materials shall be purchased in accordance with the Buy American Act (40 U.S.C. 10a-10d). The purchase of supplies is governed by FAR 25.1 Buy American Act – Supplies, and the purchase of construction materials is governed by FAR 25.2 Buy American Act – Construction Materials.

2.9. Meeting Schedule Requirements

2.9.1. Progress Meetings: For the duration of the SABER Contract, including option years, at the CO's discretion progress meetings will be held every 2 weeks between the CO, SABER Team and Contractor's team. Progress meetings may require corporate management representation at the CO's discretion.

2.9.2. Pre-Performance Meeting: Prior to issuance of a TO Award for any TO, the CO may elect to host a Pre-Performance Meeting. The Contractor and subcontractors shall be represented at the scheduled meeting and be prepared to discuss potential difficulties, obstacles, conceptual level approach, and the Erosion and Sedimentation Control Plan, if relevant, for the TO.

2.9.3. Pre-Construction Conference: After the issuance of a TO Award for any TO, the Contractor shall meet with the CO prior to the commencement of any work to discuss any issues pertaining to the work. During this meeting, the CO will provide the Contractor with site storage and parking areas. Any Government Furnished Property required for the TO shall be distributed or arranged to be distributed to the Contractor.

2.9.4. Pre-Construction Safety Meeting: For each TO issued, representatives of the Contractor shall meet with the CO prior to the start of repair, alteration, or construction activities for the purpose of reviewing the Contractor's safety and health programs and discussing implementation of all safety and health provisions pertinent to the work to be performed under the Contract. The Contractor shall be prepared to discuss, in detail, the measures he/she intends to take in order to control any unsafe or unhealthy conditions associated with the work to be performed under the Contract. This meeting may be held in conjunction with the Pre-Construction Conference, if elected by the CO. The conduct of this meeting is not contingent upon a general Pre-Construction Conference. The level of detail for the safety meeting is dependent upon the nature of the work and the potential inherent hazards. The Contractor's principal onsite representative(s), the general superintendent, and his/her safety representative(s) shall attend this meeting.

2.9.5. For all meetings, the Contractor shall prepare, publish, and submit meeting minutes for CO approval. Meeting minutes shall track all action items assigned, document all items discussed at the meeting, and record the meeting's attendees. Meeting minutes shall be published no later than 5 working days following meeting dates.

2.10. Government Project Management

2.10.1. The CO shall maintain control over the SABER Contract and all TOs issued under the Contract; however, technical elements of the TOs are the responsibility of the Base Civil Engineer (BCE).

2.10.2. The BCE reserves the right to assign a Government-provided Contracting Officer's Representative (COR) to monitor Contractor progress, and identify non-compliance items while performing technical surveillance of workmanship. The COR must have access to the job site whenever work is being performed and, as a minimum, during the described work hours. This in no way authorizes ANYONE, except the CO, the right to commit the Government financially, or contractually, by making changes to the Contract. The COR and Superintendent may jointly agree to a No-Cost Field Change, which appears to be mutually beneficial to all involved, but all field changes must be approved by the CO prior to accomplishment. The COR does not relieve the Contractor of his/her own quality control and construction inspection to ensure all applicable standards are met.

2.10.3. Site Inspections

2.10.4. Inspection of work by the Government will normally be accomplished along with the work as it progresses. At the discretion of the CO, inspection may be directed at the completion of various phases of the work prior to initiation of any further work. The Contractor shall notify the CO that a phase will be complete at least 3 days in advance of the completion of each phase to be inspected.

2.10.5. Prior to covering, enclosing, or hiding any of type work, the Contractor shall contact the CO to perform an inspection. Failures to have the CO or his/her representative perform inspection prior to concealment shall result in the Contractor being required to uncover performed work sufficiently to allow for proper inspection, at no additional cost to the government.

2.11. Freedom of Information Act

2.11.1. The Contractor shall comply with Department of Defense (DoD) Regulation 5400.7/Air Force Supplement, DoD Freedom of Information Act Program requirements. The regulation sets policy and procedures for the disclosure of records to the public and for marking, handling, transmitting, and safeguarding For Official Use Only material.

2.12. SABER Contract Technical Specifications

2.12.1. The Technical Specifications, are numbered and organized by the latest edition of the Construction Specification Institute's (CSI) Master Format. All specifications are filed in Divisions 1 through 48 per CSI guidelines.

2.12.2. The intent of these specifications is to furnish concise industrial and/or commercial standards for maintenance, repair, and minor construction of Government facilities.

2.13. Unit Price Guide (UPG)

2.13.1. The UPG contains pricing information for the description of the work to be accomplished in the unit of measure specified. Unless otherwise specified in the UPG, prices given include all material, direct and indirect; labor; testing; and equipment costs to complete the item of work described. Indirect materials shall be defined as materials associated as integral to the installation of an item without which the item cannot be properly installed. No additional line items (priced or non-priced) shall be added to supplement the UPG costs. See paragraph 7.2.2 Coefficients, for items that are disallowed in TO pricing.

2.13.2. The UPG consists of Divisions 1 through 48, which are based on the Master CSI. Also see section 7.5.

2.13.3. If the Government specifies an item which meets both the UPG definition AND the characteristics called out in the Technical Specifications, the Contractor is obliged to furnish that item, regardless of actual cost compared to the UPG cost.

2.14. Sample Calculation. The following sample calculation illustrates the use of the UPG. All dollar figures are fictitious and therefore may or may not exist in the UPG used for this contract.

DESCRIPTION OF WORK: Remove existing 11' x 15' x 6" thick concrete parking apron and replace with 4000 PSI concrete.

DEMOLITION: $11 \times 15 \times .5 / 27 = 83 / 27 = 3$ CY, $11 \times 15 / 9 = 18$ SY

REPAIR

BASE - $11 \times 15 \times .17 / 27 = 1$ CY

CONC - $11 \times 15 \times .5 / 27 = 3$ CY

MESH - $11 \times 15 = 165$ SF

FORMWORK - $11 + 11 + 15 + 15 = 52$ LF

SAMPLE CONTRACTOR PROPOSAL FOR: PARKING APRON DEMOLITION & REPAIR

Line			Unit		Price
<u>Item #</u>	<u>UPG #</u>	<u>Description</u>	<u>Qty</u>	<u>Bare Cost</u>	<u>Total</u>
<u>EXISTING CIBDUTUIBS</u>					
0001	02-41-19-19-3080	Selective Demo, Rubbish Handling	3 CY	@\$17.70/CY	\$53.10
<u>CONCRETE</u>					
0002	03-05-05-10-0060	Selective Demo, Concrete	3 CY	@\$110.30/CY	\$330.90
0003	03-11-13-65-1420	Form Work	52 LF	@\$2.79/LF	\$145.08
0004	03-22-11-10-0400	Welded Wire	1.65CSF	@\$63.00/CSF	\$103.95
0005	03-31-13-35-0300	Concrete (400psi)	3 CY	@\$113.00/CY	\$339.00
0006	03-31-13-35-0300-1520	Concrete Modifier	1 EA	@\$74.50/EA	\$74.50
0007	03-31-13-70-4300	Placing Concrete	3 CY	@\$17.83/CY	\$53.49
0008	03-35-13-30-0100	Concrete Finishing	165 SF	@\$0.26/SF	\$42.90
0009	03-39-23-13-0300	Concrete Curing Compound	1.65CSF	@\$19.10/CSF	\$31.52
<u>EXTERIOR IMPROVEMENTS</u>					
0010	32-11-23-23-0400	Base Course	18 SY	@\$8.87/SY	\$159.66
0011	32-13-13-23-0530	Concrete Surface Treatment	18 SY	@\$7.32/SY	<u>\$131.76</u>
					\$1465.86

TOTAL DIRECT COST: \$1465.86

LOCATION FACTOR (2016 2nd Qtr)	0.8910
SUB TOTAL	\$1306.08
PERCENTAGE FACTOR:	<u>x 1.05</u>
TOTAL PRICE	\$1371.38

*Assumes fictitious Coefficient of 1.05 for standard working hours.

NOTE: UPG#s are from the 2015 Facilities Construction Cost Data Book

3. Project Requirement Types. The two types of project requirements are “Routine” and “Emergency.” Either of these types may be issued at any time during the length of this contract. The Government is responsible for determination of project requirement type. A pre-determination of project type to be disclosed prior to solicitation.

3.1. Routine Requirement. Within three (3) calendar days of project notification, unless otherwise directed by the CO, the Program Manager (PM), or authorized representative(s) shall attend a Pre-Proposal Site Visit to clarify any project requirements, and/or further define the project objective/scope of work. This meeting will be used to develop the government’s SOW and subsequent funding request. If funded the CO will issue a Request for Proposal (RFP) to the contractor. The Contractor’s proposal shall be submitted to the CO in accordance with the RFP letter for all work.

3.2. Emergency Requirement. In the event of an emergency or time sensitive requirement, the Contractor Program Manager, or authorized representative(s) response time shall be as soon as directed by the CO. The Contractor’s proposal shall be submitted IAW paragraph 5, or as directed by the CO, normally within 24 hours.

4. Commencement Documents. Contractor design documents shall be developed so that a distinction is made between items that are associated with each classification of work (i.e. Demolition, Minor (new) Construction, Repair, and Additives). See Statement of Work (SOW) paragraph 12 for “Task Order Proposal Procedures”. Categories of work notes shall be affixed throughout the contract documents to clearly distinguish between works that are Demolition (D), Minor Construction (MC), or Repair (R) and further delineate any items that are Additive Bid Items (reflected as “Option #”) and shall be accounted for and priced separately in the price proposal. The concept of the SABER program provides for a minimum of 35% design level effort. However, some portions of a design may require up to a 65% to 80% design effort depending upon nature/complexity (i.e., some mechanical/electrical).

4.1. A 100% design level effort may be necessary when Professional Engineer (PE) Certification is required. In the case of 65% to 80% design or 100% design level of effort; Base Civil Engineering will identify the requirement in advance and will identify what the Contractor is responsible for designing.

4.2. Statement of Work (SOW): The initial document, with drawings where applicable, provided to the Contractor by the Government outlining the work to be completed. The SOW may also detail a required or desired performance period.

5. Contractor's Proposal Package. The proposal package includes written descriptions documenting the detailed work elements required by each Government RFP prepared by the Contractor from the SOW. The Contractor shall submit for Government review, one electronic (by e-mail) copy of the price proposal for technical evaluation, presenting the Contractor's offer as determined by the Government. The Contractor pricing shall be submitted in the following formats; (1) pdf by line item list, (1) e4clicks estimate by line item list. The Contractor's design shall be IAW paragraph 5.10. The format shall as a minimum include: a detailed cost estimate (in the authorized format); all Government requested project design drawings and thorough applicable design calculations IAW paragraph 5.8 thru 5.11 and a Material Submittal Schedule (AF 66) reflecting proposed product submissions and required contract reports. When the Contractor desires to offer alternatives, they shall: clearly state and identify alternatives proposed; their segregated associative costs; a delineation of impacted line items; and advantages and disadvantages for Government evaluation. The Contractor shall provide support, verification and justified reasoning behind their proposal to alter the Government's project request.

5.1. Technical Plan. The Contractor shall develop a detailed project technical plan incorporating all elements of the agreed upon proposal, SOW, all applicable Base, Local, State and Federal regulations, and all comments and or mitigations identified on the project SOW. All elements of the price proposal shall be captured in the technical plan and drawings. The awarded negotiated price proposal shall be used for reference to verify scope or drawing omissions if necessary, however the preference and intent is for all elements of work and major items for installation to be on the plan and drawings.

5.2. Cost Estimates. Cost estimates shall be calculated using the e4clicks, see paragraph 7.

5.3. AF Form 66, Schedule of Material Submittals (AF 66). For each project request, the Contractor shall provide one copy of an AF 66 reflecting all proposed materials and required contract documents to the CO for approval. The AF 66 shall be submitted as part of the Contractor's proposal package (Para. 5). The AF 66 is a living document, and shall be updated, with items added to the form, as necessary by the Contractor for approval, and/or as required by the CO or authorized representative throughout the life of the TO.

5.4. Preliminary Drawings: The Contractor shall submit preliminary drawings via Material Submittal Form AF IMT 3000 at the time of the submission of a proposal for all TO that require drawings. Preliminary drawings will be required for all projects where there is any deviation to existing conditions by work performed under a SABER TO. Preliminary drawings will include dimensions, utility lines, foundation plans, floor plans, elevation views, roofing plans, shop drawings; layout of walls, doors, windows; finish schedules, plumbing plans, riser diagrams, HVAC plans, duct work, control systems, fire sprinkler and detection systems, electrical plans, schematics, lighting, receptacles, switches, panels, panel schedules, any pertinent sections and details, etc. Preliminary drawings will be completed to the point the Government representative can verify size, shape, quantity and type materials proposed in the Contractor's price proposal. The Contractor shall be responsible for the reproduction of these drawings if multiple copies are needed (i.e., Sub-contractor copies).

5.5. Material Approval Submittal Form (AF IMT 3000): Material submittals are required for all materials being submitted on any given TO. Any other items (e.g. Progress Schedules,

Dig Permits, Test Reports, As-Builts, O&M Manuals) requiring approval that have not been required to be submitted earlier with the Contractor's proposal package shall be submitted by the Contractor using AF IMT 3000. These type submittals shall be submitted no later than ten (10) working days after the issuance of the "Notice to Proceed" (NTP) or as otherwise directed by the CO. The Government will provide space for a submittal sample display area. The Contractor shall install, catalog and maintain submittals, as approved, to avoid repetitive duplication in subsequent TO. The Contractor will not order any type of materials until the Material Approval Form has been signed and approved by all parties. If the submittal has been disapproved, the explanation will be noted in the back of the Material Approval Form and shall then be resubmitted in the time frame noted on the Material Approval Form. 914th MSG/CE may provide a list of expected AF IMT 3000 for each TO. Requirements for submittals no later than five (5) working days after issuance of the NTP are:

5.5.1. Submission Requirements. The Contractor shall submit to the CO all required documents and samples for a particular item on the approved List of Submittals as a group package. Partial submittals for product approval will be returned without action and shall be the sole responsibility of the Contractor for any delays due to this failure to comply. All printed documents shall be legible, and as a minimum, one shall be an original version (not copied nor Fax generated). When multiple items are included on printed documents, the Contractor shall mark/ highlight all applicable data regarding the item presented for approval. The Contractor shall mark/ highlight product data showing where the material or item being submitted meets the requirements of the specifications, UFCs, NFPA's, etc.

5.5.2. Material Samples. The Contractor is responsible for identifying and locating required materials for submittals to include matching any existing materials. The Contractor shall provide all color selection samples, regardless of product type, as a group to facilitate design compatibility selection, and partial submittals of these related items will be returned without action and shall be the sole responsibility of the Contractor for any delays due to this failure to comply. As a minimum, all wall covering, carpet and other pattern type submittals shall show the full representation of material pattern. All samples provided for approval shall become property of the Government. The Contractor may request return of samples for inclusion on color boards or as submittal library entries, without guarantee of approval.

5.5.3. Color Boards. The Contractor shall provide, after color selection and material approval, one (1) color board for all architectural work as required by the TO. Note, this is required only if directed by the TO. All products shall be mounted on foam board, and grouped in logical sequence as installed (i.e. carpet, paneling, chair-rail, wall covering and ceiling tile). All products shall be referenced with the manufacturers name and color/pattern/style name and number.

5.5.4. Operation and Maintenance (O & M) Manuals. The Contractor shall provide, two (2) copies of operation and maintenance manuals as specified on the Government reviewed, and approved List of Submittals (or equal). One (1) complete set shall be provided prior to field-testing, and the remainder upon equipment acceptance. Manuals

shall be approved prior to the field-training course. Operating manuals shall detail the step-by-step procedures required for system startup, operation and shutdown. Operating manuals shall include the manufacturers name, model number, parts list, and brief description of all equipment and their basic operating features. Maintenance manuals shall list routine maintenance procedures, possible breakdowns and repairs, and troubleshooting guides. Maintenance manuals shall include piping and equipment layout, simplified wiring and control diagrams of the system as installed, and system programming schedule. The contractor shall compile a maintenance schedule for all equipment in the TO identifying; equipment, consumables, schedule of maintenance, and any other notes.

5.5.5. Submittal Library. The Contractor shall establish and maintain the submittal library to eliminate repetition and streamline the submission processes for subsequent TO. One (1) library shall be maintained at the 914th MSG/CE Office and one (1) library at the Contractor's office. The Contractor is responsible for providing all library documentation/samples at no additional cost to the Government. Once a product is approved, future requirements for the same type item may be referenced to library entries. The Contractor may suggest product inclusion at any time during the contract. A numbering system shall be developed in concert with the CO and 914th MSG/CE to identify all library entries. The Contractor shall catalog and maintain all submittals to avoid duplicate library entries. The Contractor is not restricted to products included in the library, but rather encouraged to propose multiple like items to provide flexibility in future projects.

5.6. Record Drawings/As-Built. The Contractor will have full access to all Record and As-Built drawings located in 914th MSG/CE as required for development of the Contractor's design. The Contractor may obtain one (1) copy of the appropriate record drawings, if available, from 914th MSG/CE. The Government does not guarantee the availability, accuracy or adequacy of existing As-Built or record drawings. During the progress of the work, the Contractor shall keep a careful record at the job site of all changes and corrections (Red Line Drawings) from the layouts shown on the preliminary drawings submitted with their proposal, when applicable. The Contractor shall enter such changes and corrections on preliminary drawings promptly, and submit drawings to the CO in accordance with schedule provided in the TO. The As-Built drawings shall indicate, in addition to all changes and corrections; any uncovered electrical, piping or mechanical lines not shown on the drawings, existing construction that is not noted on the record drawings, the actual location of all subsurface utility lines, existing or new. In order that the location of these lines and appurtenances may be determined in the event the surface openings or indicators become covered or obscured, the record drawings shall show, by offset dimensions to two (or three if height changes) permanently fixed surface features, the end of each run including each change in direction. Valves, splice boxes, and similar appurtenances shall be located by dimensioning along the utility run from a reference point. The depth below the surface of each run shall be recorded, in addition to the size and type of conduit or pipe used for the run. At the time of beneficial occupancy of each structure or facility involved under the contract, the Contractor shall submit to the CO As-Built plans with the aforementioned data. In addition to the requirement for As-Built at final inspection, As-Built drawings shall be required, unless noted in the TO, for all projects or where there is any deviation to existing

conditions by work performed under a SABER TO. As-Built drawings shall be submitted for approval no later than the date of the final inspection. The Contractor shall provide approved As-Built drawings in both a hard copy format (Mylar copy) as well as a Contractor provided CD compatible with the 914th MSG/CE AutoCAD, or computer aided drafting/design software compatible with Government drafting/design software and computers for all TO. The contractor shall include a line item for As-Built drawings in all progress schedules.

5.6.1. As-Built drawings shall be submitted in a version of AutoCAD that is coordinated with 914th MSG/CE drafting section at time of submission. The As-Built DWG files shall have no reference files attached as all shall be bound into the file to make one AutoCAD DWG file, which also shall be purged and created with standard AutoCAD pen table. Scaled drawings should provide a bar scale and shall be in imperial system units. Contractor shall provide one (1) hard copy of As-Built on Mylar on an Arch D sheet size and one (1) CD in AutoCAD and PDF. Final As-Built shall include the assigned building number in the title block.

5.6.1.1. AutoCAD drawings shall have correct geometry:

5.6.1.1.1. Segmented lines and arcs are to be made continuous and free of self-overlapping sections, thus decreasing files size and increasing efficiency within the AutoCAD platform.

5.6.1.1.2. All AutoCAD data shall be free of topological errors such as slivers, undershoots, overshoots dangles, overlaps, intersections, etc.

5.6.1.1.3. Area features such as building footprints, parking lots, roadways, and airfield pavements shall be true polyline polygons. Adjacent polygons shall not have gaps or overlaps.

5.6.1.2. AutoCAD drawings shall be checked for correct spatial projection to one of the following:

5.6.1.2.1. North American Datum 1983 State Plane: New York State West FIPS 3103 International Feet

5.6.1.2.2. Universal Transverse Mercator 1984, Zone 17 North

5.6.1.3. Drawings submitted for approval as As-Built shall have all changes incorporated into the final drawings.

5.6.1.4. Drawings shall be free of revision clouds, hand-written notes, scanned in change orders, etc.

5.6.1.5. Revision symbols shall be accompanied with an entry in the sheet's revision block. Revision block entries shall consist of a brief description of the change along with the change order number.

5.6.1.6. Each sheet shall be annotated in bold letters near the title block with the date the As-Builts were accepted (i.e. AS-BUILT DRAWING 12 APR 2025).

5.6.1.7. Title sheet shall have a vicinity map, project location map, sheet index, and key plan.

5.7. Survey and Mapping Requirements

5.7.1. The Contractor must be capable of surveying to lay out the project work sites to perform its work and where grading or drainage is involved. Drawings shall clearly indicate both existing and new spot elevations and Bench Marks. Survey and mapping requirements shall be defined in each TO or as directed by the CO.

5.7.2. Work outside the boundary of existing footprints of buildings and structures shall require the submission of geospatial/mapping data. This includes, but is not limited to, building and structure footprints, utilities, infrastructure, survey data, etc. Contract requirements for the collection and delivery of georeferenced geospatial data shall specify either mapping or survey grade Global Positioning System or traditional survey methods of data collection. All projections should be provided as noted in 5.6.1.2. The use of either mapping or survey grade Global Positioning System technology will depend on the precision requirements of the data. Deliverables that involve digital maps or other geospatial data must be delivered in a georeferenced GIS format which would include Environmental Systems Research Institute's shapefile and geodatabase formats. Detailed specifications for data precision, data collection, attribution, and file format delivery should be included in each contract.

5.7.3. All deliverables that involve maps or other geospatial data must meet the following requirements:

5.7.3.1. All maps and associated data must comply with the latest version of Spatial Data Standards for Facilities, Infrastructure, and Environmental (SDSFIE). This data will be organized using the latest SDSFIE 2.3 Specifications for file, feature class and attribute nomenclature. Guidance on the latest version of SDSFIE is available from the Chief of Engineering and Planning. Information must be collected at no less than 1:400 scale for base cantonment areas and 1:600 for large undeveloped base areas. Spatial data will meet or exceed National Map Accuracy Standards at those scales. Metadata will be provided and will use Federal Geographic Data Committee, Content Standards for Digital Geospatial Metadata for organization.

5.7.3.2. Geospatial data must be delivered in a georeferenced GIS format (feature-based file structures, including one-to-one cardinality between spatial records and attribute records). All attribute data as specifically outlined in the TO Contract must be included either in the GIS data file or as a separate table with a SDSFIE key variable that may be used to relationally join the separate table with the GIS data file. All geospatial data must be delivered in UTM: World Geodetic System of 1984 projection. Further guidance on mapping units, coordinate

systems and projections is available from the base Civil Engineering section, Chief Engineering and Planning.

5.7.3.3. Mapping or Survey Grade Global Positioning System or comparable traditional survey methods will be used to collect geospatial data. The use of mapping or survey grade Global Positioning System will depend on the precision requirements of the data. These requirements will be identified in the RFP for all activities where geospatial data are involved. In the case of RFPs involving utility construction, location and attribute data will be obtained at the time of excavation. Further information about precision requirements should be obtained from the base Civil Engineering section, Chief Engineering and Planning.

5.8. Design Review. Applicable to all TO prepared for design, prior to submitting a Contractor proposal package, the Contractor shall field verify the existing site conditions to satisfy itself with the general and local conditions that can affect the work. The Contractor may make multiple site visits. The Contractor will have full access to all Record and As-Built drawings possessed by, and located in, 914th MSG/CE as required for development of the Contractor's design. The Contractor is responsible for accuracy of all measurements whether they are obtained in the field, or as existing drawing take-offs to develop accurate working drawings. It shall be noted that minor adjustments of new utility lines may be required to avoid existing underground utility lines or existing structures. All plans, labor, equipment, materials, and incidentals shall be furnished by the Contractor, unless otherwise specified. The Contractor shall thoroughly review the project request for constructability and advise the Government of possible problem areas prior to project negotiations.

5.9. Professional Engineer (PE) Certification. The TO request may require PE Certification on some or all designs, or portions of designs. Typically, all new electrical power distribution designs; all new boiler/ heating, new ventilation and air conditioning designs if determined complex by the Government (to include temporary requirements); all structural designs, to include entrance canopies, and all sprinkler designs shall require PE certification. Large-scale, new landscaping and irrigation when requested shall be designed by a certified Landscape Architect. Applicable Engineering Fee line items in the UPG may be utilized for PE Certification when deemed necessary by the Government.

5.10. Design Guidance, Specific. This guidance shall be used as applicable to specific projects.

5.10.1. Civil. All design calculations shall be submitted for approval/review with the proposal package IAW paragraphs 5.8 and 5.10.

5.10.1.1. Earthwork. All contouring of terrain shall be pitched for positive drainage. Where reasonable, the Contractor shall install pipe materials using a directional drilling or boring to avoid or minimize root damage to existing trees or under roadways as directed by the TO. All fill materials shall be environmentally "clean" and exhibit no contamination. The Contractor shall provide sampling/analysis results from all borrow sources for topsoil or fill when requested by the Government. Soil shall only be obtained from approved borrow sources.

5.10.1.2. Excavations. The Contractor shall backfill and properly compact all excavations. Trenches shall be top dressed with topsoil IAW paragraph 5.10.1.5.

5.10.1.3. Landscaping. New facilities design shall include adequate landscaping of

the site. Ensure landscape layout and schedule are provided. Provide for trees, shrubs and ground cover.

5.10.1.4. Soils and Vegetation Restoration. In addition to the requirements in FAR clause 52.236-9 Protection of Existing Vegetation, Structures, Equipment, Utilities and Improvements, the Contractor shall restore all areas affected by worksite operations to include all haul roadways prior to final inspection. The Contractor shall not delay soil restoration operations until the end of worksite operations or TO. The Contractor shall promptly restore all disturbed grounds immediately upon final backfilling.

5.10.1.5. Topsoil. The Contractor shall provide rock-free, natural, friable topsoil containing no more than 10% organic material, and shall contain sandy loam. It shall be obtained from naturally well-drained areas, and shall not be excessively acid or alkaline, nor contain substances harmful to plant growth. Topsoil shall be distributed uniformly to provide a minimum thickness of 4 inches on properly compacted sub-grade. The sub-grade shall be hand raked, disked, or tilled appropriately to ensure water will percolate through the soil and avoid "hardpan" conditions. Topsoil shall be spread to minimize additional soil preparation or tillage. Sub-grade and topsoil shall be damp and frost-free. Topsoil shall not be placed when sub-grade is frozen, excessively wet, extremely dry, excessively compacted, or in a condition detrimental to the proposed planting or grading. The Contractor shall provide a minimum of four (4) inches topsoil at all excavations performed in vegetation areas. The Contractor shall rake prior to sodding and/or seeding to level topsoil and eliminate all mounds/clods/ruts and rocks larger than a 3/8-inch diameter, and ensure positive drainage. All topsoil shall be environmentally "clean".

5.10.1.6. Grass. All grasses shall be established by sod or hydro seed methods. Hand/broadcast seeding is unauthorized. All grasses shall be provided on grounds graded for positive drainage. All grasses shall have 90% coverage prior to acceptance. The Contractor shall maintain the turf until accepted by the Government. The turf shall be reseeded (if required) within five (5) calendar days of notice by the CO, at no additional cost the Government.

5.10.1.6.1. Improved Areas. The following seed mixture shall be used in improved areas on base. A seed mixture of 40% Kentucky bluegrass, 40% tall fescue, and 20% annual ryegrass (*Lolium multiflorum*). Aroostock ryegrass should be substituted for annual ryegrass for late fall or early spring plantings. The seed mixture will contain a minimum pure live seed content of 70%. Seed will be distributed evenly at a rate of 2.75 pounds per 1,000 feet.

5.10.1.6.2. Restricted Areas (inside flightline fenceline). The following seed mixture shall be used in restricted areas on base. Tall fescue (*Festuca arundinacea*). The seed mixture will contain a minimum pure live seed content of 70%. Seed will be distributed evenly at a rate of 2.75 pounds per 1,000 feet.

5.10.1.7. Tree Locations. The Contractor shall stake each tree location for approval by the CO prior to planting.

5.10.2. Architectural/Structural. All exterior and interior colors, finishes, and construction materials shall be compatible with existing color and styles per the latest approved Installation Facility Standards, unless otherwise specified. All new work shall be IAW the TO, the National Fire Protection Agency (NFPA), Life Safety Code 101. All design calculations shall be submitted for approval/review with the proposal package IAW paragraphs 5.8 and 5.10.

5.10.2.1. Sensitive Compartmented Information Facility (SCIF). SCIFs and vaults shall comply with Intelligence Community Technical Specification for ICD/ICS 705, Version 1.3 or the most current edition. The Contractor shall be responsible for ensuring that the finished product is adequately constructed to attain certification as described in the technical specification. Any design deficiencies that need correction in order to attain certification shall be the sole responsibility of the Contractor at no additional cost to the Government.

5.10.2.2. Concrete. The Contractor shall provide proper protection from weather and physical damage for curing to all new concrete for a period IAW industry standards, but not less than fourteen (14) days. The use of curing compounds, where required, shall be approved by the CO and shall be clear in color, forming a continuous, opaque coating to exposed concrete surfaces. Finish and color of new concrete for repairs shall match existing adjacent concrete surfaces.

5.10.2.3. Bollards. All new mechanical or electrical installations (i.e. transformers, substations, condensing units, gas meters, etc.) near driveways or parking areas, etc. where they are subject to vehicular traffic shall have 6" pipe bollards installed to prevent damage. Bollards shall be set in the ground in concrete and with reflective yellow HDPE bollard covers, and have a 6" crown of reflective yellow or painted if approved by the CO.

5.10.2.4. Locksets. Provide Best Access, CorMax (7 pin) cores or approved equal for all new locksets in Base facilities. Contractor to provide minimum of 2 sets of keys for all locksets provided. Contractor to turn-in to CE all locksets removed as part of demolition on all TOs. Key series shall be ordered with an account ID provided by the government to maintain compatibility with master and control keys.

5.10.2.5. Suspended Acoustical Ceilings. New ceiling panels shall be reveal or tegular edges. The panels shall be; Armstrong #934 random textured tegular edge panel, #935 random textured square edge panel, USG Radar 2207 square edge panel, USG Radar 2227 tegular edge panel, or approved equal. If replacing a portion of ceiling panels in a room the panel selection shall be in kind as approved by the CO.

5.10.2.6. Doors. All wood doors shall be solid core. No particleboard shall be allowed unless otherwise specified. All new unpainted doors shall have a natural oak finish, unless otherwise specified. Aluminum entrance doors or storefronts shall be anodized bronze, or painted with an approved finish. Selected finish shall match adjacent existing unless otherwise specified. All extrusions shall be uniform in color and match each other so that the overall product appears uniform in color.

5.10.2.7. Finishes/Schedules/Color Boards.

5.10.2.7.1. Carpet/Carpet Tiles. All carpet/carpet tiles shall be Mannington Mills Inc, Gametime III, style: GT35M, color: Cobb, unless otherwise directed by the TO. If replacing a portion of carpet tile in a room the tile selection shall be in kind as approved by the CO.

5.10.2.7.2. Wall Covering. All wall coverings shall be IAW the latest edition of NFARS's Architectural Compatibility Plan or IFS unless otherwise directed by the CO.

5.10.2.7.3. Finish Schedule/Color Boards. When directed by the TO. All surfaces being modified or developed shall be included in a finish schedule on the drawings and/or the technical plan. The Contractor shall assemble and submit color boards IAW paragraph 5.5.3 when requested by the Government.

5.10.2.7.4. Door/ Window Schedule. A door and/ or window schedule shall be included on project drawings for all new and/ or replacement doors/ windows.

5.10.2.7.5. Exposed Metal Flashing and Coping. All exposed metal flashing and coping shall match adjacent trim surfaces, unless otherwise directed by the CO.

5.10.3. Mechanical. Design calculations shall be submitted with all mechanical plans for review. All design calculations shall be submitted for approval/review with the SOW package IAW paragraphs 5.8 and 5.10. All work shall be performed to industry standard and all applicable building codes.

5.10.3.1. Boiler/Heating, Ventilation, and Air Conditioning (HVAC) Systems. All boiler/HVAC designs shall be Professional Engineer (PE) Certified when requested. Provide adequate boiler/HVAC systems as required for year-round comfort, to include necessary humidity controls. Where natural gas service is available, install gas furnaces and water heaters. The 914 MSG/CE will notify 914th MSG/CEV Environmental Air Program Manager of all new permanent and temporary boiler systems. All refrigerants and work on refrigerant systems shall be in accordance with 40 CFR Part 82, Subpart F – Recycling and Emissions Reduction, during HVAC equipment repairs/demolition. Replacement of any refrigerant containing unit cannot utilize Class I or Class II Ozone Depleting Substances (ODS) per 40 CFR 82.154 c (1). Air Conditioning units that have a SEER rating shall have a minimum Seasonal Energy Efficiency Ratio (SEER) 16 rating. Refrigerant removed from a Chiller unit during demolition of a Chiller unit shall be turned over to the Government. The Government will provide the storage container for the recovered refrigerant. All refrigerant recovery is coordinated through the BOS Contractor.

5.10.3.2. Fresh Air Intakes. All new HVAC system designs, and when feasible, renovations of existing designs, shall locate intakes close to the top edge of the facility rather than at first floor levels. Roof mounted intakes shall only be used when wall mounted intakes are not feasible. Sloped roof intakes shall be mounted to the rear, or least visible side of the roof where standing water does not exist. Heavy gauge expanded metal, with an integral filter, shall be constructed over the wind/rain louvers to preclude direct access to the interior ductwork.

5.10.3.3. Equipment Manufacturers. All chillers, heat pumps, furnaces, Air Handling Units (AHU) shall be approved by the Government prior to purchase and installation.

5.10.3.4. Equipment Siting. When siting boiler/ HVAC units, provide for locations where units can be properly maintained and easily accessible. Avoid placing HVAC units on roofs. To minimize loss of usable floor space, provide for air conditioning equipment designed for outdoor installation where possible. Ensure required ductwork is not installed on the exterior of buildings where it is highly visible.

5.10.3.5. Mechanical Systems Testing. All new boiler/ HVAC systems shall be tested and balanced by an independent firm with a formal Test and Balance Report (TABS), unless otherwise specified, and submitted on an AF IMT 3000. All existing boiler/ HVAC systems shall be field verified by the Contractor for operability for design purposes. The Contractor shall submit existing system field verification results with the applicable design calculations for approval/ review with the proposal package IAW paragraphs 5.8 and 5.10. TABS shall be submitted upon completion of installation and prior to final inspection.

5.10.3.6. Temporary Boiler/ HVAC Requirements. The Contractor shall provide temporary boilers/ HVAC equipment to all facilities remaining in operation, unless otherwise specified. All labor, equipment, materials and rentals/fees required to provide temporary boiler/ HVAC shall be separately annotated as an option item on all applicable proposal packages. Air conditioning systems are required to be operational from 15 May through 15 October and the heating systems are required to be operational from 16 October through 31 May. The Contractor shall submit for approval, drawings and calculations of proposed methods with the Contractor's proposal package.

5.10.3.7. Direct Digital Control (DDC) Systems. The Contractor shall verify with the 914th MSG/CE Project Manager, the use or inclusion of DDC systems in their design whenever any HVAC upgrades or new construction is to be performed. Projects where new buildings are constructed or major upgrades to HVAC are performed, the Contractor shall provide for DDC Systems support unless otherwise specified.

5.10.3.7.1. DDC System Requirements: 23 February 2017

5.10.3.7.1.1. Provide an extension of the existing "Base-Wide" Schneider Electric Andover Controls Direct Digital Control system. The control system shall consist of sensors, indicators, actuators, final control elements, interface equipment,

other apparatus, accessories, and software connected to distributed controllers operating in multiuser, multitasking environment on token-passing network and programmed to control mechanical systems. An operator workstation permits interface with the network via dynamic color graphics with each mechanical system, building floor plan, and control device depicted by point-and-click graphics.

5.10.3.7.1.2. The DDC system shall be compatible and communicate with the existing or future base wide system as determined by the TO. The existing base wide system is Schneider Electric Andover Controls but expectations are for future controllers to be compatible with the Schneider Electric EcoStruxure platform. The system shall be controlled and monitored from the existing workstations in building 403 and 426.

5.10.3.7.1.3. Provide modular DDC controllers, comprised of a processor board with programmable, random-access memory and backup power source. DDC controllers shall monitor or control each I/O point, process information, execute commands from other control units, devices and operator stations and download from or upload to operator workstation.

5.10.3.7.1.4. The system shall allow CE technicians to connect to all controllers with all available software in all modes available from the manufacturer from buildings 403 and 426 to program, backup, download, configure and perform all functions necessary to maintain the system as if onsite and direct connected to the device. Means of communication will be specified by TO.

5.10.3.7.1.4.1. All hardware and software administrator level passwords shall be provided to the Government to access all levels of all controllers including the new Andover controllers. The password shall allow complete access to everything the manufacture has access to.

5.10.3.7.1.5. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain HVAC instrumentation and controls. When determined by the Government and negotiated on an individual TO the Contractor shall provide systems engineering training to five (5) DDC personnel on NFARS for five (5) full days (course length). The training will produce five (5) factory certified technicians.

5.10.3.7.1.6. All field controllers shall use Bacnet MS/TP protocol.

5.10.3.7.1.7. Provide a LAN drop within three foot of each building level supervisory controller and provide a patch cable between the LAN drop and the building level supervisory controller.

5.10.3.7.1.8. Graphics shall be viewable from existing operator's workstation located in buildings 403.

5.10.3.7.1.9. Include date and time on all graphic screens.

5.10.3.7.1.10. Main Map Graphic: This screen will have a list and link to all of the buildings under Andover DDC control on the entire NFARS complex.

5.10.3.7.1.11. Floor Plan Graphic: The floor plan will have color coded zones, room numbers, and as-built sensor and equipment locations. The following points are required on this page: room temp, room humidity (if required), and occupancy status (if required). The following links are required on this page: back to building graphic, all equipment (Click on sensor or equipment shown on the floor plan and the link will go to the corresponding equipment).

5.10.3.7.1.12. Typical Equipment Graphic: Include a header with equipment type and number, room numbers and area served. Include all points on the equipment graphic. The following points will be animated: fans, dampers, coils, pumps, boilers. All set points will have the capability of being changed from the graphic. The following links are required on this page: back to floor, provide a hidden link over each point to show an hourly three (3) day trend, provide a hidden link over each point to override all outputs.

5.10.3.7.1.13. Owner's Manual: At the conclusion of the project provide operation and maintenance manuals to owner, including operation and maintenance data for all equipment installed and as-built wiring diagrams including an updated base wide LAN diagram.

5.10.3.8. Mechanical Equipment Identification Tags, Placards, and Schematics. All mechanical components, switches and units shall be designated and numbered (i.e. AHU-2, HP-3, Condensate Tank, etc.), and shall be labeled with an etched plastic laminate identification tag reflecting abbreviated designation. All HVAC equipment shall include placards indicating filter and belt location, size and quantity. A framed schematic drawing of the mechanical system, measuring no less than 11" x 17", shall be mounted in the mechanical room. The Contractor shall submit for approval, drawings and calculations of proposed methods with the Contractor's proposal package. All supplied/installed equipment shall be installed per; manufacturer's recommendations, current code and industry standard.

5.10.4. Plumbing. Design calculations shall be submitted with all plumbing plans for review. All design calculations shall be submitted for approval/review with the SOW package IAW paragraphs 5.8 and 5.10. All work shall be performed to industry standard and all applicable building codes.

5.10.4.1. Temporary water connections shall meet the requirements as established by the NFARS and the Local and NYS Building Code and shall be installed, maintained, and removed by the Contractor at no expense to the Government.

5.10.4.2. Valves. Tie-ins to water lines shall be by the wet tap method.

5.10.4.3. P-Traps. P-Traps shall not be installed exposed, except where unavoidable.

5.10.4.4. Disinfection of Newly Installed or Repaired Water Lines. All new and repaired water lines shall be disinfected IAW AFI 32-1066 Plumbing Systems, and AFMAN 32-1067, Water and Fuel Systems.

5.10.4.5. Plumbing Identification Tags and Schematics. All plumbing components, valves and units shall be designated and numbered (i.e. backflow preventer “BP-2” or chilled water return “CWR-3 NORMALLY OPEN”, etc.), and shall be labeled with an etched plastic laminate identification tag reflecting abbreviated designation, and in the case of valves, shall reflect the normal set position. A framed schematic drawing of the plumbing system, measuring no less than 11” x 17”, shall be mounted in the mechanical room. All equipment data, including make, model, manufacturer’s specifications, and Operation and Maintenance manuals, shall be provided to the CO.

5.10.5. Environmental. See NFARS Specification Section 01 57 20.00 10, Environmental Management and Protection, dated 15 Jan 2011. Design calculations shall be submitted with all environmental plans for review. All design calculations shall be submitted for approval/ review with the proposal.

5.10.6. Electrical. Design calculations shall be submitted with all electrical plans for review. All design calculations shall be submitted for approval/review with the SOW and proposal package IAW paragraphs 5.8 and 5.10.

5.10.6.1. Cables/Wiring. All wiring shall be IAW NFPA 70 (The National Electric Code). Romex wiring shall not be authorized for use in base office/work facilities. Wherever existing Romex wiring is discovered, it shall be replaced with appropriately sized THHN wire and conduit.

5.10.6.2. Conduit. Minimum conduit size shall be ½”. All interior conduits not subject to physical damage shall be Electrical Metallic Tubing (EMT) unless stated differently in the Statement of Objectives. Interior conduits subject to physical damage shall be Rigid Galvanized Steel (RGS). 400HZ circuits shall be run in Aluminum conduit up to 2” conduit size and larger than 2” conduit shall be in schedule 80 PVC unless stated differently in the Statement of Objectives. Intermediate Metal Conduit is NOT authorized to be used. EMT conduit shall be installed using steel compression couplings and steel compression box connectors.

5.10.6.3. Devices and Plates. All receptacles, switches and cover plates shall match. All devices and plates shall be white or ivory in color, unless otherwise specified.

5.10.6.4. Power. The Contractor shall investigate electrical circuits including power, lighting, communications, and fire alarm to determine all affected circuits, their condition and existing configuration and loads. Circuits no longer required or which do not meet code shall be removed back to the point of origin unless directed by the CO. All undersized panels or panels requiring upgrade to meet current code shall be replaced. The Contractor shall determine and design for the necessary electrical support. Desktop computers shall be supported on circuits separate from all lighting, printers, coffee pots, microwave ovens, etc. Each circuit shall have a separate neutral.

All service entrances and utilization devices shall have surge protection. Grounding systems shall be IAW NFPA 70. Ground rods, as a minimum at all locations except exterior pad mounted transformers, shall be ¾" diameter copper driven 10 feet deep. The connection point for the grounding conductor to the ground rod shall be at least 1 foot below finished grade and 3 feet away from any object. The connection point at the ground rod shall be by exothermic weld. Ground rods, as a minimum at exterior pad mounted transformers, shall be ¾" diameter copper driven 10 feet deep at all four corners of the transformer. The connection point for the grounding conductor to the ground rod shall be at least 1 foot below finished grade and 3 feet away from any object. The connection point at the ground rod shall be by exothermic weld. Dry type transformers shall have copper windings for both the primary and secondary windings.

5.10.6.5. Power Distribution Panels. All affected power distribution panels shall have new, typed directories reflecting all circuit functions. All affected power panels shall be provided with new etched plastic laminate identification labels IAW paragraph 5.10.6.8. All panel labels shall be affixed with screws, or rivets.

5.10.6.6. Lighting. New lighting shall be energy efficient with electronic start ballasts and T8 LED lamps with CRI/Color Temp of 80 @4000k, Mean Lumens 2200. All other replacement shall use LED fixtures unless approved by the CO. Renovated areas requiring new lights shall be designed to provide adequate lighting. Photometric data including foot-candle level shall be submitted for approval. All exterior lighting shall be equipped with photoelectric sensor control unless otherwise specified. All lighting should be controlled by occupancy/vacancy sensor controls to ensure optimal energy savings. All lighting requirements shall comply with the latest addition of the Illuminating Engineering Society (IES) handbook, unless Air Force design criteria dictates otherwise. If a conflict exists, the design shall comply with the more stringent criteria.

5.10.6.7. Equipment. All exterior electrical equipment shall be painted in accordance with NFARS color standards.

5.10.6.8. Electrical Equipment Identification Tags and Schematics. All electrical distribution components and units shall be designated and numbered (i.e. power distribution panels "PP-4" or transformer "XR-12"), and labeled with an etched plastic laminate identification tag reflecting abbreviated designation. A framed one-line schematic drawing of the electrical system, measuring no less than 11' x 17", shall be mounted in the electrical room. All equipment data, including make, model, manufacturer's specifications, and Operation and Maintenance manuals, shall be provided to the CO.

5.10.6.9. Pad Mounted Transformers. The concrete pad be finished with an elevation of 6" above grade. Transformers shall be dead-front with live-front switches. All pad-mounted transformers shall be filled with FR3 environmentally friendly insulating fluid.

5.10.6.10. Disconnect Switches. All non-fused disconnect switches shall be heavy-duty type. Fused disconnects shall NOT be used, use enclosed circuit breakers in place of fused disconnect switches.

5.10.6.11. Marking/Labeling of Emergency Shut Off Switches, Circuit Breakers, and Disconnect Switches. All these items shall be legibly labeled or marked to indicate their purpose or what they control.

5.10.6.12. The Contractor shall provide construction power facilities for temporary power and lighting in accordance with the safety requirements of the National Electric Code, NFPA 70. The Contractor shall enforce the safety requirements of electrical extensions for the work of subcontractors. Only a skilled electrical tradesman shall accomplish the work.

5.10.6.13. Lightning Protection. When lightning protection is installed on a facility, a counterpoise shall be installed. Lightning protection systems shall be engineered by an LPS Engineer and drawings shall be stamped.

5.10.7. Fire Protection/ Sprinkler Systems. All fire detection and alarm systems shall conform to the Air Force Instruction 32-2001 Fire Protection Operations and Fire Prevention Program, comply with NFARSI 32-2001 Fire Prevention Program dated 28 August 2015 or most current edition, and shall be designed IAW all current NFPA requirements. The Contractor shall provide and/or upgrade to a Class "A" fire/heat detection system throughout new facilities, and/or in areas undergoing renovation as required by applicable codes and Air Force Regulations. The Contractor shall augment the existing fire detection system to support renovated areas. Detectors, signage, visual alarms and pull stations shall be added/upgraded when existing does not meet current codes. All new alarm control panels shall be "Simplex Systems" or an approved equal compatible with NFARS basewide fire alarm control system, or an alternative as specified by the TO. Fire sprinkler system design proposals shall include all design calculations. All design calculations shall be submitted with all fire protection system plans for review. All design calculations shall be submitted for approval/review with the proposal package IAW paragraphs 5.8 and 5.10. All projects shall comply with UFC 3-600-01 and all relevant NFPA standards listed below.

5.10.7.1. All Sprinkler Systems shall be designed IAW UFC 3-600-01, NFPA 13 and be accepted by the NFARS Fire Department. IAW NFPA 13 Chapter 24.

5.10.7.2. All Fire Alarm Systems shall be designed IAW UFC 3-600-01, NFPA 72 and be accepted by the NFARS Fire Department. IAW NFPA 72 Chapter 10.

5.10.7.3. All Contractors shall comply with NFARS Fire Department Fire Prevention Procedures and NFPA 241 titled Safeguarding Construction, Alteration, and Demolition Operations in their entirety.

5.10.7.4. All fire alarm and sprinkler systems will shall be pre-tested by the Contractor with written results provided on an AF IMT 3000 prior to the scheduling of a final test to be witnessed by the NFARS Fire Department. The NFARS Fire

Department will only be present at final acceptance testing and no system shall be accepted without their concurrence.

5.10.7.5. Detectors. All detectors shall be fixed temperature (190 degrees F. in ceiling voids/attic space/mechanical rooms and 135 degrees F for ceiling mounted).

5.10.7.5.1. Duct Type. When applicable IAW NFPA 70, provide for smoke detectors in all return air ducts and tie into the fire alarm control panel/transmitter. Duct detectors shall be able to be reset from the fire alarm control panel.

5.10.7.6. Extinguishers Cabinets. Provide for an adequate number of recessed fire extinguisher cabinets. Cabinets shall be sized to accommodate 5" diameter fire extinguishers.

5.10.7.7. Fire Protection Equipment Identification Tags and Schematics. All fire protection components and units shall be designated and numbered (e.g. fire control panels "FCP-1" or transmitter "T-2"), and shall be labeled with an etched plastic laminate identification tag reflecting abbreviated designation. A framed one-line schematic drawing of the fire protection system, measuring no less than 11' x 17", shall be maintained with the Fire Alarm Control Panel. All equipment data, including make, model, manufacturer's specifications, and Operation and Maintenance manuals, shall be provided to the CO.

5.10.8. Communications. The Contractor shall design and install new communications IAW the NFARS Communications Facility Standard draft, or the most current edition.

5.10.8.1. NFARS utilizes voice over internet protocol (VOIP) for all telecommunications. All new projects and renovations shall be designed for VOIP capability.

5.10.9. Smart Utility Meters. When required by TO all new utility meters shall be new smart utility meters, which will be connected to the Base Energy Management Control System (EMCS), and will report to the system the real-time and accumulated utility consumption data.

5.10.9.1. Natural gas meters will be installed with pulse module output capability and connected to EMCS Building Controller (BCx) via a direct wired connection or thru a wireless transceiver. Gas meters will record real-time demand consumption and will log/accumulate daily, weekly, and monthly totals. All readings/values will be programmed for visibility into the Base EMCS software, and be capable of viewing/charting from the client workstations at the Base CE office and the BOS Office. All data will be logged/stored for a period of 5 years.

5.10.9.2. Electric meters will be installed with real-time power quality and consumption sensing capability and connected to the EMCS Building Controller (BCx) via a direct wired connection or thru a wireless transceiver. Electric meters will record real-time demand consumption and will log/accumulate daily, weekly, and monthly totals. All readings/values will be programmed for visibility into the Base

EMCS software, and be capable of viewing/charting from the client workstations at the Base CE office and the BOS Office. All data will be logged/stored for a period of 5 years.

5.10.9.3. Water meters will be installed with real-time water consumption sensing capability and connected to the EMCS Building Controller (BCx) via a direct wired connection or thru a wireless transceiver. Water meters will record real-time demand consumption and will log/accumulate daily, weekly, and monthly totals. All readings/values will be programmed for visibility into the Base EMCS software, and be capable of viewing/charting from the client workstations at the Base CE office and the BOS Office. All data will be logged/stored for a period of 5 years.

5.11. DESIGN ANALYSIS. The Contractor when required by TO, shall submit one (1) copy of all required design analysis data including calculations with the proposal package for approval/review IAW paragraphs 5.8 and 5.10. The Contractor is responsible for all required field investigations to include any necessary testing to produce a functional and well-planned design in lieu of making assumptions.

5.11.1. Design Analysis, Specific. The Contractor shall submit design analysis data to include calculations and code references as follows:

5.11.1.1. Civil. All design analysis shall include as minimum:

5.11.1.1.1. Water demand, and sewage and ground water flow. Include a determination whether or not specific construction permits are required IAW paragraph 20.

5.11.1.1.2. Soil Bearing Capacity.

5.11.1.2. Architectural/Structural. All design analysis shall include as a minimum:

5.11.1.2.1. Live and Dead Structural Loads.

5.11.1.2.2. Roof Loads.

5.11.1.2.3. Wind Loads designs.

5.11.1.3. Mechanical - HVAC. All design analysis shall include as a minimum:

5.11.1.3.1. Catalog Cuts of Projected Equipment.

5.11.1.3.2. Cooling and Heating Load Analysis and Calculations. The Contractor shall perform a complete HVAC analysis using AF Form 108 or an approved computer generated report. When a software program is utilized, documentation explaining the program report shall be included.

5.11.1.3.3. Control Valve Sizing.

5.11.1.3.4. Duct Sizing and Air Flow.

5.11.1.3.5. Fan Sizing and Fan Curves.

5.11.1.3.6. Psychometric Chart Analysis.

5.11.1.3.7. Heat Exchanger Selection.

5.11.1.4. Plumbing. All design analysis shall include as a minimum:

5.11.1.4.1. Pipe Sizing.

5.11.1.4.2. Pump Sizing and Pump Curves.

5.11.1.4.3. Static Pressure Loss.

5.11.1.5. Electrical. All design analysis shall include as a minimum:

5.11.1.5.1. Photometric Data. Include foot-candle levels.

5.11.1.5.2. Power Requirement and Distribution Loads.

5.11.1.5.3. Reflective lighting ceiling plan

5.12. Plans, Rosters, Reports. When required by the TO, the Contractor shall submit for approval using an AF IMT 3000 the following:

5.12.1. Worksite Layout Plan. The Contractor shall submit for approval ten (10) calendar days prior to start of work, a scaled detailed plan reflecting the construction site layout and accompanying photographs of the existing site prior to start of work. As a minimum, the drawing shall include: locations of all required utility connection points; proposed equipment and material storage areas (including quantity, and size of all storage trailers/boxes with an ID number); construction entrance(s) (including temporary stabilized construction entrance where required); haul roads; proposed Contractor employee parking areas; temporary sanitation facilities; perimeter fencing; tree preservation fencing; placement of safety signs (i.e. hard hat area, etc.); and refuse container locations.

5.12.2. Dust/Debris Control Plans. The Contractor shall submit for approval ten (10) calendar days prior to start of work detailed plans reflecting actions to control project dust and debris.

5.12.2.1. Interior Dust/Debris Control Plan. As a minimum the plan shall include: the name of the Contractor's assigned Project Superintendent; the method for protecting interior HVAC equipment (including filter change/cleaning schedule); the locations and composition of dust/debris partitions; and the listing of occupied adjacent areas outside of the designated work area.

5.12.2.2. Exterior Dust/Debris Control Plan. As a minimum the plan shall include: the name of the Contractor's assigned Project Superintendent; the proposed haul routes; the pavement cleaning equipment and schedule; the measures to control fugitive dust; and the measures to reduce transfer of mud onto adjacent paved surfaces (i.e. rotating or replacing the stones in the temporary stabilized construction entrances to clean the truck tires).

5.12.3. Detour Plan. The Contractor shall submit for approval ten (10) calendar days prior to start of work all proposed partial road closures and detours. All detours shall be IAW the current requirements of the Manual of Uniform Traffic Control Devices for Streets and Highways (MUTCD) and the US Army Corps of Engineers Safety and Health Requirements Manual EM 385-1-1. Total road closures are not authorized, and the Contractor shall provide steel ramping over any portion of trenching and required flagmen to allow partial traffic flow through a minimum of one lane of traffic. As a minimum, the plan shall include location of all detour signage, warning lights, flagmen (as required), and safety barricades. All detour signage, materials and equipment detours shall be professionally manufactured, and IAW Federal and State roadway traffic signage regulations.

5.12.4. Falsework Plan. The Contractor shall submit for approval ten (10) calendar days prior to start of work all proposed falsework required to protect building occupants from construction activities when traversing the work site. 914th MSG/CE office will ensure approval/review coordination with the Wing Safety Office, CE/Fire Department, Base Emergency Response, Security Forces, and applicable building manager. As a minimum, the plan shall include location of all pedestrian covered and uncovered passageways; stair, ramp, handicap ramp and elevated passageway locations and composition; and pedestrian flow and safety signage. All structural falsework submittals shall include load calculations. All passageways shall contain adequate temporary lighting. Custodial upkeep and maintenance shall be the responsibility of the Contractor and therefore shall be part of the Contractor's Coefficient.

5.12.5. Field/Lab Testing and Utility Outage Roster. The Contractor shall submit for approval ten (10) calendar days prior to start of work a roster of all proposed field/lab testing and utility outages for the project, and updated as applicable. 914th MSG/CE will ensure approval/review coordination with the appropriate agencies and applicable Building Manager. All field/lab testing shall be performed IAW applicable industry and Association of Testing and Measurements (ASTM) standards, and in the presence of authorized Government representatives.

5.12.6. Progress Status Reports

5.12.6.1. The Contractor shall prepare and submit Project Status Reports (AF 3065 Contract Progress Report) for each active TO twice a month. The report shall be provided to the CO on the first working day of each month with the second being submitted 2 weeks later. The report shall indicate whether the project as a whole is on, ahead of, or behind schedule. If the project is behind schedule, the Contractor shall explain what actions will be taken to regain the schedule and

provide an amended schedule. The report shall include a description of problem areas, delaying factors and their impact, and an explanation or any corrective actions taken or proposed. Any milestones achieved, or incidents that occurred, during the report month shall also be detailed. Costs for development/providing progress schedules, progress reports, and status reports are included in the Contractor's Coefficient and will not be paid separately.

5.12.7. Radiation Source Report. The Contractor shall provide, thirty (30) calendar days in advance, to the CO and the NFARS Radiation Safety Officer the following:

5.12.7.1. Permission Request Letter. A written request for permission to bring any radioactive material and/or radioactive source (i.e. Class IV lasers, RF emitters, and ionizing radiation sources) onto NFARS.

5.12.7.2. License. Evidence of a valid Nuclear Regulatory Commission (NRC), or Agreement State Radioactive Materials License.

5.12.7.3. Leak Test Report. Reflecting latest test date, when required by the NRC license.

5.12.7.4. Training Documentation: Documentation of currency for training required by radioactive material license.

5.12.8. Construction/Demolition Debris Recycling Reporting. As good stewards of the environment, the Government is committed to recycling to the greatest extent practicable. The Air Force goal is to divert greater than 60% of its construction debris away from landfills. The Contractor shall recycle all construction/demolition debris to the maximum extent practicable. The Contractor shall make every effort to recycle materials, such as, but not limited to concrete, bricks, asphalt, wood and metals. The Contractor shall, for any EPA-designated products, use recovered materials to the maximum extent practicable without jeopardizing the intended end use of the item.

5.12.8.1. The Contractor shall, in accordance with 40 CFR 61.145, notify the State ten (10) days prior to demolition or replacement of a load-supporting structural member. A copy of this notice must also be sent to 914th MSG/CEV Environmental office. The Contractor shall remove any hazardous waste within the facility such as polychlorinated biphenyls (PCB) items (i.e. light ballasts), mercury containing items (i.e. fluorescent tubes and thermostats), and batteries, prior to demolition in accordance with Federal, State and Air Force directives.

5.12.8.2. The contractor shall submit construction/demolition debris disposal/recycling records in accordance with NFARS's specific Environmental Specification, Spec 01 57 20.00 10 attached, or most recent version.

5.13. Worksite Standards. The Contractor at all times shall maintain a clean and organized worksite, store all materials and equipment on the worksite as approved, and be fully responsible for their protection and security.

5.13.1. Worksite Fencing/Entrances.

5.13.1.1. Perimeter Fencing. When required by TO, worksites shall have perimeter fencing established to enclose and segregate the Contractor's area(s) of responsibility as directed by the CO. Contained within the perimeter fencing shall be all work/ entrance/ storage/ staging/ sanitation areas. All fencing shall be erected IAW the most current EM-385-1-1 Health and Safety Manual. Fencing shall not be attached to trees, signposts or other NFARS objects. The use of caution/surveyors tape, safety cones, or safety barrels in lieu of fencing is not authorized. All required worksites with exterior work, i.e., additions, new parking lots, and window replacement, should have safety fencing around the area to prevent Base personnel from entering the site, and for safety, unless otherwise directed by the TO.

5.13.1.2. Erosion Control Fencing. The Contractor shall use silt fencing or other best management practice during and after construction activities IAW Local, State and Federal regulations where applicable, to prevent site runoff.

5.13.1.3. Excavation Fencing. All excavations, regardless of size and depth, unless otherwise specified, shall conform to the most current EM-385-1-1 Health and Safety Manual and OSHA standards.

5.13.1.4. Temporary Stabilized Construction Entrance. The Contractor shall provide temporary stabilized construction entrances and exits at transitions from non-paved to paved areas to adequately remove sediment from vehicle tires. The entrances and exits shall be constructed IAW the New York State Department of Environmental Conservations Standards. The Contractor shall maintain this entrance to function as designed. Stones shall periodically be rotated or exchanged to ensure vehicle tires are clean when exiting the worksite. The Contractor shall remove and restore soils at all entrances and exits prior to final inspection.

5.13.2. Equipment/Materials Storage. The Contractor is solely responsible for all lost/stolen/damaged materials/equipment at no additional cost to the Government. All hazardous materials (HAZMAT) shall be stored and identified IAW the most current Local, State, and Federal Regulations, applicable Air Force Instruction, and basewide management plans. All storage locations are subject to Government inspection, to include all Environmental, Safety, and Occupational Health Compliance Assessment Management Program (ESOH CAMP) Inspections. A TO's equipment/materials storage location is not guaranteed to be directly at the work site, but will be located on NFARS, and any mobilization or travel between the designated storage location and the worksite is deemed local travel. Utilize best management practices at all material storage areas which may include practices like covered storage for hazardous materials or certain equipment, to prevent contaminated storm water runoff.

5.13.3. Storage Trailers/Boxes. Storage trailers/boxes shall: be free from damage to an acceptable condition ensure proper storage of project materials/equipment; be free from graffiti; and when utilized as permanent storage at the Contractor's office location, be neat and clean in appearance. All sides of storage trailers/boxes shall have professionally manufactured applicable warning placards mounted for each HAZMAT stored. All storage trailer(s)/box(s) shall have a 5" x 7" Contractor Identification Placard in a

weatherproof holder affixed to the right entrance door indicating SABER Contractor's Name, Task Order (TO) Number, Project Number and Title, Contractor point of contact (with access number), and trailer/box number. All permanent storage trailers on rolling stock shall include skirting of either lattice or metal panels. Storage of materials and debris under trailers is prohibited. All storage trailers/boxes shall be securely anchored to the ground with appropriate fastening/cabing devices to adequately brace the structure against hurricane force winds. All storage trailers/boxes shall be removed from the worksite prior to the final inspection date.

5.14. Worksite Management.

5.14.1. Daily Cleanup. In addition to the requirements in FAR 52.236-12 Cleaning Up, the Contractor shall maintain a worksite free from accumulation of debris. The Contractor shall empty trash receptacles on a regular basis throughout the day's activity to avoid overflow or spillage. The Contractor shall daily perform general sweeping/pick-up of debris prior to close of a day's worksite activity; empty all trash receptacles into worksite refuse containers; and shall comply with protection of existing Government property.

5.14.2. Trash Receptacles. Worksite barrels/carts used for general daily debris accumulation. Trash receptacles shall be free from graffiti, and shall have "TRASH" stenciled on two opposite sides of the receptacle.

5.14.3. Recycling of Demolition Debris and Scrap. The Contractor shall provide for the life of the contract, dumpsters for the temporary holding and transfer of recyclable construction debris generated by in-house personnel and Sub-contractors. The dumpsters shall be marked with their contents; i.e., wood, scrap metal, cardboard, and glass. Containers shall be stored with securable covers in the Contractors' laydown area adjacent to their offices, unless otherwise approved by the CO. At no point during the contract shall the receptacles/dumpster(s) be allowed to overflow.

5.14.4. Demolition/Bulk Debris. When required, the Contractor shall provide refuse containers for the large accumulation of demolition waste and other debris. Hauling of demolition/bulk debris to refuse containers shall comply with protection of existing Government property. Trucks may be utilized for removal of demolition/bulk debris, but shall not be utilized for demolition/bulk debris accumulation. The Contractor shall empty refuse containers and trucks on a regular basis to avoid overflow, spillage, and remain below tonnage allowances for travel on municipal and base roadways IAW current Local, State, and Federal regulations.

5.14.5. Refuse Containers. Use of dumpsters, other than the SABER Contractor's is prohibited. All refuse containers shall be free from graffiti, and be equipped with a securable tarpaulin or cover (NOTE: The cover shall be in place at ALL TIMES, except when waste is being deposited or removed). The contractor shall label their containers stating "Construction Debris Only". The cover and labeling are reusable items and therefore shall be part of the Contractor's Coefficient.

5.14.6. Elevators. Any temporary use of an existing elevator shall be by arrangement through the CO and subject to their controls. Such use shall be of an intermittent nature. The Contractor shall provide and maintain suitable and adequate protection covering for the elevator machinery, the hatchway entrance, and the interior of elevator during the period of temporary use. Loads in excess of the rated capacity of the elevator will not be permitted. The Government will bear the cost of electrical current for the operation of the elevator. On completion of the work, the Contractor shall remove the protection coverings together with any resultant dirt and debris, and leave the equipment in a condition equal to in which it was found.

5.14.7. Trucking. The Contractor shall remove all loose debris on truck sidewalls prior to leaving the worksite, and shall be loaded in a manner that shall prevent dropping of materials on roadways IAW current local, state and federal ordinances and regulations. The Contractor shall provide suitable covers/tarpaulins over loads prior to leaving the worksite. The Contractor shall be responsible for any clean up, and liable for any resulting damage from any debris that may fall from trucks/refuse containers.

5.14.8. Government Restroom Facilities. When specified, Contractor personnel shall be permitted use of existing Government restroom facilities. If the restrooms are under Contractor's full control, then these facilities shall be kept cleaned by the Contractor every other day.

5.14.9. Pavements Cleaning. The Contractor shall include pavement-cleaning methods in the Dust Control Plans to prevent the generation and/or accumulation of dirt, debris, dust or other foreign matter due to worksite activities on all adjacent pedestrian ways/roadways/parking lots. Approved methods of cleaning shall remove, not displace all accumulations. The Contractor is solely responsible for all spillage from vehicles and refuse containers, and shall be cleaned immediately.

5.14.10. Grounds Maintenance. In addition to the requirements of FAR 52.236-9 Protection of Existing Vegetation, Structures, Equipment, Utilities and Improvements, the Contractor shall:

5.14.10.1. Grass. The Contractor shall maintain all grass that is sectioned off within a work site and is not accessible by ground maintenance, the grass shall be maintained within three (3) linear feet on the exterior of all worksite perimeter fencing, and shall be maintained in a presentable manner. Maintain all work sites in a presentable manner that is not accessible by grounds maintenance. Contractor employees, to include Sub-contractor employees and deliveries, shall not park any vehicle or equipment on grassed areas, unless otherwise authorized by the 914th MSG/CE Project Manager. When authorized, parking on grassed areas shall only be for short-term delivery purposes (to include heavy tools, equipment, construction materials etc.), vehicles shall then be promptly removed. Tire/ track impressions (ruts) created on wet or soft soils by vehicles and/or equipment shall be restored to original state by the end of the project, or as otherwise directed by the CO. The grass shall be mowed and trimmed when it reaches no higher than 6 inches. Mowing and trimming shall be to a height of 3 inches. Mowing shall be accomplished during normal duty hours and in such a manner that the soil and grass will not be damaged. Towed mowers and self-propelled riding mowers shall not be operated within 3 feet of trees and shrubs. Areas next to trees and shrubs shall be mowed with hand/push propelled mowers.

5.14.10.2. Trees/Shrubs/Bushes. All trees/shrubs/bushes within a worksite that is not accessible by grounds maintenance shall be maintained during growing seasons, and pruned as directed by the CO.

5.14.10.3. Vegetation. All trees, shrubs, bushes, vegetation beds and grass shall be protected from damage at all times. During painting and stucco operations, or as otherwise directed, all trees, shrubs and bushes shall be tied and/or bundled, and vegetation beds and grass covered to protect from splatter and or damage.

5.14.10.4. Damaged Curbs, Pedestrian ways and Roadways. The Contractor shall repair/replace all damaged locations resulting from Contractor operations/negligence, to include Sub-contractors and deliveries at no additional cost to the Government.

5.14.10.5. All grass, trees, shrubs , bushes, etc that shall be maintained by the Contractor due to area not being accessible by grounds maintenance shall be maintained in accordance with Air Force Common Output Level Standards (AF COLS) Grounds Maintenance (area sub-function shall be determined by the CO) and Air Force Grounds Maintenance Standards. This maintenance shall be at no additional cost to the Government and therefore shall be part of the Contractor's Coefficient.

5.14.10.6. Worksite Safety. The Contractor shall provide applicable safety signage, first aid kits, and fire extinguishers at all worksites IAW EM 385-1-1 and applicable current Local, State, and Federal regulations.

5.14.10.7. Recording and Preserving Historical and Archeological Finds. In the event of any inadvertent discoveries of any items having any apparent historical or archeological interests, all work shall immediately cease. All items that are discovered in the course of any construction activities shall be carefully preserved. The Contractor shall leave the archeological find undisturbed and shall immediately report the find to the CO. The Contractor (e.g. construction crew, utility workers, etc.) must also immediately notify Cultural Resources Management (CRM) at 716-236-3118 and follow procedures found in DAFMAN 32-7003 Environmental Conservation .

5.14.10.8. Snow Removal. The Contractor shall remove snow from pavements and walkways within their worksite and under their control to ensure safe ingress and egress to the worksite and associated facilities at all times.

5.15. Worksite Procedures

5.15.1. Field/Lab Testing. The Contractor shall schedule and notify the Government of all field/lab testing ten (10) days in advance of testing, and shall conduct all field testing in the presence of authorized Government representatives and IAW applicable ASTM standards. All testing failures and/or rescheduling resulting from Contractor negligence and/or lack of coordination may result in the Contractor being charged by the Government for any subsequent retesting. As a minimum, at no additional cost to the Government for contractor installed item/equipment unless noted below, the following tests are mandatory for all TOs (if applicable), but do not limit the Contractor from performing other testing as required:

5.15.1.1. Civil.

5.15.1.1.1. Soils Load Bearing Test. Pre-priced line item will be allowed per individual TO.

5.15.1.2. Architectural/Structural.

5.15.1.2.1. Concrete Slump Test. Pre-priced line item will be allowed per individual TO.

5.15.1.2.2. Concrete Compression Test. Pre-priced line item will be allowed per individual TO.

5.15.1.3. Mechanical.

5.15.1.3.1. HVAC Volumeter Test

5.15.1.3.2. HVAC Test and Balance (for new installed systems and/or reconfigured division of workspaces). Pre-priced line item will be allowed per individual TO.

5.15.1.4. Plumbing.

5.15.1.4.1. Pressure Test

5.15.1.4.2. Disinfections of Lines

5.15.1.4.3. Positive Flow Test of Sewage/Storm Drain Lines

5.15.1.5. Electrical.

5.15.1.5.1. Continuity Test

5.15.1.5.2. Load Tests

5.15.1.5.3. Emergency lighting test

5.15.1.6. Fire Protection/Security Alarms.

5.15.1.6.1. Alarms Test

5.15.1.6.2. Detectors Test

5.15.1.7. Communications.

5.15.1.7.1. Communications/ Cable Test

5.15.2. Deliveries. The Contractor shall coordinate deliveries to minimize disruption to Government operations and personnel.

5.15.3. Protection and Storage of Existing Government Property. The Contractor shall cover and/or remove for storage, all property to remain in place within a worksite and protect it against loss or damage. The Contractor shall be responsible for all lost or damaged Government property within the Contractor's control at no additional cost to the Government.

5.15.4. Protection. The Contractor shall at all times, protect and preserve all Government property within a worksite, and areas traversed outside of a worksite, in performance of this contract. Actions taken shall include, but not be limited to:

5.15.4.1. Interior Haul/Delivery Routes. All interior haul routes to refuse containers shall be protected with adequate measures to protect all finishes to remain.

5.15.4.2. Dust Barriers. Rigid framed dust barriers shall protect and segregate all areas outside of the work area. Draping polyethylene plastic as barrier without a rigid support framework is not acceptable.

5.15.4.3. Finishes/Equipment/Furniture to Remain. All finishes shall be adequately protected to prevent damage, wear, debris and foreign matter contamination. The Contractor shall provide adhesive walk-off matting at all dust barrier and worksite entrances to eliminate tracking of debris outside of the worksite area. All flooring shall be covered at all times. All items shall be protected from protective coatings/plaster splatter and other foreign materials.

5.15.4.4. Inclement Weather/Security. Protection requirements shall include shielding/securing the interior of a facility from inclement weather/intrusion at all times. All temporary boarding of windows, doors, and/or openings shall match the exterior finishes, as directed.

5.15.4.5. HVAC Utility Rooms. The Contractor shall: securely lock these rooms at all times; not store any unauthorized materials or equipment; maintain and utilize the Government provided log to record the date, time, name, and purpose of access; and shall notify any suspicious activity regarding these rooms to the NFARS Security Forces at (716) 236-2117, and the CO.

5.15.4.6. Storage. Equipment temporarily removed shall be protected in covered storage and returned in the same condition prior to starting work. All security and storage cost of equipment, or material that is to be reused and is removed for temporary storage shall be the sole responsibility of the Contractor and therefore shall be part of the Contractor's Coefficient.

5.15.5. Airfield Restrictions/Requirements. In addition to the requirements in DFARS 252.236-7005 Airfield Safety Precautions, the Contractor shall contact CO/CE for construction restrictions involving the airfield, taxiway and runway areas and shall comply with AFMAN 13-204V2_AFRCSUP, , EM 385-1-1 Section 32 Airfield Operations, AFI 13-213 AFRCSUP_NFARSSUP, dated 11 Aug 2023 or the most current edition. Access to project sites within the flight line area shall require the Contractor to attend and complete the Base flight line driver's course at no additional cost

to the Government. The contractor will be escorted at all times in access controlled and restricted areas and shall immediately comply with all directions from the escort. On TOs requiring airfield access, the contractor will check-in at the start of each day with Airfield Management to report scheduled work for the day. Contractor will comply with any and all applicable weather or security restrictions that may limit access to the airfield at certain times, at no additional cost.

5.15.6. Field Verification. The Contractor shall inspect the worksite, and surrounding area for evidence of unmarked utilities prior to commencement of all excavations, and notify 914 MSG/CE when discovered for proper marking.

5.15.7. Utility Markings. The Contractor shall locate, identify, and mark all utilities in the work area as prescribed by the TO and maintain all underground utility markings throughout the excavation process or as necessary throughout the TO period of performance. The Contractor shall utilize industry standard locating equipment including ground penetrating radar as necessary to identify all utilities and subsurface structures within the work area, prior to obtaining a dig permit.

5.15.8. Existing Utilities. The Contractor shall maintain a minimum clearance of three (3) feet from existing utilities and the cutting edge of all power operated excavating equipment.

5.15.9. Hand Excavation. The Contractor shall excavate with hand tools all requirements within three (3) feet of any existing utility.

5.15.10. Damaged/Exposed Utilities. The Contractor shall inspect all exposed utilities for damage prior to backfilling. When damage is discovered, the Contractor SHALL NOT attempt to perform repairs. The Contractor shall first make the area safe, then immediately contact the COR, contact information will be given at the TO award. Then contact the CO and/or 914th MSG/CE to coordinate repair efforts and responsibilities.

5.15.11. Previously Known or Negligent Damage. In accordance with FAR 52.236-9 Protection of Existing Vegetation, Structures, Equipment, Utilities and Improvements the Contractor shall be responsible for all utility repairs when damage was not previously identified, or the result of negligence on the part of the Contractor, to include their Sub-contractors. The Contractor shall perform all repairs diligently to minimize disruption of mission requirements as directed by the CO, at no additional cost to the Government.

5.15.12. Backfill. The Contractor shall screen all excavated materials to remove all rocks/boulders larger than 3/8-inch diameter prior to backfilling.

5.15.13. Hot Work

5.15.13.1. All welding, acetylene cutting, or open flame operation will be in accordance with AFI 91-203, Air Force Consolidated Occupational Safety Instruction and NFPA 51B, Standard for Fire Prevention During Welding, Cutting, and Other Hot Work.

5.15.13.2. Before any operation that produces sparks or open flames, (such as welding, acetylene cutting, and grinding or open flame); NFARS Fire & Emergency Services (FES) must be notified in advance to inspect the work area for safeguards and restrictions.

IAW AFI 91-203, AF Consolidated Occupational Safety Instruction Bioenvironmental Engineering (BE) must be contacted for coordination if the hotwork is to be performed inside a facility. If an attempt to contact them goes unanswered then document on the form that an attempt to contact was made but was unsuccessful. If the work is to be performed on the exterior of a facility, then Bioenvironmental Engineering is not required to be contacted for coordination.

5.15.13.3. Safety Equipment/Procedures. The Contractor shall provide approved fire extinguishments and methods of fire prevention. The Contractor shall discontinue all welding/cutting operations one (1) hour prior to the end of the workday. The Contractor shall provide a trained workman to remain at the site for a minimum of thirty (30) minutes after discontinuing the above operations. The workman shall make a thorough inspection of the area for possible sources of latent combustion. Any unsafe conditions shall be reported to the CO and the Fire Department for their investigation – EMERGENCY PHONE DIAL (716) 236-2117.

5.15.13.4. Open Flames. The Contractor shall not use any open-flame devices, to include heating devices without prior authorization from the CO, CE and FES, and shall require Government inspection of proper ventilation prior to operations. The Contractor shall not burn trash, brush, trees, or other debris/materials unless otherwise authorized by the CO. Approval for the use of open flames, to include heating devices, shall not relieve the Contractor from responsibility for all resulting damage.

5.15.13.5. When the requirements for a safe operation have been satisfied then an AF Form 592, USAF HOT WORK PERMIT will be issued to the contractor. The contractor is to coordinate through 914th MSG/CE and 914 MSG/CEF for all requests.

5.15.14. Safety Equipment/Procedures. The Contractor shall provide approved fire extinguishments and methods of fire prevention. The Contractor shall discontinue all welding/cutting operations one (1) hour prior to the end of the workday. The Contractor shall provide a trained workman to remain at the site for a minimum of thirty (30) minutes after discontinuing the above operations. The workman shall make a thorough inspection of the area for possible sources of latent combustion. Any unsafe conditions shall be reported to the CO and the Fire Department for their investigation – EMERGENCY PHONE DIAL (716) 236-2117.

5.15.15. Formwork and Staging. The Contractor shall remove formwork and staging from the worksite once no longer required.

5.15.16. Environmental Requirements. The Contractor shall comply with NFARS's specific basewide Environmental Specifications 01 57 20.00 10, most recent version.

5.15.16.1. Solid, Liquid, and Gaseous Contaminants. The Contractor shall be responsible for the proper disposal of all solid, liquid and gaseous contaminants including asbestos in accordance with AFMAN 32-7002 and DAFI 32-1001 Civil Engineer Operations.

5.15.16.2. Disposal of Refuse. The Contractor shall be required to remove all refuse from NFARS off-base for awarded TO. Separate asbestos disposal sites will not be provided.

5.15.16.3. Covered Chutes. All chutes for refuse, and the like, shall be covered or of such a design to fully confine the material to prevent the dissemination of dust and debris.

5.15.17. Environmental Management System (EMS) Requirements. In accordance with FAR 52.223-19, Compliance With Environmental Management Systems, the Contractor's work under this contract shall conform with all operational controls identified in the applicable agency or facility Environmental Management Systems and provide monitoring and measurement information necessary for the Government to address environmental performance relative to the goals of the Environmental Management Systems.

5.15.17.1. EMS Training. In accordance with DAFI 32-7001, Environmental Management, all Contractor personnel working on NFARS shall receive EMS training. Training link or CD will be provided by 914 MSG/CEV for a one (1) time requirement and when available and/or required, refresher training as necessary. The training will take 15 minutes to accomplish at no additional cost to the Government. Training documentation will be maintained by the contractor using a sign-in sheet. The contractor will maintain the documentation for inspection, as required, and will provide training completion notification to 914 MSG/CEV.

5.15.18. Smoking in Government Facilities. The Contractor shall not smoke in any Government facility. Smoking is permitted only in designated smoking areas. The Contractor shall provide an approved receptacle for all smoking debris in designated smoking areas, and shall be responsible for policing the area daily.

5.15.19. Installation Restoration Program (IRP) Requirements. The Contractor shall comply with the following when excavating within IRP locations:

5.15.19.1. Contaminated Soil. Any material (soil) that is suspected of being contaminated shall be reported to the CO immediately and left undisturbed until directed by the CO. Intrusive construction activities performed within or near an existing known IRP site shall be performed in accordance with "Requirements for Construction in or Near an IRP Site at NFARS, NY", dated Oct 2023, or most recent version. Contaminated soil shall not be removed from the Base without written approval from the CO. Contractor shall dispose of material under guidance of the NFARS IRP Manager (914 MSG/CEV) at 716-236-3125. Contaminated soil shall not be used for backfill.

5.15.20. Asbestos Warnings. The Contractor is advised that friable and/or non-friable asbestos containing material may be encountered in area(s) where contract work is to be performed.

5.15.21. Spills. The Contractor shall be responsible for all spillage containment, clean up and related disposal costs during the performance of this contract and therefore shall be part of the Contractor's Coefficient. The Contractor shall have sufficient spill supplies readily available on/or at the worksite to contain any spillage. When a Contractor-related release occurs, the Contractor shall immediately notify the 914 MSG/CEV Office and the

CO, and take appropriate actions to correct its cause and prevent future occurrences. If local, state, or federal authorities assess any monetary fines, penalties, or assessments related to a Contractor release of any substance, the Contractor shall be solely held liable for all payments, and hold the United States Air Force harmless.

5.15.22. Disposal of Contaminants. All hazardous waste or contaminated materials generated by work under this contract and performed on NFARS, shall be handled, transported, stored, and disposed of by the SABER Contractor or Subcontractor qualified with the disposal of the material. Contractor shall not sign any waste profiles or hazardous waste manifests. Disposal documents must be submitted to the 914 MSG/CEV for review and signature with at least 3 working days notice. The Contractor shall provide copies of all manifests after shipment, and again after returned from the disposal facility. The disposal of contaminants shall not be considered 100% complete until all completed and approved manifests have been submitted to the CO.

5.15.23. Volatile Organic Compounds (VOC). The Contractor shall comply with all coatings and solvents performance and thinning specifications. The Contractor shall use non-VOC or low VOC paints and thinners whenever possible.

6. Contractor Furnished Supplies and Equipment:

6.1. NFARS Cost Estimating Software Requirements: e4Clicks, see paragraph 7.

6.2. Applicable Codes, Cost Data Guides and References. All work performed under this contract shall be in accordance with the latest edition of the following building codes/ references and shall be used for all construction under this contract. The Contractor shall, within thirty (30) calendar days after contract award, obtain one (1) copy (electronic or hard copy) of the following codes and references unless as noted below, and one (1) copy of cost data guides, and shall obtain annual updates as published at no additional cost to the Government.

6.2.1. International Building Code;

6.2.2. Uniform Mechanical Code;

6.2.3. Uniform Plumbing Code;

6.2.4. New York Building Code;

6.2.5. National Electrical Code Handbook;

6.2.6. Understanding the National Electrical Code, Vol. 1 and Vol. 2;

6.2.7. Standard Practices for Good Workmanship in Electrical Contracting, Published by National Electrical Contractors Association (NECA);

6.2.8. Life Safety Code – 101;

6.2.9. All NFPA codes (National Fire Codes) to include NFPA 13, NFPA 72, NFPA 90A, NFPA 101, NFPA 780;

- 6.2.10. Illuminating Engineering Society (IES) Handbook;
- 6.2.11. RS Means Facilities Construction, Master Composite and Assemblies Cost Data Guides;
- 6.2.12. ICC A117.1 Accessible and Usable Buildings and Facilities;
- 6.2.13. National Electrical Safety Code (NESC) - IEEE C2;
- 6.2.14. American Society of Civil Engineers (ASCE/SEI 7-10) Minimum Design Loads for Buildings and Other Structures;
- 6.2.15. Code of Federal Regulations (CFR): The Occupational Safety and Health Administration (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;
- 6.2.16. U.S. Army Corps of Engineers Safety and Health Requirements Manual EM 385-1-1;
- 6.2.17. National Emission Standards for Hazardous Air Pollutants (40 CFR, Part 61);
- 6.2.18.
- 6.2.19. Contractor shall also comply with the Unified Facility Criteria (UFC) publications, Engineering Technical Letters (AFETL), Air Force Instructions (AFI), Air Force Manuals (AFM), Air Force Pamphlets (AFPAM) and all other appropriate Local, and New York Building Codes, and AFI 32-1065, Americans with Disabilities Act Standards, NFARS Communications Facility Standard, draft or most current edition, Requirements for NFARI 32-2000 Fire Prevention Program 28 August 2015 or most current edition and SABER Specifications..

6.3. The Contractor shall have a copy of each of these documents available for use during the term of this contract.

6.4. RS Means Electronic Cost Databases. The Contractor shall obtain one (1) electronic database licenses of the RS Means Facilities Cost Data and RSMeans Master Composite Cost Data, and one (1) electronic database licenses of the RS Means Assemblies Cost Data - consisting of Building Construction, Electrical, Mechanical, Plumbing, Green Book, Interior, Site Work & Landscape, Concrete & Masonry and Heavy Construction Cost Data. The Contractor shall obtain all periodic updates to ensure the cost data is current. All copies of the cost databases and updates shall be at no additional cost to the Government and therefore shall be part of the Contractor's Coefficient.

7. Unit Price Guide and Software Requirements

7.1. Cost Estimating Software Requirements. The Contractor shall purchase and maintain a minimum of one (1) copy of e4Clicks Premier Project Estimator (e4Clicks) software. Cost estimating software shall be at no additional cost to the Government and therefore shall be part of the Contractor's Coefficient.

7.1.1. Information on this software and pricing can be obtained by emailing sales@4Clicks.com; state software is to support the NFARS SABER contract. FAR Part 51, Use of Government Sources by Contractors, allows the CO to issue a Letter of Authorization (LOA) to give 4clicks permission to provide the awarded Contractor with GSA pricing. In order to receive GSA pricing you will need to request, obtain and submit this LOA to 4Clicks should your company be the successful Contractor.

7.1.2. The Contractor shall have all software fully operational within fourteen (14) calendar days of contract award.

7.1.3. The Contractor shall obtain the most current version of the software program and databases and the quarterly updates, as they become available from 4Clicks, for the life of the contract. The Contractor shall have the most current version of the software and databases at all times.

7.2. Definitions:

7.2.1. Unit Price Guide (UPG)/Unit Price Book (UPB). The list and price information for all pre-priced items covered in this contract. The UPG shall include the bare cost pricing from the RS Means Assemblies, RS Means Facilities Cost Data and the RS Means Master Composite Cost Data Guides – consisting of Building Construction, Electrical, Mechanical, Plumbing, Green Book, Interior, Site Work & Landscape, Concrete & Masonry and Heavy Construction Cost Data. The UPG shall also include RS Means trades line items, selective demolition line items, removal and replacement line items, average line items, and Government Furnished Materials line items.

7.2.2. Coefficients

7.2.2.1. Coefficient: A "Coefficient" is the Contractor's pricing factor which is multiplied against the bare cost in calculating Task Order (TO) prices. It is proposed by offerors as a percentage increase (e.g., 1.05) or decrease (e.g., 0.95) to the current edition of the Unit Priced Guide (UPG). The Unit Price Guide (UPG) will be dynamic with quarterly location factors and annual RS Means Cost Data updates throughout the life of the contract. The Contractor's Coefficient shall include all cost elements not included in the current UPG and items defined such as cost for but not limited to:

7.2.2.1.1. Profit, design costs, G&A expenses, insurance, bond premiums, gross receipts taxes, quality control, clean-up, sub-contractor mark-up, labor burden, mobilization/ demobilization, permits and licenses, taxes, depreciation, as-built drawings/ mylar copies/ CD, submittals, sketches, drawings, proposals, site security and safety, routine site housekeeping, maintenance, and cleaning, snow removal, portable restroom facilities;

- 7.2.2.1.2. Home office and field overhead, Project Manager, Superintendent, Quality Control Manager, administrative personnel, office equipment;
- 7.2.2.1.3. Employee payroll taxes and all payments mandated by law in connection with labor including, without limitation, social security and Medicare taxes, workers compensation and unemployment insurance, material sales tax, business taxes, contributions, memberships, corporate support;
- 7.2.2.1.4. Waste and excess material (drop), contractor generated debris, cost of financing work and sub-contractors;
- 7.2.2.1.5. Business risk, such as the risk of a lower than expected volume of work;
- 7.2.2.1.6. Contingencies such as changes in wage rate and geographical location of the work;
- 7.2.2.1.7. Startup cost for the contract, Close-out for the contract and each TO;
- 7.2.2.1.8. Poor sub-contractor performance and inflation;
- 7.2.2.1.9. Engineering and Architectural services (unless required by TO);
- 7.2.2.1.10. Compliance with environmental laws, Niagara Falls ARS Environmental Spec., permits, preparation of reports, correspondence and documentation required by law or these specifications, tax laws;
- 7.2.2.1.11. Product/ submittal samples, AF Form 103 Base Work Clearance Requests, Safety/ Work Site Safety;
- 7.2.2.1.12. Protection or moving of Government property;
- 7.2.2.1.13. Section 4.2; Applicable Codes, Cost Data Guides and References;
- 7.2.2.1.14. Section 4.3; RS Means Electronic Cost Databases;
- 7.2.2.1.15. Section 5.1; Cost Estimating Software Requirements;
- 7.2.2.1.16. Section 5.5.3 UPG Division 1 Exclusions;
- 7.2.2.1.17. Section 22 Housekeeping;
- 7.2.2.1.18. Interface with Government representatives, and coordination with occupants, etc.
- 7.2.2.1.19. All other sections of this statement of work that reference therefore shall be part of the Contractor's Coefficient or at no additional cost to the Government;

7.2.2.2. This list is not all-inclusive and is intended to provide general examples of cost items included in the Contractor's Coefficient. Exceptions are section 7.5.18 equipment mobilization/demobilization, any fee permits and 100% design costs when requested/required by the Government.

7.2.3. Line Item: An item or system denoted in the UPG by a unique line item number.

7.2.3.1. Pre-priced Line Item: A line item from the UPG with approved changes.

7.2.3.2. Non-Pre-priced Line Item (NPI): An item or system not covered in the UPG.

7.2.3.3. Conventional Line Item: A very specific item listed in the UPG. These are the vast majority of the line items contained in the UPG.

7.2.3.4. RS Means trades line item. These are the bare cost hourly rates found in the back of the annually published RS Means hardback books.

7.2.3.5. Selective Demolition Line Item. The removal of material with no concern for its replacement.

7.2.3.6. Removal and Replacement Line Item. An item that is to be removed and then replaced without damaging the item.

7.2.3.7. Bare Costs. The sum of material, labor, and equipment costs of an RS Means line item without any multiplier.

7.2.3.8. Location Factor. The Location Factor for TO at NFARS, NY shall use the most current quarterly Weighted Average City Cost Index for Niagara Falls, NY.

7.2.3.9. Multipliers. All factors added to the bare costs pricing of the UPG. This includes the City Cost Index and the Contractor's Coefficients.

7.2.3.10. Government Furnished Materials (GFM): On occasion, the Government may choose to supply the Contractor with materials to accomplish project requirements. If this occurs, the line item prices for labor and equipment only shall be used. The line item is considered as pre-priced. The Contractor shall not adjust the labor and equipment pricing. The materials are to be cared for by the Contractor, and excess materials are to be returned to the Government.

7.3. Price Determination:

7.3.1. City Cost Index (CCI): The CCI shall be applied directly to the bare cost of each line item.

7.3.1.1. The CCI for TOs at Niagara Falls ARS shall use the quarterly published CCI for Niagara Falls, NY.

7.3.1.2. CCI are published around the middle of each of these months: February, May, August, and November.

7.3.1.3. Conventional line items will use the Weighted Average Total CCI.

7.3.1.4. The RS Means trades, selective demolition, removal and replacement, average, and GFM lines items shall be summated and multiplied by the most current quarterly published Weighted Average Total CCI.

7.3.2. Pre-priced Line Items. Pre-priced line items shall consist of conventional line items, selective demolition line items, and removal and replacement line items. Line item Bare Cost Totals from the Unit Price Guide (UPG) shall be compiled and appropriate Location Factor shall be applied. These results shall then be summated, and the appropriate Contractor Coefficient applied to the total; this is the pre-priced line item total.

7.3.3. Non-Pre-priced Line Items. The non-pre-priced line items shall be summated and the appropriate Coefficient (percentage increase (e.g., 1.05) or decrease (e.g., 0.95)) shall be applied; this is the non-pre-priced line item total.

7.3.4. Final Project Price. The summation of the pre-priced and non-pre-priced line item totals shall result in the final project price.

7.4. Cost Estimate Organization: Cost Estimates shall be comprised of three (3) sections: 1) Division Summary, 2) Totaling Components and 3) Line Item Estimate.

7.4.1. Section 1, Division Summary: This section shall include the RS Means pre-priced divisions, Trades, and Alternates (both pre-priced and non-pre-priced). These items shall make up the Bare Costs Total. No markups shall be applied at this level. (CCIs shall be applied as described above.)

7.4.2. Section 2, Totaling Components: This section includes totaling components setup for all applicable markups, including Contractor Coefficients. (CCIs shall be applied as described above.)

7.4.3. Section 3, Line Item Estimate: This section shall include all of the estimate line items. The report shall include a sequential line item number, full RS Means item number, unit of measure, quantity, and bare unit cost, total amount (quantity multiplied by bare unit cost). The report will print: pre-priced line items by division for all RS Means pre-priced line items found in the UPG, with division breaks and division subtotals, and a listing of the Trades and Alternates, both pre-priced and non-pre-priced. (CCIs shall be applied as described above.)

7.4.3.1. All non-pre-priced line items shall be submitted with three (3) independent price quotes including line item number, description, material, labor, and equipment breakdowns. List the supplier names and telephone numbers for each non-pre-priced item. Do not apply any type of markup to these line items.

7.5. Pre-priced Unit Guide

7.5.1. Unit Price Guide (UPG): The unit price guide shall consist of the most current RS Means Facilities Cost Data and the RS Means Master Composite Cost Data Guides – consisting of Building Construction, Electrical, Mechanical, Plumbing, Green Book, Interior, Site Work & Landscape, Concrete & Masonry and Heavy Construction Cost Data. This guide shall be provided in two formats (as described below): bound RS Means' hard copy books and electronic software database to be used by the cost estimating software. All costs used from the databases shall be bare costs. See SOW paragraph 23 for the handling of GFM.

7.5.2. The UPG consists of Division 1 through 48, which are based on the Master CSI. **Division 1, as contained in any of the RS Means bound or electronic databases, SHALL NOT be used as line items in pricing TOs issued under this contract** and therefore shall be part of the Contractor's Coefficient unless specifically stated in this paragraph below (when applicable and not prohibited by other sections of this Statement of Work).

7.5.2.1. : 01 11 31.10 Subdivision – Architectural Fees (when specified by the Government for complex designs)

7.5.2.2. : 01 11 31.30 Subdivision – Engineering Fees (when specified by the Government for complex designs)

7.5.2.3. : 01 45 23.50 Subdivision – Testing: Asphalt testing 0200-0470, Concrete testing 0600-3100, Masonry testing 3300-3550, and Soil testing 4400-5350

7.5.2.4. : 01 51 13.80 Subdivision – Temporary Utilities

7.5.2.5. : 01 54 23 Subdivision – Temporary Scaffolding and Platforms (only when performing elevated work)

7.5.2.6. : 01 54 26 Subdivision – Temporary Swing Staging

7.5.2.7. : 01 54 36.50 Subdivision – Equipment Mobilization or Demobilization 1300-2500 (not considered for typical tools for the contractor; i.e. ladders, personal tools, other small tools; these items are to be part of the contractor's coefficient). This is typically for large tools or equipment that require complex set-up and take-down. Example would include crane set-up and take-down, excavators set-up and take-down.

7.5.2.8. : 01 56 Subdivisions – Temporary Barriers and Enclosures:

7.5.2.8.1. : 01 56 13 Temporary Air Barriers,

7.5.2.8.2. : 01 56 16 Temporary Dust Barriers,

7.5.2.8.3. : 01 56 23 Temporary Barricades,

7.5.2.8.4. : 01 56 26 Temporary Fencing,

7.5.2.8.5. : 01 56 29 Temporary Protective Walkways

7.5.2.9. : 01 58 13 Subdivision – Temporary Project Signage

7.5.2.10. : 01 76 13 Subdivision – Temporary Protection of installed construction

7.5.2.11. : 01 93 09.50 Subdivision – Moving Equipment

7.5.2.12. : 01 93 13 Subdivision Facility Maintenance Procedures:

7.5.2.12.1. : 01 93 13.03 Subdivision – Concrete Facilities Maintenance

7.5.2.12.2. : 01 93 13.10 Specialties, Facilities Maintenance

7.5.2.13. : 01 54 33 40 6410 Toilet, portable chemical and only when there is not an available restroom in reasonable distance as determined by the CO.

Note: These subdivisions and descriptions are from RS Means 2015 Facilities Construction Cost Data. Subdivision descriptions take precedence in case of any future numbering changes.

7.5.3. Rental Equipment. Equipment costs associated with line items include operating costs such as fuel, oil and routine maintenance. The value of the compensation is not considered as rental or purchase of equipment. It is assumed the Contractor or subcontractors will own this equipment. The Contractor's basic price Coefficient includes a factor to compensate for any equipment cost which the Contractor feels is not adequately covered by the RS Means line item price for installed materials. The only independent rental compensation allowed as a direct line item cost shall be for equipment required due to a unique or special site condition. A special condition example may be when a scissor lift or boom truck is required when an electrical conduit must be installed in a high-bay hangar ceiling above the height stated in the RS Means line item description. In any circumstance where there is confusion about the possible rental of equipment, the CO has the final authority to decide what is fair and reasonable to the Contractor and the Government.

7.5.4. Prices listed in the Unit Price Guide (UPG) include the following: direct labor through the foreman level at prevailing wage rates for the area; typical equipment to perform the work; materials costs including all incidentals, unless otherwise stated in the contract. (Incidentals are items such as, but not limited to, nails, screws, nuts, washers, fasteners, weldments, adhesives, transition strips, connectors and hangers and therefore shall be part of the Contractor's Coefficient.) Line items are for end finishes.

7.5.5. IAW DFARS 252.236-7008 Contract Prices - Bidding Schedules, all prices in the UPG are for complete and in-place construction, unless explicitly described otherwise.

7.5.6. Material unit costs include delivery to and from the typical project site unless explicitly described otherwise, and handling material up to a two-story height with attic (2-1/2 stories). Material unit costs are provided at no additional cost to the Government.

7.5.7. Demolition costs in the UPG include, but are not limited to, the complete removal of the required item. The hauling and loading into a truck or dumpster is typically not included in the line and is to be priced separately. If determined by the CO, turn-in of salvageable items will be required. When required, the Contractor shall provide and maintain dumpsters of sufficient size at each project site. The dumpster for non-recycling items may be selected from the UPG. The dumpsters/receptacle for recycled items are to be in the contractor's coefficient and is not to be included in the proposal. If the component to be demolished is an attached part of another item being removed and can be removed as one item, then that component would not be priced as a separate demolition line item, e.g., a demo pipe line item would include pipe fittings unless that fitting must be demolished separately to accomplish the work task. Another example is a line item to demo a wood door would include demo of the associated and attached hinges, hardware, closures, kick plates, etc, unless a particular component needed to be demolished individually or salvaged to accomplish the work task. The description "replace/replacement" in the UPG includes the demolition of the existing items and the installation of the new item. Demolition costs are provided within these line items, therefore at no additional cost to the Government.

7.5.8. Demolition costs include disposal of all non-salvageable items. Demolition hauling and permits shall be included in the cost of dumpsters and are provided at no additional cost to the Government. Trash chutes may be necessary for rubbish handling for work above 2-1/2 stories.

7.5.9. Typical working height can be up to 15' above finished floor (AFF) and would include work up to two (2) stories including attic. Typically, working heights below 15' AFF will not require any scaffolding line items and is provided at no additional cost to the Government.

7.5.10. Typical masonry working height below 4' does not require any scaffolding line items and is provided at no additional cost to the Government. When necessary a line items for scaffolding above 4' for masonry will be acceptable.

7.5.11. All fasteners, such as anchor bolts and adhesive are included in line item costs for door jambs, carpeting, VCT, plumbing fixtures, and toilet partitions and are provided at no additional cost to the Government.

7.5.12. Line items for installation of door and window frames, ductwork, plumbing fixtures, seamless floors, and countertops include sealant, caulking, and silicone at no additional cost to the Government.

7.5.13. Line items for floor and wall finishes include design pattern such as borders and interior field design at no additional cost to the Government. When matching material design pattern, exact measurements apply at no additional cost to the Government.

7.5.14. Average line item: An item that is created by using a minimum and maximum line item. If an average line item can be found in the UPG, that line item will be used. If there is no line item for an average, but there is a line item for minimum and maximum and the average line item is applicable, the Contractor shall locate the two (2) line items, the minimum and the maximum in the UPG. Then the Contractor shall create an alternate pre-priced line item using the average total cost of the two line items. This will be used as a means to create an average line item when none exists. This line item will be pre-priced. If the minimum and maximum line item cannot be found in the UPG, the average line item will be an NPI. The Government will specify any exception to this averaging based on product type required, i.e. upgraded cabinetry for commander area or basic cabinetry for warehouse.

7.5.15. All prices in the UPG are for completed and in-place construction unless explicitly described otherwise. Incidental fasteners, such as, nails, screws, bolts, weldments, connectors, and adhesives are included in the bare material cost. Unless specifically omitted in the UPG line item description, testing, adjusting, balancing, and start-up of installed equipment is included in the unit price line number cost found in the UPG. Line items are for end finishes. For example, the line item price for concrete broom finish includes all finishes necessary to result in the broom finish.

7.5.16. The UPG prices certain line items with a “minimum labor/equipment charge.” This minimum charge is often the price a tradesman would charge to make a special visit to perform that work. If the Contractor is already on-site and the minimum is met, then this item shall not be used as an adjustment to the Unit Price line items.

7.5.17. All line item prices assume the installation of the material under normal working conditions. This includes working from scaffolding when appropriate. In other words, the productivity for brick veneer is based upon working not only from the ground, but also from working on scaffolding. Therefore unless the division has specific height exceptions, no allowance or change to the unit price is required for working at different heights. The cost to rent and erect the scaffolding is acceptable when determined appropriate by the Government. All scaffolding line items are based upon a one (1) month rental of the scaffolding. Scaffolding is measured by the square foot of face area where the work is being performed (working height in feet multiplied by the length of the wall in feet) or, in the case of when scaffolding must be erected inside a structure in order to access the ceiling, by the cubic feet (volume) of the actual scaffolding components. Scaffolding is priced separately. There are line items for the material costs and line items for erection/ dismantling. It is not appropriate to use the scaffolding line items separately for each Sub-contractor. Scaffolding should be applied to the job cost once, and the Sub-contractors are “allowed” to use it.

7.5.18. Line items for equipment mobilization and demobilization are for one or the other unless noted otherwise. Normally, a piece of equipment will need to be mobilized and demobilized. Therefore, the line item would normally be included twice per piece of equipment used. Small equipment placed in rear of truck or towed by a pickup truck is limited to those items included in the RS Means crews.

7.5.19. Selective Demolition Line Item. If a line item can be found in the UPG for selective demolition, that line item will be used. If there is no line item for selective demolition, the Contractor will locate the installation line item in the UPG. Then the Contractor will create an alternate pre-priced line item removing the cost for the material, and the remaining amounts in labor and equipment shall be multiplied by 50% (.50). This shall be used as the means to demolish that item. This calculated line item will be considered pre-priced. If the installation line item cannot be found in the UPG, the demolition will be an NPI.

7.5.20. Removal and Replacement Line Item. If a line item can be found in the UPG for removal and replacement, that line item shall be used. If there is no installation line item for removal and replacement, the Contractor will locate the line item in the UPG. Then the Contractor will create an alternate pre-priced line item removing the cost for the material, and the remaining amounts in labor and equipment will be multiplied by 150% (1.50). This will be used as the means to remove and replace that UPG line item. This calculated line item will be considered pre-priced. If the line item cannot be found in the UPG, the removal and replacement will be an NPI.

7.6. Non-Pre-priced Unit Price Determination

7.6.1. Line items not covered in the pre-priced UPG, but within the scope and general intent of the contract and necessary to complete the requirements of a specific TO, may be negotiated and incorporated into the TO by the CO. These non-pre-priced line items (NPIs) shall only be allowed if the Government deems that an appropriate line item is not provided by the pre-priced UPG. These added items of work shall be incorporated into and made a part of the TO and shall be performed at the negotiated unit price. The Contractor, in negotiating a price for NPI, should provide only its actually anticipated material, labor, and equipment costs exclusive of any profit. NPI prices include only direct costs.

7.6.2. NPI work shall be noted on the negotiated proposal of each TO. All non-pre-priced line items shall be submitted with the three (3) lowest price quotes including line item number, description, material, labor, and equipment breakdowns. List the supplier name and telephone number for each non-pre-priced item. Do not apply any type of markup to these line items.

7.6.3. To permit recurrent use, a non-pre-priced line item may be incorporated by supplemental agreement into the non-pre-priced UPB. The CO is to determine if the NPI is to be added to the UPB. This may be done at any time during the contract period.

7.6.4. If there is a similar line item in the UPG for the NPI item that line item shall be used for the labor and equipment cost.

7.7. Wage Decision for Option Periods

7.7.1. The CO shall, concurrent with exercise of any annual option, incorporate the current applicable Davis Bacon Wage Decision rates, and for bids greater than \$2,500 the Service Contract Act rates as well, into the Contract. Wage decisions shall become

effective on the first day of the option period and shall remain effective for the entire option period. The Contractor shall compensate all covered employees at not less than the rates specified on the Wage Decision applicable to the current option period. No Coefficient price adjustment will be made relative to incorporation of the current Wage Decision.

8. Personnel

8.1. Government Employees

8.1.1. The Contractor shall not employ any person(s) who is an employee of the U.S. Government, if employing that person would create a conflict of interest, or the appearance of a conflict of interest. Additionally, the Contractor shall not employ any person who is an employee of the Department of the Air Force, either military or civilian, unless such person seeks and receives approval according to DoD 5500.7-R Joint Ethics Regulations. The Contractor shall not employ any person who is an employee of the Department of the Air Force if such employment would be contrary to the policies in AFI 64-106 Air Force Industrial Labor Relations Activities.

8.2. Program Manager (PM).

8.2.1. The Contractor shall provide a qualified Program Manager (PM) who shall be responsible for the performance of all aspects of the work. The PM shall be a Professional Engineer (P.E.) or Registered Architect (R.A.) or shall have a degree in Construction Management or Program Management and have at least five (5) years' experience as a SABER Contractor Program Manager or Program Manager of a similar type contract with the same scope and value as this contract. The name of this person and alternate(s), who shall act for the Contractor when the PM is absent, shall be designated in writing to the CO prior to TO Pre-Performance Conference (PPC). The PM and alternate(s) must be able to read, write, speak, and understand the English language.

8.2.2. Availability. The PM or alternate shall provide a phone number to the CO and the 914th MSG/CE so that they can be reached during normal duty hours to meet and discuss contract issues. After normal duty hours, to include weekends and holidays, the PM or alternate(s) shall be available within one (1) hour to meet on NFARS with Government personnel (as authorized by the CO) to discuss contract issues (a cell phone number for this purpose shall be provided to the CO prior to the PPC, and shall be updated as changes occur).

8.2.3. Authority. The PM (or alternate(s) in the absence of the PM) shall have full authority to act for the Contractor on all matters relating to daily operation of this contract. The PM shall have the authority to obligate the company in any aspect of this contract regarding negotiations and TOs as a minimum, and shall have the authority to hire Sub-contractors as required. In the absence of the PM, an alternate shall be named and shall have the same full authority to act on behalf of the company.

8.2.4. If for any reason the Contractor has to replace the PM the Contractor shall have a replacement on site (NFARS) within 30 Calendar days.

8.2.5. The Program Manager's salary and expenses shall be part of the Contractor's coefficient and shall not be included in any costs of any TO.

8.3. Program Management Staff (PMS). The PMS shall have capability to provide civil, electrical, and mechanical engineering support and support positions of administration, quality control, safety, estimation, environmental, Computer Aided Drafting and Design/Geographic Information System (CADD/GIS), field supervision and financial management experience. All personnel performing these functions shall maintain all appropriate and applicable federal, state and local certification as required. The Program Management Staff's salary and expenses shall be part of the Contractor's coefficient and shall not be included in any costs of any TO.

8.4. Project Staff. The Contractor shall designate in writing to the CO for each project the assigned PM and Project Superintendent (PS), and any changes in personnel.

8.5. Estimators preparing the Contractor's price proposal and other documents shall be available for on site for negotiations.

8.6. Quality Control Manager (QCM). The Contractor shall have on staff a minimum of one (1) QCM, and responsible for the Quality Control Program (QCP). The Project Superintendent may perform the duty of QCM if qualified.

8.7. Project Superintendents PS. The Contractor shall employ construction PS to oversee all work under this contract for each individual TO. When work is being performed, the PS shall be available within fifteen (15) minutes during all working hours, except for such incidental errands as required by their duties. The PS shall be on site at all times when sub-contractors are present. The PS is responsible for the proper coordination and timeliness of the work, and for the proper workmanship of all trades. The ability of the PS, based on their knowledge and experience, is essential to the proper execution of the work, as is their ability to communicate and direct the efforts of those performing the work. The Government reserves the right to restrict the employment under the contract of any employee identified as a potential threat to the health, safety, security, well-being, or operational mission of the installation and its population. The Contractor shall submit in writing at contract award a list of all PS that will work on the SABER contract.

8.7.1. Escort Duties. In addition to the requirements in AFFARS clause 5352.242-9000 Contractor Access to Air Force Installations, upon notification of award, the Prime Contractor must identify a PS and alternate for this contract in charge of escort duties.

8.8. Sub-Contractors. The PM and PMS shall have the ability to manage and control multiple Sub-contractors at multiple work sites. The Contractor shall schedule all jobs and adequately man all construction sites to ensure all projects are completed as rapidly as possible and that no sites are left idle. Moving a single work crew among several sites and leaving sites idle for days or weeks is not allowed. IAW FAR 52.222-11 Subcontracts (Labor Standards), the PM shall provide to the CO a completed Statement and Acknowledgement (SF 1413) within fourteen (14) calendar days after any Sub-contractor award regardless of tier. In addition, the Contractor shall submit a detailed Sub-contractor and Supplier Performance Management

Plan within thirty (30) days of contract award detailing adequate policies and procedures for Sub-contractor performance management, including surveillance, recruitment and termination, quality control, scheduling and trend analysis.

8.9. Professional Experts: The contractor shall have ready access to professional experts for each discipline capable of physically visiting the job site within 48 hours of notification to resolve specific technical issues as required. The contractor is not required to have a contract/retainer with the engineering/architect firm throughout the contract. The TO is to identify any requirements for engineer review and approval at the time of the RFP. This does not limit the requirement throughout a TO to require engineer review based on changes to site requirements. The contractor is to submit the firm's name and qualifications to be used throughout the TO to the CO/ CE for approval. The contractor shall update this list as required throughout the TO.

8.10. Professional/Technician/Craftsman Qualifications. The PM shall ensure all employees, to include Sub-contractor employees have valid licensing/certifications to accomplish applicable contract requirements before starting work under this contract, and are in compliance with all federal, state, and local regulations and environmental requirements or laws, and are qualified, competent, and capable of handling all assigned tasks. The following qualifications are not all inclusive:

8.10.1. Professional Engineer Certification. All designs requiring Professional Engineer (PE) Certification are qualified and have valid documentation supporting this requirement.

8.10.2. Technical Competence. All Project Managers, Quality Control Managers, Environmental Managers, and Project Superintendents shall have a minimum of five (5) years of experience performing in that function, and all non-professional and/or technician Project Managers shall have relevant experience in the discipline they are designing/working.

8.10.3. Motor Vehicles. Personnel operating motor vehicles on roadways must possess a valid driver's license for the vehicles they operate. Personnel operating motor vehicles on the flight line shall be certified IAW NFARS regulations.

8.10.4. Cross-Connection/Back Flow Prevention. State licenses for certified cross-connection and back flow prevention device testing and installation of all anti-siphon or back flow prevention units on all applicable plumbing applications. The Contractor shall make these licenses available for Government inspection, upon request, for each individual that performs this task.

8.11. Personnel Appearance/Identification.

8.11.1. Appearance. All Contractor personnel shall present a neat appearance, and shall not wear clothing that depicts any symbol, logo or language deemed racial, lewd or offensive. Contractor personnel shall not be present without proper safety equipment/clothing at all times IAW all applicable OSHA standards. All Contractor personnel shall wear shirts at all times.

8.11.2. Contractor and Sub-Contractor Employee Identification Badges (EIB). Prior to mobilization, the Contractor shall provide the CO or authorized representative, a list of personnel requiring authority to work on NFARS. The list shall be kept current and the CO or authorized representative notified as to any changes in the list. The listing shall include, but not be limited to: Contract Name, Contract Number, Project Number, Employee (Name, Home Address, Badge Number, date of birth and citizenship) and the estimated starting and ending date of each employee. Listing shall be amended as employees are hired or released. The Contractor shall provide each prime Contractor employee with an EIB. Information on this badge shall include the title "SABER CONTRACT – NIAGARA FALLS ARS", the prime Contractor's name, the individual's name, and a passport sized photograph of the individual. The Contractor shall have EIBs completed prior to the TO start date. New employees shall have completed badges prior to performing work under this contract. EIBs shall be worn or attached to the outer garment at all times. All badges worn within the designated airfield areas shall be secured to each individual using a plastic armband or a nylon/cotton cord and shall not contain any form of metal. The paper pass shall not be substituted for the EIB. Any badges lost during the period of work will be reported to the CO and Base Security Police immediately upon the discovery that it is missing.

8.11.3. Sub-Contractor EIB. The Contractor shall provide generic non-photo EIBs for all Sub-contractor personnel identifying them as Sub-contractors to the SABER Contractor. The EIB shall read: "Sub-contractor to (Name of SABER Contractor)" and the NFARS Contractor Office phone number. The paper pass shall not be substituted for the EIB.

8.12. Contractor Responsibility

8.12.1. Contractors operating on NFARS shall be responsible for briefing and ensuring their employees adhere to the traffic rules and regulations. The PM, PS, and other personnel providing workman leadership shall ensure the workers comply with these rules and regulations. Speed limit on NFARS is 25 MPH unless otherwise posted. The speed limit in parking lots is 5 MPH. Individuals are to obey all entry procedures. If instructions are given by the Security Forces personnel on the entry points (gates), they shall be complied with immediately. Any traffic violations will be handled IAW 914 AWI 31-218 dated 1 June 2016 or most current edition. All traffic violations shall be recorded and can cause on-base driving privileges to be temporarily or permanently revoked. Criminal offenses are handled by the Security Forces unless serious enough to involve the Office of Special Investigations or local law enforcement.

8.12.2. Reporting Requirements

8.12.2.1. The Contractor shall comply with AFI 71-101, Volume-1, Criminal Investigations, and Volume 2, Protective Service Matters requirements. Contractor personnel shall report to an appropriate authority, any information or circumstances of which they are aware that may pose a threat to the security of DoD personnel, Contractor personnel, resources, and classified or unclassified defense information. Contractor employees shall be briefed by their immediate supervisor upon initial on-base assignment and as required thereafter.

8.12.3. Keys

8.12.3.1. The Contractor shall establish and implement key control procedures in the QCP to ensure keys issued to the Contractor by the Government are properly safeguarded and not used by unauthorized personnel. The Contractor shall not duplicate keys issued by the Government.

8.12.3.2. Lost keys shall be reported immediately to the CO. The Government replaces lost keys or performs re-keying. The total cost of lost keys, re-keying, or lock replacement shall be deducted from the payment due the Contractor.

8.12.3.3. The Contractor shall ensure its employees do not allow Government issued keys to be used by personnel other than current authorized Contractor employees. Contractor employees shall not use keys to open work areas for personnel other than Contractor employees engaged in performance of their duties, unless authorized by the Government functional area chief.

8.12.3.4. The Contractor shall establish procedures in the QCP to ensure lock combinations are not revealed to unauthorized persons.

8.12.4. Physical Security

8.12.4.1. Areas controlled by Contractor employees shall comply with NFARS Operations Plans/instructions for Force Protection Condition procedures, Random Antiterrorism Measures, and local search/identification requirements. The Contractor shall safeguard all Government property, including controlled forms, provided for Contractor use. At the close of each work period, Government training equipment, ground aerospace vehicles, facilities, support equipment, and other valuable materials shall be secured.

8.12.5. Work in Special Security Areas

8.12.5.1. Entry to "Restricted Area" or "Controlled Area" is by authorization only and must be escorted at all times.

8.12.5.2. Contractor personnel working on the Installation may be required to leave the work site, flightline, buildings, or Installation for emergencies or security reasons during various Force Protection Conditions. Notification to a Contractor, agency, or personnel will be through SF Patrol (Directed), Phone Line, or the Installations Giant Voice Communication System. Notification by NFARS will be given for any emergencies which would require an evacuation or work stoppage, and personnel will be given instructions on where to proceed to on the base, or directed where to leave the base.

8.12.6. Entry Procedures

8.12.6.1. All commercial vehicles are searched prior to entry into NFARS. Vehicle operators need to be aware of the vehicle search pull-off area prior to

approaching the Main Gate. A search of the vehicle will be conducted prior to its entry. All vehicles not needed for delivery of equipment or tools will be parked in a designated parking area accessible to the work location after being cleared through Security. Location will be arranged/determined at Pre-Construction Meeting.

8.12.7. Foreign Object Damage (FOD) Prevention Program

8.12.7.1. Contractor will be required to maintain cleanliness of taxiway, runway, and apron pavements at all times during progression of work order to alleviate foreign object damage (FOD). The Contractor will be required to remove all materials and equipment to a safe distance from the airfield at the close of each day's work. This distance will be determined by the CO. The Contractor will not be allowed to stockpile any materials or store any equipment on the airfield without approval from the CO.

8.12.7.2. The Contractor shall establish and maintain an effective FOD prevention program that meets or exceeds the requirements of Air Force Materiel Command Instruction 21-122. The program is designed to eliminate the introduction of any foreign object that could damage an aircraft, aerospace component, or aerospace support equipment operated at this depot facility. The FOD program must be integrated into the day-to-day operations to reduce/eliminate FOD incidents. Such program shall include covering waste dumpsters, barriers in place to stop migrating FOD from dirt and gravel piles, and end-of-shift or daily clean-up. The Contractor must brief his/her personnel at least weekly on any FOD requirements. All Contractors/ subcontractors performing maintenance in a FOD-Potential area will receive and have documented Initial FOD Awareness and Prevention training. All vehicle operators will perform a foreign object inspection on all towed equipment/ vehicle tires and open cargo areas of vehicles prior to entering the runway, taxiway, flightline, and aircraft parking ramps and other areas directed by the NFARS FOD Awareness and Prevention Office. All "open-air" Contractors, subcontractors and delivery vehicles must be free of loose items/debris that could potentially fall from the vehicle and cause a FOD hazard. The cargo beds of all pick-up trucks must be clean or covered prior to entering the airfield. Vehicles will be subject to inspection and denied entry if found to be unacceptable. The office/ representative responsible for Contract oversight will ensure the Contractor is properly briefed/trained and understand vehicle requirements. The Contractor shall ensure strict control for all tools, equipment, rags, residue, and hardware.

8.12.8. Barricades

8.12.8.1. Adequate barricades and warning signs shall be furnished, installed, and maintained by the Contractor. These barricades shall be considered Contractor-supplied equipment and should be factored into the Contractor's Coefficient. They shall be maintained in good condition throughout the Contract period and remain the property of the Contractor.

8.12.8.2. Barricades on streets must have battery-powered flashers for night use. Cones may only be used to temporarily block pedestrian traffic. Extended pedestrian blockages or road traffic must use barricades with tape strung between. All barricades (up to 100 linear feet), cones, etc., are part of the Contractor-supplied equipment/supplies and shall not be a direct cost to any TO, unless the CO deems the individual TO requirements so extensive as to warrant payment.

8.12.8.3. All open excavation shall be secured with flashing lights on all sides, and have nylon web construction fencing completely surrounding the site, a minimum of 3 feet away from the hole.

8.12.8.4. All excavation sites in occupied areas shall be covered with plywood at all times the job site is not manned, and shall have temporary nylon web fence installed around sites. All tools shall be secured in such a way as to prevent any injury, and clearly barricaded off with warning tape surrounding the items.

8.12.8.5. All barricades must comply with OSHA and any requirements in the TO.

9. Notice of Completion of Task Order/Final Inspection

9.1. Completion of Work. The Contractor shall complete the entire TO work requirements prior to the specified completion date on the Notice to Proceed (NTP) and/or subsequent modifications, to include any rectification of punch listed work items.

9.2. Pre-Final and Final Inspections. The Contractor is responsible for ensuring a quality control check has been accomplished prior to requesting a pre-final or final inspection from the Government. Any discrepancies noted from the quality control check shall be corrected prior to any inspection with the Government. A Pre-final and final inspection shall be required on all TOs and the procedures identified below shall be followed:

9.2.1. When a Contractor is ready for pre-final or final inspection, the Contractor shall request inspection in writing to the CO. The inspection shall normally be requested five (5) working days before the desired date or as otherwise negotiated with the CO. All Beneficial Occupancy Inspections (BOI) are subject to the same requirements as final inspections.

9.2.2. The CO/CE reserves the right to either decline the Contractor's request for an inspection or suspend the inspection, when it is evident that the Contractor is not ready.

9.2.3. The inspection will be performed with the Contractor by 914th MSG/CE and 914th MSG/LGC personnel as a minimum.

9.3. Worksite Preparation. As a minimum, prior to inspection the Contractor shall:

9.3.1. Exterior Areas. Perform all soils restoration; clean all foreign matter from all paved surfaces; repair/rectify all disturbed and/or damaged curbs, pedestrian ways, remove all security, and vegetation protective covers and tie-backs; remove all storage units, tools,

equipment, refuse containers, residual construction materials and debris from the worksite.

9.3.2. Interior Areas. Remove all tools, equipment, trash receptacles, residual construction materials and debris from the worksite; vacuum all carpeting to remove all foreign matter; clean all glass surfaces free from foreign matter (existing or otherwise) and streaking; dust all horizontal and vertical surfaces free from foreign matter; remove all foreign matter (existing or otherwise), streaking and other printing from polished metal surfaces; protect all wood and wood laminate surfaces with a commercial furniture polish; and as directed, re-position all Contractor relocated/removed Government furnishings and portable office equipment.

9.4. Completion of Documentation. Before final inspection the Contractor shall provide the following:

9.4.1. Roster of Known Discrepancies (Punch list). The Contractor shall provide to the CO and Project Manager a roster of all known discrepancies, to include an estimated correction date. This roster does not relieve the Contractor from other authorized actions by the CO if the Contractor exceeds the completion date.

9.4.2. As-Built Drawings/Deliverables and GIS Data. The Contractor shall provide one (1) "D" sized set of mylar drawings and one (1) Compact Disc-ROM (CD-R) format copies of the As-Built Drawings/Deliverables based upon the approved project drawings, and the Worksite Redline Drawings. Worksite Redline Drawings shall not be used as a substitute for this requirement. Mylars and CD shall only be submitted once the As-Built drawings are approved by CE.

9.4.3. O&M Manuals. The Contractor shall provide two (2) copies of Operations and Maintenance (O&M) Manuals for all newly installed equipment.

9.4.4. Hazmat/Non-Hazmat Removal. At the end of the performance of the contract and before facilities/projects are turned over to the Government, the Contractor shall remove all hazardous and non-hazardous materials from the installation. No materials shall be left behind in the possession of the Government. This includes but is not limited to all solvents, paints, fuels, oils, greases, adhesives, etc.

9.4.5. Warranty of Construction. The Contractor shall provide warranty in accordance with FAR 52.246-21 for each TO.

9.4.5.1. Roofing Warranties. The Contractor shall provide a minimum manufacturer warranty with NO dollar limit, cover full system water-tightness including flashing, insulation, and accessories necessary for a watertight roof system construction for a minimum of twenty (20) years. The roof system installer shall warrant for a minimum period of two years that the roof system, as installed, is free from defects in installation workmanship, to include, but not limited to the roof membrane, flashing, insulation, accessories, attachments, and sheet metal installation integral to a complete watertight roof system assembly.

9.4.5.2. Warranty Log. The Contractor shall maintain a log of all warranty calls placed by the CO and make it ready for inspection by the CO or designated representative upon request. In addition, a copy of entries to the Warranty Log for each calendar month warranty calls were placed, shall be forwarded to the CO within the first three (3) calendar days of the following month.

9.4.6. Equipment Training. The Contractor shall provide manufacturer(s) representative equipment training to designated Government employees on new equipment as requested. Training shall consist of operability, and preventative and routine maintenance procedures. All training shall be provided, or a date scheduled, prior to the final inspection.

10. Correction of Deficiencies

10.1. Notification of Defects. The CO shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage. The Contractor shall remedy any failure, defect or damage within a reasonable time after receipt of notice, or as directed by the CO.

10.1.1. Correction of Defects. The Contractor shall remedy, at the Contractor's expense, any defects (latent or otherwise), and/or failure to conform, and shall remedy any damage to Government-owned or controlled real or personal property when that damage is the result of the Contractor's failure to conform to contract requirements, and/or any defect of equipment, material, workmanship, or design furnished. The Contractor's warranty with respect to work repaired or replaced shall run for one (1) year from the date of repair or replacement.

10.2. Any discrepancies noted at a final or pre-final inspection shall be corrected by the Contractor within five (5) working days or as specified by the CO, prior to final payment. At the discretion of the CO, payment may be withheld at a percentage rate equal to or greater than actual progress report.

11. Quality Control

11.1. Contractor Responsibilities. The Contractor shall be responsible to establish and maintain a Quality Control Panel (QCP) as required by FAR Clause 52.246-12, Inspection of Construction, which shall assure that all supplies and services provided conform to contract requirements, whether constructed or processed by the Contractor, or procured from subcontractors or vendors. The control of quality by the Contractor may relate to, but is not limited to:

11.1.1. Construction processes, to ensure that the product is produced to, and meets, the contract's technical requirements.

11.1.2. Drawings, specifications, and engineering changes, to ensure that construction methods and operations meet the contract's technical requirements.

11.1.3. Testing, examination, and inspection to ensure that practices and products to ensure that only conforming practices, equipment, processes, supplies, and material are provided to the Government.

11.1.4. Technical documentation, including drawings, specifications, handbooks, manuals, and other technical publications, as required by the contract.

11.1.5. Preservation, packaging, packing, and marking.

11.1.6. Procedures and processes for services to ensure that services meet contract performance requirements.

11.2. Quality Control Program. The authority and responsibility of QC personnel shall be prescribed by clear, complete, and current instructions. The full, expanded QCP shall be submitted within thirty (30) calendar days after contract award. After review and acceptance by the Government, it will be incorporated by reference in the resulting contract by modification. The QCP shall become a compliance document for all work accomplished under all TOs. Any subsequent modifications shall be submitted to the CO for acceptance before implementation. The CO reserves the right to request modifications to the QCP if it does not prove effective, and may take actions to remove the acting QCM, if deemed necessary. The standard is met when the proposal:

11.2.1. Reflects how quality problems will be logically, effectively, and expediently documented and resolved

11.2.2. Adequately identifies how trend analysis will be accomplished to identify poor performing Sub-contractors, including appropriate corrective action, management tools, methods and documentation

11.2.3. Identifies experienced, dedicated quality control personnel and the extent of their authority

11.2.4. Inspection System. A description of the inspection system that covers all tasks and services required to perform work on each TO. The description shall include specifics as to the areas to be inspected on a scheduled and unscheduled basis, frequency of inspections (at least once per day per job), submission of a quality control inspection schedule, and the title and organizational placement of the inspectors. Additionally, control procedures for any Government provided keys or lock combinations shall be included.

11.2.5. Identifies how interface with Government inspectors will be accomplished (weekly update as minimum)

11.3. Quality Control Records. The Contractor shall maintain current QC records in an appropriate format of all inspections and tests performed. These records shall provide factual evidence that the required inspections or tests have been accomplished; indicate the results, the nature of any defects and causes for rejection, the proposed remedial action, as well as what corrective actions have been taken. The Contractor shall not build upon or conceal any

feature of the work containing uncorrected defects. Quality inspection records shall be available for review by the Government throughout the life of the contract and shall be maintained a minimum of three (3) years after the contract has been completed. As a minimum, daily superintendent production reports and all QCM inspections must be performed and documented. Copies of inspection reports and daily reports for all active projects shall be available to 914th MSG/CE on a daily basis. Daily reports shall be available for review by 914th MSG/CE no later than 12:00 (noon) documenting the previous day's work.

11.4. Notice of Non-Conforming Work. The QCM, or other designated representative, shall acknowledge receipt of notification of non-conforming work (for technical, safety, or other reasons) as requested by the CO. Such non-conforming work shall be immediately replaced or corrected as necessary. Immediately bring any disagreements to the attention of the CO, in writing, for resolution.

12. Task Order Proposal Procedures

12.1. As the need exists for performance under the terms of this contract, the CO will notify the Contractor of a performance requirement.

12.2. Upon receipt of this notification, the Contractor shall respond to the needs of the Government within three (3) working days by visiting the proposed work site in the company of the CO or authorized representative.

12.3. Upon establishment of the scope of the individual requirement, the Contractor shall then prepare their price proposal for accomplishment of the task. It shall be the Contractor's responsibility to ensure the Contractor's price proposal includes all costs associated with meeting the requirements of Federal, State, and Local laws or enforcing codes, as well as the requirements of the Technical Specifications, the requirements in this Statement of Work, Design Drawings and for a complete operational end product. No allowances shall be made after the issuance of a TO to account for items left out of the contractor's awarded negotiated price proposal.

12.4. The Contractor's proposal must be supported by necessary documentation to indicate that adequate engineering and planning to accomplish the requirements have previously been performed. An example of documentation that might reasonably be expected would include material submittals, surveying, design drawings, calculations, catalog cuts, specs, architectural renderings, compliance with environmental laws, tax laws, protection or moving of Government property and all engineering services for both the prime and all Sub-contractors etc.

12.5. Upon receipt of the Contractor's proposal, the Government will, within a reasonable time, review the proposal for completeness. The Contractor's Price Proposal will be evaluated by the Government, line item by line item, validating each line item against the Statement of Work and design drawings provided by the Contractor. Once the Government

validates that each line item is accounted for in the Statement of Work and the design drawings, and is the correct line item, the Government then will validate the quantities of each line item. The Government will negotiate quantity differences, line items, all non-priced items and performance times with the Contractor.

12.6. The CO, using DD Form 1155, will then issue a TO.

12.7. No pre-priced line item or non-pre-priced line item shall be used for tools or items that are reusable by the Contractor; these items are at no additional cost to the Government and therefore shall be part of the Contractor's Coefficient.

12.8. The awarded negotiated price proposal to include modifications shall be used to determine the completion percentage on progress reports and to verify the completion of negotiated and awarded tasks/elements.

13. Holidays

13.1. The following Federal legal holidays are observed by NFARS:

New Year's Day	1 January
Martin Luther King's Birthday	Third Monday In January
President's Day	Third Monday in February
Memorial Day	Last Monday in May
Juneteenth	19 June
Independence Day	4 July
Labor Day	First Monday in September
Columbus Day	Second Monday in October
Veterans Day	Second Monday in November
Thanksgiving Day	Fourth Thursday in November
Christmas Day	25 December

13.2. Holidays which fall on Saturday, will be observed on the preceding Friday, or Sunday will be observed on the following Monday. In the event that the Contractor desires to work on one of the above holidays, the Contractor must obtain either written or verbal approval from the CO a minimum of fourteen (14) calendar days in advance. The CO may approve or deny the request if determined to be for the benefit of the Government.

14. Hours of Work Performance

14.1. The normal hours of work on NFARS are from 7:15 a.m. to 4 p.m., Monday through Friday, excluding holidays. Access to work sites may be restricted to these hours and days. Some work sites have restricted working hours or access hours other than the normal hours. Work during other than normal hours must be coordinated in advance with the CO. Other than normal hours shall be considered non-standard working hours. The Contractor may elect, at their option and expense, to work non-standard hours provided that:

14.1.1. The requirement is submitted in writing at least ten (10) work days in advance;

14.1.2. The CO approves the request. Only work (line items from the negotiated price proposal) specified by the CO, as requiring non-standard working hours, shall be priced using the appropriate non-standard hour Coefficient. Work during non-standard working hours not specified as required by the CO shall be priced from the appropriate standard work hours Coefficient. Work that requires inspection during accomplishment or that prevents inspection of previous work after accomplishment normally will not be allowed during other than the normal work hours specified above.

14.1.3. The Customer/Facility Manager can accommodate the request.

14.2. Some work sites shall be located in restricted or controlled areas, the Contractor may experience delays due to compliance with entrance/exit requirements of restricted/controlled areas. Due to the nature of these restricted/controlled areas and mission requirements, the Contractor may not have access to these areas on any given day and may be requested to leave the restricted/controlled areas at any given time. It shall be the Contractors responsibility to schedule these restricted/controlled areas with the job site customers, range control, etc. These delays shall be annotated on the TO daily reports and when verified by the Government; the Contractor will be given these delay times back at end of performance period if necessary, and no cost allowance/adjustment shall be allowed and therefore shall be part of the Contractor's Coefficient.

15. Construction Start-Up Period

15.1. The first thirty (30) calendar days following contract implementation will be designated a start-up period, after which the Contractor shall have all equipment and personnel in place to fully execute the requirements of this contract. The Contractor shall be allowed the first fourteen (14) calendar days of the start-up period to mobilize without being notified by the CO of a performance requirement.

16. Commencement, Prosecution, Completion and Payment for Work

16.1. The Contractor shall be required to commence work required by a TO at the time specified on the TO, perform the work, and complete the entire work not later than the completion time specified on the TO. The time stated for completion shall include final cleanup of the premises, submitting and approval of all reports and As-Built drawings. The Period of Performance will be negotiated for each TO. At the Government's option, it may choose to specify a two-stage performance period. For example, separating material lead-time from construction days can considerably decrease the length of time occupied buildings are inconvenienced by construction.

16.2. The Contractor shall execute all work according to the approved Contract Progress Schedule (AF Form 3064); and shall complete the entire work prior to the specified completion date on the NTP and/or subsequent modifications, to include any certification of punch listed work items.

16.3. Requirements for Contractors Requesting Base Entry

16.3.1. All civilian Contractors who work on Base shall submit the person's credentials for all entry requests. An Entry Authorization Letter (EAL) will be completed from the CO. The EAL will be sent to the NFARS Visitors Center for verification. The Visitors Center will issue a Contractor ID card/Pass for a period up to one (1) year at a time, not to cross over contract option periods. All personnel requesting access will need to comply with security requirements for the installation, including furnishing a compliant REAL ID.

16.3.2. Confirmation of Contractor's employees will be accomplished by verifying the person's credentials (driver's license, insurance, registration, etc.) against the Contractor supplied employee list and local criminal background check. Contractor's employees granted a pass of four months will have a photograph ID card issued. Contractor's employees/subcontractors granted a pass of less than four months will be given a paper pass with photograph. Supplier vehicles delivering materials to NFARS will be granted entry upon presentation of a valid bill of lading and/or delivery slip.

16.3.3. The employee driving a contractor vehicle must show the contractor vehicle is covered by insurance, accompanied by a copy of the registration.

16.3.4. If the work site is located in a restricted or controlled area, the Contractor may experience delays due to compliance with entrance/exit requirements of restricted/controlled areas. Also, due to the nature of restricted areas and mission requirements, the Contractor may be requested to leave the restricted area at any given time. This delay shall be annotated on the TO daily report and when verified by the Government; the Contractor will be given this delay time back at end of performance period if necessary.

16.4. The Contractor shall submit the 100 percent progress report within five (5) working days of the Government's accepted final inspection and/or final approval of the As-Built drawings.

16.5. The Contractor shall submit the Final Invoice within seven (7) working days of the Government's approval of the 100 percent progress report.

16.6. The Contractor shall include a draft DD Form 1354, Transfer and Acceptance of Real Property to the CO 5 days prior to final inspection and before final payment.

16.7. The Contractor shall transfer all manufacturer warranties directly to the Government on a submittal AF Form 3000 Material Submittal Approval prior to project closeout.

17. Scheduling of Work

17.1. Before any of the work is initiated under a TO, the Contractor shall confer with the CO or representative(s) and agree on a sequence of procedure; means of access to premises and building; space for storage of materials and equipment; tasks, materials and use of approaches; use of corridors, stairways, elevators, communications, the location of partitions, eating spaces, and restrooms for Contractor's employees and Sub-contractors.

17.2. The Contractor must submit a finalized schedule of work on AF Form 3064 (for all projects that have a performance period of over 60 days) for approval no later than 10 calendar days after the Notice to Proceed (NTP). A preliminary schedule shall be included

the Contractor's initial TO proposal to the Government. The CO can request a schedule for projects less than 60 days if he/she determines it is necessary.

17.3. All work task shall be made with a minimum of interference to Government operations and personnel.

17.4. The work shall, so far as practicable, be done in definite sections or divisions and confined to limited areas which shall be completed before work in other sections or divisions are begun.

17.5. The Contractor shall obtain and complete an AF Form 103, Base Civil Engineer (BCE) Work Clearance Request, for all TOs and modifications. The final authority when the AF Form 103 is required is the BCE representative. A copy of the signed Work Clearance Request shall be given to the 914th MSG/CE representative no later than fifteen (15) working days prior to initiation of subject work.

17.6. The Contractor shall obtain a Hot Work permit from the Base Fire Department (914 MSG/CEF) each time prior to performing any welding, cutting, open flame, grinding, etc.

17.7. The Contractor shall maintain, on all construction sites with work in progress, approved and applicable copies of the following: Statement of Work (SOW), BCE work clearance requests, and hot work permits.

17.8. All temporary outages of any utility services required for the performance of work shall be scheduled with the 914th MSG/CE Representative no less than ten (10) work days in advance of such outages.

17.9. Prior to starting any work, the Contractor shall obtain EPA permits and airfield waivers whenever necessary.

18. Implementation of Warranty Construction

18.1. Prior to final acceptance of the work covered by this contract, the Contractor shall furnish in writing to the CO a list of all items of equipment furnished. This list will include: (i) nomenclature of each item, type or serial number, and the name and address of the manufacturer; (ii) cost; (iii) period of guarantee; (iv) name, telephone number and address of the Sub-contractor or supplier; and (v) name, telephone number and address of the service agency that shall be responsible for service in event of failure.

18.2. To prevent delays and inconveniences to the Government and to ensure that equipment will be promptly serviced, the Contractor shall make service arrangements with agencies located in the vicinity of the contract work.

18.3. Equipment Data for Warranty/Guarantee Items

18.3.1. Major Equipment: The Contractor shall provide a list of all equipment furnished and installed under each TO. This list shall include, but not be limited to, each piece of equipment, which has a serial number. Each listing shall positively identify the piece of

property by including all the following information: date installed/replaced, warranty/guarantee expiration date, item installed, type, model, serial number, style, voltage, cycles, horsepower, size, quantity, frame, item cost, item replacement cost, and location of item/equipment. The aforementioned list shall be furnished to the CO as one (1) reproducible and three (3) copies at the CO's request any time during the contract. This shall be at no additional cost to the Government and therefore shall be part of the Contractor's Coefficient.

18.3.2. Major equipment includes, but is not limited to, air conditioners, air handlers, boilers, hot water heaters, transformers, electrical motors, compressors, condensing units, chillers, exhaust fans, generators and transfer switches. Contractor shall place Equipment Warranty sticker, on all equipment furnished and installed under this contract.

18.3.3. This is not meant to include: light switches, fixtures, relays, valves, and such material items as, piping, insulation, and minor component parts of larger assemblies.

19. Safety and Health

19.1. General. This section is applicable to all work covered by this contract. The Contractor shall be required to submit a detailed Safety and Environmental Plan within thirty (30) days of contract award. The Safety and Environmental Plan shall identify the following items at a minimum:

19.1.1. Safety and Environmental management tools, methods and documentation

19.1.2. How often work will be inspected for safety and environmental compliance (minimum one (1) visit per TO per day)

19.1.3. Reflect how safety and environmental problems will be logically, effectively and expediently documented and resolved

19.1.4. Identify how trend analysis will be accomplished to identify poor performing Sub-contractors, including corrective action

19.1.5. Incorporate below listed applicable publications as well as all applicable items in paragraph 5.10 Design Guidance, Specific, 5.15 Worksite Procedures.

19.2. 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.

19.2.1. Federal Standard (Fed. Std.):

19.2.1.1. 313A Safety Data Sheets (SDS). For each TO issued against this contract the Contractor shall for all required SDSs, prepare and submit one (1) copy to 914 MSG/CEV, Building 403, and three (3) copies to the CO IAW the Safety and Health Requirements Manual, EM 385-1-1.

19.2.1.2. 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 (PCBs), explosives, and radioactive material, but may include others. The most likely products to contain asbestos are sprayed-on fire proofing, insulation, boiler lagging, pipe covering and vinyl floor tile and/or its associated mastic.

19.2.1.3. If there is a suspicion of asbestos, the Contractor shall immediately cease any impacted work on suspected material and contact 914th MSG/CEV prior to any further disturbance of suspected material.

19.3. Task Order Pre-construction Safety Meeting: Representatives of the Contractor shall meet with the CO and their representative(s) prior to the start of repair, alteration or construction activities for the purpose of reviewing the Contractor's safety and health programs and discussing implementation of all safety and health provisions pertinent to the work to be performed under the contract. The Contractor shall be prepared to discuss, in detail, the measures he/she intends to take in order to control any unsafe or unhealthy conditions associated with the work to be performed under the contract. This meeting may be held in conjunction with the pre-construction conference, if so directed by the CO. The conduct of this meeting is not contingent upon a general Pre-Construction Conference. The level of detail for the safety meeting is dependent upon the nature of the work and the potential inherent hazards. The Contractor's principal on-site representative(s), the general Superintendent and Safety Representative(s) shall attend this meeting.

19.4. Drug Free Workplace

19.4.1. The Contractor shall maintain a drug free workplace in accordance with FAR 23.5 Drug-Free Workplace.

19.5. Medical Information.

19.5.1. Emergency Use of Air Force Fire Emergency Service (FES). The NFARS FES will provide only emergency medical treatment to employees of the Contractor for injuries incurred while working at the installation. The NFARS FES will contact local civilian ambulance services for transport to medical facilities. Any service rendered by NFARS/ FES will not be charged to the contractor. Any services from the civilian ambulance services will be the responsibility of the contractor.

19.5.2. Injury Reporting. The contractor shall report all reportable injuries to the Base Safety Manager, CO and CE. The contractor shall comply with all investigative requirement of the incident IAW AFI91-204 and AFPAM91-210. The contractors and subcontractors will immediately comply with required toxicology testing and provide required medical information/ records to the Medical Officer in the event of an Air Force mishap.

19.6. Construction Equipment. Equipment and vehicles to be used on NFARS shall be safe and in good operating condition. The CO, or designated representative, reserves the right to inspect any on-base equipment and reject such equipment if considered unsafe, in poor

operating condition, or inappropriate for work. Contractor must notify the CO of any Contractor equipment that is broken down on NFARS roads. Every effort should be made to move broken down equipment to the nearest parking lot before leaving it.

19.6.1. Explosive Operated Hand Tools: The Contractor shall comply with OSHA standard 29 CFR 1926.302(e) Powder-Actuated Tools when utilizing explosive operated hand tools. Storage of explosive cartridges on the installation will be in metal containers and limited to 1 day's supply. The Contractor will provide adequate controls to prevent theft/loss of cartridges used and stored on the installation.

19.7. Elevated Work Areas

19.7.1. Worker safety is the responsibility of the Contractor and shall be provided at their expense. The Contractor shall comply with 29 CFR 1926.500-502 Fall Protection. Workers in elevated work areas in excess of 6 feet above the adjoining surface require special safety attention. Prior to commencement of work in elevated work areas, the Contractor shall submit drawings depicting all provisions of its positive protection system including, but not limited to all details of guardrails. Positive protection for workers engaged in the installation of structural steel and steel joist shall be provided by safety nets, tie-offs, hydraulic man lifts, scaffolds, or other required means. Decking crews must be tied-off or work over nets or platforms not over 6 feet below the work area. Walking on beams and/or girders and the climbing on columns is prohibited without positive protection. Perimeter guardrails shall be installed at the floor, roof, or wall openings more than 4 feet above an adjoining surface and on roof perimeters. Rails shall be designed to protect all phases of elevated work. Rails around roof may not be removed until all work on the roof is completed and all traffic on or across the roof ceases. Protection for floor and roof openings should be by use of a standard guardrail, attendant, or cover.

20. Construction Permits

20.1. Consistent with FAR 52.236-7 Permits and Responsibilities, the Contractor shall obtain a construction permit (AF 103) for any construction work on NFARS. Contractor shall also identify the need for regulatory required construction permits to include, but not limited to; storm water, wastewater transmission connections, drinking water systems or connections, new air emissions sources, work in surface waters or wetlands, any work in areas of ecological concern or importance, and regulated storage tanks. The Contractor shall prepare required permit applications or regulatory approvals and coordinate the submission to the appropriate regulatory authority through 914th MSG/CEV, Environmental Compliance Section. Contractor must adhere to all general and specific conditions of any permits granted. After construction completion, the Contractor shall prepare all required As-Built certifications, clearance requests or other approvals as required by permits or approvals obtained during construction. Construction completion certifications or approvals shall be coordinated through 914th MSG/CE for submission to the appropriate regulatory authority. Work will not be complete and eligible for final payment until all required permit closures and approvals have been received by 914th MSG/CE.

21. Contractor Training Requirements

21.1. The Contractor shall provide manufacturer(s) representative equipment training to designated Government employees on new equipment. Training shall consist of operability, preventative, and routine maintenance procedures. All training shall be provided, or a date scheduled, prior to final inspection. All labor, equipment, materials and rentals/fees required to perform equipment training shall be at no additional cost to the Government and is considered field overhead and, therefore, part of the Contractor's Coefficient. Training will be conducted at or near each installation, with approval of the CO.

21.2. The Contractor must use hazardous waste operation certified employees (Training 29 CFR 1910.120) when excavating and managing hazardous waste.

21.3. The Contractor shall train his/her personnel in all phases of environmental protection. The training should include method of avoiding and detecting pollution and familiarization with federal, state and local pollution standards.

22. Project Site Requirements

22.1. Contractor Office

22.1.1. The Contractor shall have the option to maintain a management office on NFARS for the duration of the Contract. The Contractor will be provided an area on NFARS approximately 50' x 80' for installation of a portable office and storage. All storage trailer(s)/box(s) shall have a 5" x 7" Contractor Identification Placard (or as approved by the CO) in a weatherproof holder affixed to the right entrance door indicating SABER Contractor's Name, Project Number and Title, Contractor point of contact (with access number). This area will be unimproved. Any improvements, additions, or extensions of utility lines into this area shall be submitted for approval prior to accomplishment and shall be paid for by the Contractor. This site location will be provided at contract award. The Contractor shall provide a Contract employee, telephone/cell phone number, and E-mail address at its NFARS office, which may be reached during normal business hours and an emergency phone number for contact at all other times. The Contractor shall pay cost of phone, computer/internet, and facsimile machine installation and operation.

22.1.2. The area(s) assigned shall be returned at the termination of this Contract in the same condition as existed at the time of entering into the Contract, fair wear and tear expected.

22.1.3. The Contractor's facilities and storage site shall be neat, clean, and orderly at all times. There shall be no trash, debris, or other objectionable material within the Contractor's area except in approved dumpsters or other manufactured receptacles used for disposal purposes. Materials shall be sorted, stacked in neat piles, and separated. Equipment and vehicles shall be located in one area of the site. Dumpsters and other receptacles shall not be filled to overflowing. All hazardous materials brought on base must be approved by the 914th Hazardous Material Management Process (HMMP), inventoried and stored in compliance with all applicable federal, state, and local codes.

22.1.4. All facilities, equipment, and vehicles shall be in proper repair and usable. Any rusted, broken, torn, bent, or otherwise objectionable facilities, equipment, material, dumpsters, or vehicles shall be immediately removed from the Contractor's site. Only normal operator maintenance will be allowed on the Contractor's vehicles onsite.

22.1.5. The Contractor's portable office must be aesthetically acceptable (e.g., no patches, broken windows, dirt, rust) and new appearance. All site work and setup are the Contractor's responsibility and shall be paid by the Contractor. The office shall be a manufacturer's standard item.

22.1.6. The Contractor shall provide, as necessary, all electrical hookups including temporary transformers, additional poles, wire, weatherheads, panels, and any other items needed for power. Final electrical hookup shall be done after approval of the CO, which requires a written 2-day notification of hookup. Electrical work shall conform to the latest edition of the National Electrical Code. The management office must be powered for the life of the contract.

22.1.7. The Contractor shall provide, as necessary, all water hookups including temporary shut-offs and valves; sensors; pipe supports; pipe; fittings including tees, bends, caps, reducers; and any other items needed for water supply. Final water hookup shall be done after approval of the CO, which requires a written 2-day notification of hookup. Water work shall conform to the latest edition of the New York State Plumbing Code.

22.1.8. The Contractor shall furnish his/her own housekeeping and janitorial services for the office space. The Contractor is required to maintain the facilities in a neat appearance at all times.

22.1.9. All deliveries must be addressed and sent to the Contractor's on-base office. CE and Contracting will not accept any deliveries for the Contractor or their subcontractors, they will be refused and returned to sender.

22.2. Utilities

22.2.1. The Government, without charge to the Contractor, will furnish reasonable amounts of potable water from existing outlets and supplies. The Contractor shall reasonably conserve potable water furnished. The Contractor, at its own expense, shall install and maintain necessary temporary connections and distribution lines and shall remove the connections and lines prior to the close of the contract. Water services may not be available at or adjacent to Contractor's staging, storage, or office areas, but may be obtained from an outlet as designated by the CO.

22.2.2. The Government, without charge to the Contractor, will furnish reasonable amounts of electricity from existing outlets and supplies. The Contractor shall reasonably conserve electricity furnished. The Contractor shall coordinate with the CO

and, at its own expense, shall install and maintain necessary temporary connections and distribution lines and shall remove the connections and lines prior to the close of the contract.

22.2.3. The Government, without charge to the Contractor, will furnish reasonable connections to the sanitary sewer from existing outlets and supplies, unless otherwise specified by TO. The Contractor shall coordinate with the CO, and at its own expense, shall install and maintain necessary temporary connections and distribution lines and shall remove the connections and lines prior to the close of the contract.

The Contractor must receive approval from 914 MSG/CEV and the CO for all wastes to be discharged to sanitary sewers prior to release.

22.3. Contractor Parking

22.3.1. The Contractor shall only use designated hardened surfaces or authorized existing pavement for employee parking of all personally owned and company vehicles and equipment, to include subcontractors and deliveries, unless otherwise authorized.

22.3.2. Contractor employees, including subcontractor employees and deliveries, shall not park any vehicle or equipment on grassed areas, unless otherwise authorized. When authorized, parking on grassed areas shall only be for short-term delivery purposes (including heavy tools, equipment, construction materials, etc.); vehicles shall then be promptly removed. Tire/track impressions (ruts) created on wet or soft soils by vehicles and/or equipment shall be restored (filled with topsoil) by close of business on the date of occurrence, or as otherwise directed by the CO.

22.4. Contractor Equipment

22.4.1. All Contractor-supplied equipment is the sole responsibility of the Contractor. The Government is not liable for the theft, vandalism, or damage of any Contractor supplies or equipment left on the job site. The Contractor shall secure his materials and protect all equipment from damage.

22.4.2. Any equipment/material the Contractor removes (and will reinstall as part of the job requirements) shall be the responsibility of the Contractor. The Contractor at his/her own expense shall replace all damaged material.

22.4.3. The Contractor shall protect Government equipment that is to remain in place within the area of Contract operations against damage or loss. Equipment temporarily removed shall be protected, and if damaged be replaced with equal or better equipment.

22.5. Site Maintenance

22.5.1. The Contractor shall perform mowing and trimming operations on his/her job site or storage site at no additional cost to the Government. Vegetation shall be mowed and trimmed when it reaches a height of 6 inches. Mowing and trimming shall be to a height of 3 inches. Mowing shall be accomplished with a rotary mower that leaves the clippings evenly distributed on the soil surface. Mowing shall be

accomplished during normal duty hour periods and in such manner that the soil and grass will not be damaged. Towed mowers and self-propelled riding mowers shall not be operated within 3 feet of trees and shrubs. Areas next to trees and shrubs shall be mowed with hand-propelled mowers.

22.5.2. The Contractor shall store all refuse in appropriate trash containers on the jobsite. Location of a dumpster at the site shall be as directed by the CO. The dumpster shall be covered to prevent possible use by base personnel.

22.5.3. The N F A R S 's Refuse Contract supplies dumpsters for Government-produced refuse only. The Contractor shall not dump refuse from any SABER project in the Government dumpsters. If the CO discovers SABER refuse in Government dumpsters, he/she may instruct the Contractor to immediately remove the refuse, or have Government resources remove it at the Contractor's expense.

22.5.4. The Contractor's dumpster shall be removed prior to final inspection. The Contractor shall repair any damage the dumpster causes to paving or lawns.

22.5.5. All mud, dirt, debris, foreign objects, or spills of any kind from the Contractor's operations (including subcontractors and suppliers) on streets and parking lots used as access to the work or staging areas, shall be cleaned off the same day. Taxiways, runways, parking aprons, and hard surfaces used as access to the work or staging areas shall be kept clean at all times.

22.5.6. The Contractor shall have all refuse removal trucks covered and secured prior to leaving the jobsite. If any materials are observed falling off the trucks, the truck shall be stopped and reloaded to prevent damage to any other vehicles caused directly/indirectly by falling debris. The Contractor shall bear the monetary responsibility to repair all damage associated with falling debris.

22.5.7. The Contractor may instruct a concrete truck to wash out into the Contractor's washout area only. The concrete washout area must be a self-contained unit and contents disposed of at a frequency to prevent spillage.

22.5.8. Each project site must be cleaned up at the end of each day. All debris (whether blown in or Contractor generated) on the jobsite shall be picked up and disposed of properly. All materials shall be neatly stacked and secured to prevent wind gusts from blowing materials around base. If the CO deems the site is unsightly, the Contractor may be instructed to halt construction and clean up the site.

22.5.9. The Contractor shall take appropriate measures to prevent injury to plants on the project site unless designated to be removed. The Contractor shall not remove or prune any plants without approval from the 914th MSG/CEV. Plants damaged during construction shall be replaced at no expense to the Government with a 1-year warranty. Replacement plantings and cuttings shall be accomplished between 1 October and 31 March.

22.5.10. The Contractor shall remove snow on pedestrian and parking surfaces inside the Contractor's office/storage area. The snow must be removed within 24 hours. Any accumulation of ice shall be removed by hand (shoveling or scraping) or treated with ice melt product to maintain a safe access to the area. If ice melt chemicals are used they shall not contain urea and SDS information shall be submitted for review.

22.6. Coordination with Other Site Activities

22.6.1. Disruption to Occupied Buildings

22.6.1.1. TOs may include work in multiple use type facilities that may be occupied when work is in progress. The Contractor, through the CO, must coordinate all work in occupied areas to minimize inconvenience to occupants. It shall be the Contractor's responsibility to take whatever measures are necessary to assure the protection of occupant's assets, furnishings, equipment, etc., and to perform the work so as to cause minimal disruption of ongoing activities in occupied areas.

22.6.1.2. The Contractor shall, at all times, protect and preserve all Government property within and adjacent to a worksite in performance of this Contract. Any temporary construction (e.g., dust partitions) shall be subject to prior approval of the CO.

22.6.2. Coordination with Government Activities

22.6.2.1. The Contractor shall coordinate and adhere to the requirements of each individual user organization affected by the construction. Any infringement on the normal working conditions (e.g., closing a hallway) shall be coordinated at least 48 hours in advance.

22.6.2.2. If it becomes necessary to interrupt the using agency's work activities in buildings and/or areas for construction purposes, permission to do so must be requested in writing to the CO (5) working days in advance. Written requests for street closings shall be submitted to the CO for approval (30) working days prior to closing of the street.

22.6.2.3. Work in connection with this Contract which requires utility outages (electrical, water, gas, etc.), which will close down or limit (as determined by the CO) normal activities in the building, construction area, or other affected areas, shall be performed by the Contractor at a time other than regular work periods of the organization occupying the facility. Requests for utility outages shall be submitted in writing to the CO for approval (10) working days in advance. Utility outages will be coordinated between base and Contractor personnel.

22.6.2.4. All disruptions to utilities and services shall be coordinated through the use of AF Form 103, Work Clearance Request.

22.6.3. Beneficial Occupancy

22.6.3.1. Beneficial Occupancy (BO) occurs when the Government occupies or makes use of any part of the work prior to project completion. For BO to occur, all required agency approvals must have been received and all systems and equipment shall be fully functioning. The potential for BO during the TO shall be discussed at the Pre-Performance Meeting.

22.6.3.2. A BO Inspection may take place prior to BO and is subject to the same requirements as final inspections. All inspection failures and/or rescheduling may result in the Contractor being charged by the Government for any subsequent re-inspection.

23. Identification of Government-Furnished Property (GFP)

23.1. If GFP is required, it will be identified in each TO issued. Any other equipment (such as communications and material handling equipment other than referenced below) and administrative supplies necessary for Contractor operation shall be furnished by the Contractor. The GFP items listed shall not be used for any purpose other than fulfilling the requirements of this contract.

23.2. The Contractor, with their own forces, shall transport all GFP, if any, described on the TO. The equipment or material shall be transported from the Government storage area to the work site indicated on the TO. As unit prices include materials, equipment, and labor, work using GFP shall be accomplished by using the appropriate UPG line item minus the material cost. The Contractor assumes the risk and responsibility for the loss or damage to GFP once they take possession of it. The Contractor shall follow the instructions of the CO's representative regarding the disposition of all GFP not consumed in performance of a TO.

23.3. Designation of Government Furnished Property Administrator. The Base Civil Engineer, or authorized representative, is designated as property administrator for GFP to be provided to the Contractor for performance under this contract.

23.4. Use of Government Furnished Material. The Government reserves the right to provide GFP that is on hand if it can be used by the Contractor to complete a TO. If GFP is to be used for a TO, the labor and equipment costs from UPG shall only be utilized in computing the cost of the TO. The total dollar amount of GFP shall not exceed 10% of the total contract amount in any one (1) year.

24. Telephone/Cellular Phone Requirements and Internet

24.1. Requirements for phones and internet shall be installed and hooked up at the Contractor's expense. Any telecommunications installation by the contractor shall not be connected to NFARS communications network. The contractor shall coordinate any contractor used telecommunications installation with NFARS Communications Office.

24.2. Contractor shall have each Project Manager and Superintendent on separate cellular phone communications during normal duty hours and when required to work other than normal duty hours. All contact information shall be submitted to 914th MSG/CE and CO for normal duty hours and emergency after duty hours for each key Contractor Contact

Personnel, PM, Superintendent, and others based upon requirements. All usage charges for the Contractor's phones, Cell phone/radio and internet shall be at the Contractor's expense and therefore shall be part of the Contractor's Coefficient.

24.3. Any Radio or wireless communication devices, ie; handheld radio, Citizen Band (CB) radio, wireless computer devices shall be coordinated through the NFARS Communications Office. Cellular phones are not required to be reported to the NFARS Communications Office.

25. Government Liability

25.1. The Government will not be liable for any loss or damage to the Contractor's property, including stock or for expense incidental to such loss or damage. The Contractor is responsible for securing their property, including, but not limited to dumpsters, trash bins, etc.

26. Task Order Interpretation and Modification

26.1. No oral statement of any person and no written statement of anyone other than the CO shall modify or otherwise affect the terms and meaning of this contract. Such individuals as may be designated in writing by the CO represents the CO in connection with such technical guidance as the Government deems necessary, but is (are) not authorized to change any terms of this contract; including but not limited to the scope of work, contract, price, period of performance, and delivery. All requests by the Contractor for interpretations, modifications, or changes shall be made in writing to the CO. The Government shall not be liable for any costs incurred by the Contractor, which are not in conformance with this statement.

26.2. Once the CO determines a modification is required the Contractor's Coefficient shall remain the same as when the original TO was awarded; the most current Weighted Average CCI and UPG at date of request for proposal shall be used to price modification. Modifications shall not be used by the Contractor to account for items the Contractor left out of the original TO awarded negotiated price proposal.

27. Task Order Past Performance Evaluation

27.1. Evaluation. 914th MSG/PK is the sole office authorized to request TO proposals or place TOs under this contract. Project requirements will be issued to the Contractor via a Statement of Work. A formal site visit will be scheduled and identified in each requirement for the purpose of answering questions and providing clarification on the project content. Only one formal site visit will be held per TO and subsequent site visits shall be coordinated with 914th MSG/CE through 914th MSG/PK. After receipt of the requirement and completion of the site-visit, the Contractor is required to provide a design and price proposal to 914th MSG/PK within the timeframe identified at the formal site visit.

27.1.1. Upon completion of each TO Past Performance will be evaluated in accordance with FAR 15.305(a)(2). Each TO under this contract will be assigned a risk rating with respect to the particular project. This risk assessment represents the Governments judgment of the probability of the firm's ability to successfully accomplish future TOs

based on the firm's demonstrated present and past performance. The following Risk Assessment definitions are:

<u>Risk Assessment</u>	<u>Definition</u>
Substantial Confidence	Based on the offeror's performance record, the Government has a high expectation that the offeror will successfully perform the required effort.
Satisfactory Confidence	Based on the offeror's performance record, the Government has an expectation that the offeror will successfully perform the required effort.
Limited Confidence	Based on the offeror's performance record, the Government has a low expectation that the offeror will successfully perform the required effort.
No Confidence	Based on the offeror's performance record, the Government has no expectation that the offeror will be able to successfully perform the required effort.
Unknown Confidence	No performance record is identifiable or the offeror's performance record is so limited that no confidence assessment rating can be reasonably assigned.

Evaluation of Past Performance					
SUB = Substantial Confidence SAT = Satisfactory Confidence LIM = Limited Confidence NO = No Confidence UNK = Unknown Confidence Contractor Name: _____ Task Order #: _____					
1. Effectiveness of Management	SUB	SAT	LIM	NO	UNK
Cooperation and Responsiveness					
Management of Resources / Personnel					
Coordination and Control of Sub-contractor(s)					
Adequacy of Site Clean-Up					
Effectiveness of Job-Site Supervision					
Compliance with Laws and Regulations					
Professional Conduct					
Review / Resolution of Sub-contractor issues					
Quality Sub-contractors and Effective Management of Sub-contractors					
Estimated Price on previous Task Order Submissions Were Accurate and Reflected the Accurate Costs in Relation to the Information On Hand at the Time the Estimate was Provided.					
2. Timely Performance					
Adequacy of Initial Progress Schedule					
Adherence to Approved Schedule					
Resolution of Delays					
Submission of Required Documentation					
Completion of Punchlist Items					
Submission of Updated and Revised Progress Schedules					
Warranty Response					
Delinquency Notice within the Past 6 Months					
3. Quality Control					
Quality of Workmanship					
Adequacy of the CQC Plan					
Implementation of the CQC Plan					
Quality of QC Documentation					
Storage of Materials					
Adequacy of Materials					
Adequacy of Submittals					
Adequacy of QC Testing					
Adequacy of As-Builts					
Use of Specified Materials					
Identification / Correction of Deficient Work in a Timely Manner					
4. Compliance with Labor Standards					
Correction of Noted Deficiencies					
Payrolls Properly completed and Submitted					
Compliance with Labor Laws and Regulations with Specific Attention To The Davis-Bacon Act and EEO Requirements					
5. Compliance with Safety Standards					
Adequacy of Safety Plan					
Implementation of Safety Plan					
Correction of Noted Deficiencies					

6. Overall Risk Rating Assigned: _____

7. Remarks (Explanation of No Confidence evaluation is required):

CE Project Manager

Date Evaluation Completed

CE Flight Chief

Date Evaluation Completed