

PERFORMANCE WORK STATEMENT
FOR
OVERHEAD HOIST MAINTENANCE AND REPAIR

DRAFT

316 CES/ CEOES

10 September 2026

1. Description of Services

1.1 Scope

The Contractor shall furnish all labor, transportation, equipment, lifts, materials, tools, supplies, and supervision necessary to perform inspections, test, maintenance and repairs on the overhead hoist and associated equipment located on Joint Base Andrews (JBA) and Davidsonville MD. The Contractor's maintenance and inspection program shall be based on original equipment manufacturer's recommendations. Hoist inspections shall be an in-depth assessment, available for all brands, types, and sizes of overhead hoists, to help ensure regulatory compliance and assist with safety and reliability.

1.2 Overhead Hoist

The maintenance, repair, and inspection of these systems shall adhere and comply with applicable Occupational Safety and Health Administration, (OSHA), American Society of Mechanical Engineers (ASME), Department of the Air Force Manual 91-203 (DAFMAN), and American National Standards Institute (ANSI) regulations, in addition to manufacturer's equipment specifications and recommendations (i.e., Operation and Maintenance Manuals). All work shall be performed by technicians who are qualified persons who possess formal training with deep working knowledge of the applicable standards to work on Overhead Hoist systems.

1.2.1 Preventative Maintenance (PM) and Repair Work

The purpose of this work is to prevent and correct equipment deficiencies, minimize breakdowns and service interruptions, extend systems' life and maximize efficient operation. Mechanical and electrical safety checks shall be completed to ensure the safety of all systems. On an annual basis, a certified inspector shall inspect, test, adjust, and perform repairs in order to maintain equipment in a normal operating condition, as the manufacturer intended. Deficiencies found shall be corrected during scheduled maintenance, ensuring optimum, uninterrupted system operations. Hoist locations are identified in Appendix A. Inspections shall be coordinated with Contracting Officer Representative (COR) and facility managers at least 72 hours in advance of the inspection. The inspector shall document results of the annual inspections and make available to the COR within five (5) days, for the purpose of developing follow-on maintenance schedules as determined necessary. Estimated quantities for determining workload are listed in Appendix A. Based on estimated workload data listed in the Performance Work Statement (PWS), the Contractor shall submit a price quotation identifying the nature of work, reimbursable parts and crew hours. This information must be received by the CO/COR prior to work being performed. In no case shall the Contractor start work without providing a written cost estimate to the COR for verification the technical necessity of the repair. Formal authorization and approval for equipment repairs exceeding \$3,000 must come from the Contracting Officer. The documentation must be sufficiently detailed to identify, at a minimum, the hoist type, location, preventive maintenance work performed, repairs needed and estimated cost.

1.2.1.1 Every four (4) years during scheduled inspections, or performed as required following a major load-bearing structural repair, the contractor shall execute functional, operational, and load/weight testing to ensure the reliable operation of the assets listed in Appendix A. Any executed load test shall be performed using a weight of not less than 100 percent and not greater than 125 percent of the designated rated capacity.

1.2.1.2 The Contractor shall perform maintenance to systems as prescribed in the applicable manufacturer's Operation and Maintenance manual(s). Each hoist will have a manual the contractor is to adhere to.

1.2.1.3 Any damages resulting from the Contractor's operations shall be expeditiously repaired or replaced by the Contractor at no additional cost to the Government.

1.2.1.4 The Contractor shall submit complete service records to the COR office within five (5) business days of the final inspection and certification.

1.2.1.5 Inspection Reports. The Contractor shall provide a report within five (5) business days of the annual inspection. The report will identify each hoist, the location, maintenance work performed, repairs needed, date of inspection, name of inspector, and overall condition of equipment.

1.2.1.6 Inspection Certification and Sticker. The Contractor shall place a sticker on each overhead hoist upon completion and passing of the certification inspection. The sticker shall state the company name, inspector's name, and date of inspection. The Contractor shall also provide the COR with a Certification Inspection Certificate within five (5) business days of completion.

1.2.2 Service Call Repairs

Service repairs are those deemed necessary by the Government between preventative maintenance intervals. The Contractor may be contacted by the COR to for unscheduled maintenance. Service calls may be in the form of routine or emergency calls as determined by the COR and the Contracting Officer's office. The Government shall not be charged for those portions of service call repairs covered by a warranty. All deficiencies shall be corrected during the service call repair within a maximum of two (2) business days after the contractor's on-site arrival and confirmation of the availability of all necessary parts and equipment. Once the Contractor has inspected the hoists in need of repairs, the Contractor must provide the COR and Contracting Officer with a list of parts needed for repairs. The Contractor is responsible for any approved required parts for repairs, or any delays resulting from shipping or manufacturing. Once the repairs are scheduled, the Contractor shall have all equipment and material required to start work upon arrival at the service location. All repair work shall be in accordance with normal commercial practices using parts specified by the manufacturer or items of equal or better quality. The downtime of the system shall be kept to an absolute minimum. The Contractor must notify the COR and Contracting Officer of all projected downtime and estimated time for repair.

1.2.2.1 SERVICE HOURS. In a firm fixed price contract a service hour consists of all personnel, management, tools, and equipment assigned to accomplish a repair or service call for each hour on the job site. It does not include travel time, or breaks taken while on the job site. All unscheduled service calls are evaluated on a Labor-Hour basis with pre-negotiated labor rates, while the PM program remains FFP.

1.2.2.2 Upon arriving at JBA, the Contractor shall notify the COR prior to the start of work. The COR will annotate the start time on the Contractor's service ticket. The Contractor shall only bill for the time on site. The drive time to and from site is not an authorized billing expense and will not be included in billing.

1.2.2.3 Non-emergency Service Calls: The Contractor shall respond on-site to non-emergency service calls within 48 business hours or within two (2) business days.

1.2.2.4 Emergency Service Calls: The Contractor shall respond on-site to emergency repair calls within 4 hours following notification with repairs to begin within 24 hours of notification of emergency. For emergencies after duty hours, the Contractor will contact the COR upon arrival and departure of work site.

1.2.2.5 The Contractor shall maintain service call records and ensure all records are accurate, current, and provide sufficient data for accounting purposes. Service tickets must have a unique identification number and shall include the date work was issued, the work location, the equipment serviced, a description of service performed and a description of reimbursable parts. Only service tickets which have been annotated by the COR with the start time, completion time and the appointed COR signature will be accepted for payment. A carbon copy of the service ticket shall be provided to the COR at the completion of each service.

1.2.3 Reimbursable Parts

The Contractor shall be responsible to obtain all parts necessary for the performance of this contract and shall be reimbursed at cost. Parts are reimbursed at actual cost of acquisition less discounts, rebates, allowances, and commissions, and will exclude General & Administrative (G&A) expenses, management fees, or profit margins. The contractor request for reimbursement must be supported by a copy of the supply invoice for less \$3,000.00 from the acquisition source. Items greater than \$3,000.00 or more shall require (3) different quotes to be approved/disapproved by the COR. For reimbursement, the Contractor must submit invoices and supporting documentation. Vendor receipts must be the original if hand delivered, or via electronic scan.

1.3 Contractor Requirements

Quality Control. The contractor shall develop and maintain a quality program to ensure maintenance and repair services are performed in accordance with the performance work statement and applicable standards and codes. The Contractor shall develop and implement procedures to identify and prevent defective services from recurring. As a minimum, the Contractor shall develop quality control procedures that address the areas identified in paragraph 2, Service Delivery Summary. The Government evaluator must have a specific quality control inspector to notify in case of customer complaints. The Contractor shall submit a Quality Control Plan (QCP) to the CO and COR within 15 calendar days after of contract award, outlining procedures to identify, prevent and ensure non-recurrence of defective services.

2. Service Delivery Summary.

Performance Objectives	PWS Reference	Performance Thresholds
Perform Annual Inspections, Preventive Maintenance.	1.2.1.1	No more than one (1) defect per service year or annually

Service Call Repairs. Repairs made in a timely Manner. COR informed of Expected repair time. Response and repair made within the specified time.	1.2.2, 1.2.2.3, 1.2.2.4	No more than one (1) defect or validated customer complaint per service month.
Submit Annual Inspections, Maintenance and Repair Reports. Accurate reports are delivered before departing JBANAF to COR office	1.2.1.4, 1.2.1.5, 1.3.2	No more than one (1) defect per service month.

3. Government Furnished Property and Services

3.1 Security Police and Fire Protection

The Government will provide general on base security police and fire protection service. In return for these services, the Contractor shall adhere to the security and fire directives, instructions and policies of JBA. Security Forces phone extensions for calls are 911 and 301-981-2001 for routine calls.

3.2 Emergency Medical Services

Contractor is responsible for their workers safety, however, Ambulance and emergency medical attention can be provided to the contractor personnel while on this installation.

4. General Information

4.1 Hours of Operation

Hours of operation are from 7:00 a.m. – 4:00 p.m., Monday through Friday, except recognized federal holidays.

4.2 Security Requirements

All personnel employed by the Contractor, in the performance of this contract, or any representative of Contractor entering the Government installation, shall abide by all security regulation on the installation. REAL-ID Compliant Identification is required to obtain access to the base.

4.3 Base Passes

To obtain base passes, employees must pass a basic background investigation; the Contractor shall provide, on company letterhead, the names of each employee with the information listed below. This information shall be provided to the COR representative for coordination with Joint Base Andrews Visitor Control Center (VCC) for approval and completion of a Long-Term Contractor Access Pass. The

Contractor shall be responsible for the return of passes issued to employees who separate from the contract before the expiration date of each contract period. Lost or stolen passes shall be reported immediately to the COR. Contract employees shall not enter restricted areas and are subject to search according to Security Forces (SFS) regulations.

- Full Name, Social security number
- Date of birth
- Vehicle tag number and insurance information, DL# and state of issue
- Eye color, Hair color, Height, Weight
- Cell phone number

4.4 Weapons

Weapons of any sort are not authorized on JBANAF, this includes guns, knives, swords, numb chucks, brass knuckles, or any other weapon that has a sole purpose to injure or maim. Combination tools such as Leatherman and small pocket knives with folding blades less than four inches are authorized if used in the performance of duty. Those found in violation of this directive are subject to apprehension, criminal charges and debarment from the installation.

4.5 Illegal Controlled Substance

The Contractor shall comply with all federal laws regarding controlled substances. Possession, distribution, or use of federally controlled substances, including marijuana/cannabis, is strictly prohibited on federal property, regardless of state legalizations. Illegal controlled substance and narcotics are not authorized on JBANAF whatsoever, controlled substances may not be transported on the installation via vehicle or on an individual person, i.e., marijuana/Cannabis, cocaine, crack cocaine, LSD, Methamphetamine (Meth), Heroin, Anabolic steroids, Psilocybin mushrooms, are some of forbidden substances (this list is not all inclusive). Prescription medications are authorized for the person the medication is issued; however, the medication must not be expired, and the label must clearly indicate the name of the person the medication is issued too. Otherwise, the prescription medication may be deemed illegal by the law enforcement officials. Those found in violation of this directive are subject to apprehension, criminal charges and debarment from the installation.

4.6 Safety

Contractor shall comply with all applicable Occupational Safety & Health Administration and Air Force Occupational Safety & Health standards.

4.7 Performance of services during crisis

In the event the Contractor is unable to perform his daily operations due to peacetime emergency and/or wartime contingency disturbances, etc., neither the Government nor the Contractor shall act for non-compliance with contract requirements. Upon notification by the Contracting Officer or COR, the Contractor shall perform emergency and special event services (Contingencies, Operational Readiness Exercises or Inspections, Facility operations on an extended basis up to 24 hours per day, etc.), as required. Emergency and special event services will be priced separately from routine services.

Appendix A: Estimated Workload Data

BLDG	TYPE	SERIAL #	CAPACITY	APPROX HEIGHT
1558	Acco Wright – Manual/Chain-9/16"	N/A	3 TON	15 FT
1558	Acco Wright – Manual Chain-1/2"	N/A	3 TON	15 FT
1706	Acco Wright – Manual/chain	B1S894	500 LBS	14 FT
1791	Jet – Manual/chain	1132	1 TON	13 FT
1900	Yale – electric/wire rope	W316472.A	20 TON	24 FT
1910	Detroit Hoist/Monorail	S2S1316	5 TON	50 FT
1914	Yale Global King-electric/wire rope	G32993NC	5 TON	30 FT
1915	R & M-electric/wire rope	H28466	3.5 TON	30 FT
1932	Yale-Manual/Chain	H001	2 TON	15 FT
1932	Yale-Manual/Chain	H002	2 TON	15 FT
1932	Euclid-Electric/Wire rope	373S91-H003	5 TON	15 FT
1932	Yale-Manual/Chain	H004	2 TON	15 FT
1932	Yale-Manual/Chain	H006	3 TON	15 FT
1932	Yale-Manual/Chain	H008	2 TON	15 FT
1933	Wright-manual/chain	1012337 (H011)	1 TON	15 FT
1933	Wright-manual/chain	1012338 (H012)	1 TON	15 FT
1933	Wright-manual/chain	1012339 (H013)	1 TON	15 FT
3148	Coffing – manual/chain	2.158.H.RL	2 TON	15 FT
3148	Coffing – manual/chain	2.228.H.QL	2 TON	15 FT
3158	DeShazo-Double Girder Top Run	44492	5 TON	30 FT

BLDG	TYPE	SERIAL #	CAPACITY	APPROX HEIGHT
3188	Coffing chainfall manual (monorail mounted)	#7	2 TON	15 FT
3188	Yale-chainfall manual (monorail mounted)	#8	2 TON	15 FT
3320	CM-electric/chain	L-125KK	2 TON	15 FT
3355	CM-electric/chain	H005KL	4 TON	16 FT
3623	Yale electric/wire rope		2 TON	20 FT
3629	Electro lift-electric wire rope	42761	3.5 TON	29 FT
3629	Electro lift	42763	3.5 TON	29 FT
3635	Detroit Hoist- electric/wire rope	142650	3.5 TON	62 FT
3635	Acco Wright-electric/wire rope	532-06-3594	2 TON	12.5 FT
3635	Acco Wright-electric/wire rope	532-06-3595	2 TON	12.5 FT
3640	Electro Lift-electric/wire rope	42760	3.5 TON	30 FT
3640	Electro Lift-electric/wire rope	42762	3.5 TON	30 FT
4901	Acco Wright -Electric/Wire	534-20-7552	15 TON	25 FT
5032	Harrington-electric chain	144077	3 TON	43 FT
D'Ville 3290 Bottner Rd.	Manning/Maxwell & Moore- Manual Chain	N/A	5 TON	18 FT