

**Directorate of Public Works (DPW)
Joint Base Lewis-McChord (JBLM)
Construction Multiple Award Task Order Contract (MATOC)
Indefinite Delivery Indefinite Quantity (IDIQ)
Statement of Work (SOW)**

(08 October 2026)

TABLE OF CONTENTS

SECTION 1 – GENERAL INFORMATION

- 1.1 Statement of Work
- 1.2 Location of Work
- 1.3 Period of Performance
- 1.4 Background
- 1.5 Contract Type
- 1.6 Ordering Process
- 1.7 Task Order Proposal Process and Requirements
- 1.8 Contractor Pricing
- 1.9 Issuance of Task Orders
- 1.10 Option Item(s)
- 1.11 Priorities and Completion
- 1.12 Government Acceptance of Work
- 1.13 Warranty of Work

SECTION 2 – SCOPE OF WORK

- 2.1 General Scope
- 2.2 Complete and Usable Product
- 2.3 Performance Requirements
- 2.4 Contractor Responsibilities

SECTION 3 – GENERAL REQUIREMENTS

- 3.1 Government Key Personnel
- 3.2 Contractor Key Personnel
- 3.3 Progress Schedule
- 3.4 Progress Meetings
- 3.5 Drawings and Specifications
- 3.6 Codes, Standards, and References
- 3.7 Safety and Health Program
- 3.8 Quality Control Program
- 3.9 Construction Phasing and Outage Requests
- 3.10 JBLM Hours of Operation and Federal Holidays
- 3.11 Government-Furnished Materials and Equipment
- 3.12 Site Security and Installation Access
- 3.13 Accident Reports
- 3.14 Contractor Training Requirements
- 3.15 Environmental Protection

Attachments

**Directorate of Public Works (DPW)
Joint Base Lewis-McChord (JBLM)
Construction Multiple Award Task Order Contract (MATOC)
Indefinite Delivery Indefinite Quantity (IDIQ)
Statement of Work (SOW)**

SECTION 1: GENERAL INFORMATION

1.1 Statement of Work

The Contractor shall provide all management, supervision, labor, supplies, materials, tools, and equipment necessary to perform construction, repair, maintenance, sustainment, restoration, and modernization services in support of Joint Base Lewis-McChord (JBLM) Garrison. This contract is primarily focused on mechanical and plumbing systems work under NAICS Code 238220 (Plumbing, Heating, and Air-Conditioning Contractors)

1.2 Location of Work

The Contractor shall perform all work on real property under the control of Joint Base Lewis-McChord (JBLM), including but not limited to:

- JBLM Main Post
- JBLM North
- McChord Field
- JBLM Training Areas and Ranges
- Yakima Training Center (YTC), when required

Work will be performed in both occupied and unoccupied buildings and facilities. When working in occupied spaces, the Contractor shall coordinate scheduling and access with the Directorate of Public Works (DPW), the designated Contracting Officer's Representative (COR), and the building occupants/tenants to ensure mission operations are not adversely impacted. The Contractor shall adhere to all installation access, badging, security, and safety requirements as directed in this Statement of Work and individual Task Orders.

1.3 Period of Performance

The period of performance for this contract is seven (7) years from the date of contract award.

1.4 Background

Joint Base Lewis-McChord (JBLM) is one of the largest and most active military installations in the United States, supporting over 110,000 Soldiers, Airmen, Civilians, and their Families. JBLM consists of multiple geographically dispersed areas including JBLM Main, JBLM North, McChord Field, associated training ranges, and the Yakima Training Center.

The installation contains millions of square feet of facilities and extensive infrastructure that require continuous repair, maintenance, sustainment, restoration, and modernization. The Directorate of Public Works (DPW) is responsible for maintaining these facilities in a mission-ready condition to support the operational readiness of assigned units.

This Multiple Award Task Order Contract (MATOC) Indefinite Delivery Indefinite Quantity (IDIQ) vehicle is established to provide the Government with a rapid, flexible, and efficient means to accomplish a wide variety of construction, repair, and maintenance projects across JBLM. The contract will be used primarily for execution of the Installation's Sustainment, Restoration, and

Modernization (SRM) program, as well as other facility support projects as funding becomes available.

1.5 Contract Type

The Contractor shall perform all work in accordance with the requirements of individual Task Orders issued under this Multiple Award Task Order Contract (MATOC) Indefinite Delivery Indefinite Quantity (IDIQ) vehicle. The primary focus of this MATOC is mechanical and plumbing construction, repair, and service work (NAICS 238220). Work includes, but is not limited to, repair and alteration of existing facilities, infrastructure, and systems; minor construction; and other facility support services as defined in each Task Order.

1.6 Ordering Process

When the Government requires work under this MATOC, the Contracting Officer will issue a Request for Task Order Proposal (RTOP) to all MATOC contractors.

The RTOP will include, at a minimum:

- Instructions for submitting the Task Order proposal, including deadlines and submission method;
- Date, time, and location for any site visit (if applicable);
- The Task Order Statement of Work (TO SOW);
- Any sketches, drawings, and specifications.

Contractors will not be reimbursed for any costs incurred prior to Task Order award, including proposal preparation costs or costs associated with attending site visits.

Task Order Site Visits. Contractors are strongly encouraged to attend all pre-proposal site visits. Attendance will be recorded on a sign-in sheet provided by the Government. Contractors may ask general questions during the site visit. However, any questions concerning the Statement of Work, specifications, or performance requirements shall be submitted in writing as Pre-Proposal Inquiries (PPIs) in accordance with the RTOP instructions. The Government reserves the right to revise the Task Order Statement of Work based on information obtained during the site visit or responses to PPIs. All changes to the Statement of Work will be clearly identified in an amendment. Responses to PPIs and any resulting changes will be issued to all contractors via an amendment to the RTOP, which may also revise the proposal due date.

Proposal Response Requirements. Contractors shall respond to all RTOPs within the time stated in the solicitation. Submission of a “No Bid” or a bid that the Contracting Officer determines is not a bona fide competitive bid will constitute lack of participation in the MATOC. For purposes of this contract, a bona fide competitive bid is a timely, good-faith offer that reflects the Contractor’s serious intent to be considered for award. Bids that are unreasonably high in relation to the Independent Government Estimate (IGE), the competitive range, or prevailing market rates, and which appear to have been submitted primarily to satisfy response requirements rather than to win the Task Order (commonly referred to as courtesy bids, placeholder bids, or throw-away bids), will be treated as lack of participation. Repeated lack of participation may result in a poor CPARS evaluation, negative past performance references, and removal from the MATOC pool of contractors at the Contracting Officer’s discretion.

1.7 Task Order Proposal Process and Requirements

Task Order proposals shall be submitted in PDF format unless otherwise instructed in the RTOP. Proposals shall consist solely of the following items. Submission of extraneous

information, alternate proposals, or unsolicited material will not be evaluated and may result in the proposal being found non-compliant.

Proposals shall include only the following:

1. **Cover Letter.** The cover letter shall be submitted on Contractor letterhead and shall contain, at a minimum:
 - Contractor's name, address, phone number, email address, and CAGE code;
 - Task Order number and project title;
 - Confirmation of receipt of the RTOP and all amendments;
 - Confirmation that the Contractor can perform within the Period of Performance stated in the Task Order Statement of Work;
 - Signature of an individual authorized to bind the Contractor to the offer.
2. **Project Cost.** The Contractor shall submit a complete price breakdown by Contract Line Item Number (CLIN) using the Government-provided Bid Schedule. Each CLIN shall be priced separately as a standalone, independent cost. The Government reserves the right to award all CLINs, any combination of CLINs, or individual CLINs based on available funding.
3. **Proposal Support Documents.** At the discretion of the Contracting Officer, the Contractor shall submit any technical calculations, sketches, drawings, specifications, catalog cuts, or other data required to evaluate the proposal. The Contracting Officer will determine the type and extent of supporting documentation required for each RTOP. Not all RTOPs will require support documents.
4. **Additional Submittals.** At the Contracting Officer's discretion, the RTOP may require specific submittals to be included with the proposal. These submittals may include material and product submittals, work plans, quality control plans, or other documentation necessary to validate the proposal. All such submittals will become part of the resulting Task Order.

The Contracting Officer (or authorized representative) will review the Contractor's cost proposal and proposal documents. If there are any errors or omissions, the Government may request clarifications. The Contractor shall respond promptly to these questions and/or clarifications. At times, the Government may request a meeting to help clarify a proposal.

1.8 Contractor Pricing

Construction and repair work shall include the applicable Davis-Bacon Wage Rates. When it is necessary to add a general wage decision not included in the Base Contract, the applicable wage decision may be added by modification to the Base Contract. Service work shall include Service Contract Act Wage Rates. New Service Wage Rates will be incorporated as required by modification to the Base Contract. When required, proof of performance and payment bonds must be submitted and approved prior to issuance of the Task Order Notice to Proceed.

1.9 Issuance of Task Orders

Upon award of a Task Order, the signed copy will be electronically forwarded to the Contractor. Failure to receive electronic orders shall not relieve the Contractor of the obligation to complete the work in accordance with the Task Order. The Contracting Officer may provide a verbal Notice to Proceed (NTP) for the work in advance of issuing the Task Order. The NTP may be the date the Task Order was issued, or the NTP may be delayed and issued under separate cover. The Task Order completion schedule shall be based on the issuance of the NTP (verbal or written).

1.10 Option Item(s)

For evaluated option item(s) in a Task Order that are not exercised at the time of Task Order award, the Task Order will specify the number of calendar days that the Government has to exercise the option item(s) and whether those option item(s) will extend the Task Order's Period of Performance and by how many days.

1.11 Priorities and Completion

Work shall be completed within the Period of Performance indicated in the Task Order Statement of Work. The Contracting Officer may revise the completion dates of ongoing work or revise the sequence of priorities for completion of a series of Task Orders. The Task Order Statement of Work may indicate that certain CLINs be completed prior to other CLINs.

1.12 Government Acceptance of Work

Upon completion of all work required within each Task Order, the Contractor shall schedule the appropriate inspections in accordance with Section 01 45 01 of the contract documents. Upon Government acceptance of all work, the project site shall be turned over to the Government and the project shall be considered 95% complete. The Contractor shall submit all required closeout submittals as specified in the Task Order. Once all closeout submittals are accepted, the Task Order shall be 100% complete.

1.13 Warranty of Work

The Contractor shall provide a one (1)-year warranty on all aspects of the work performed under each Task Order (materials, labor, installation, etc.). Following written notification by the Contracting Officer or authorized representative, the Contractor shall respond to any warranty issues within the timeframe specified in the notification. Upon completion of the warranty work, the Contractor shall submit a report detailing the cause of the warranty problem, date reported, corrective action taken, and the date the repair was completed.

During the period between notification of a warranty issue and its resolution, the warranty period for the associated features of work/materials shall pause. Once repairs are complete, the warranty for those features of work/materials shall restart from the beginning of the one-year period. The warranty period for all non-related items that are part of the same project remains unchanged.

Example: If the Contractor replaces a boiler system and six months into the one-year warranty period a ball valve starts leaking, the Contractor shall replace the valve and any other materials damaged due to the leak (e.g., insulation). The one-year warranty period on these items shall restart, while the warranty for the remaining items (boiler, pumps, etc.) shall continue unchanged and remain six months into the original one-year warranty.

SECTION 2 SCOPE OF WORK

2.1 General Scope

Task Orders issued under this contract will vary in size, ranging from approximately \$2,000 to \$3,000,000, with most anticipated to fall between \$25,000 and \$500,000. The majority of the work will be performed on mechanical and plumbing infrastructure.

The primary focus of this contract is mechanical and plumbing work under NAICS Code 238220 – Plumbing, Heating, and Air-Conditioning Contractors. Work will primarily be performed in U.S. Army administrative, recreational, billeting, workshops, training, maintenance, infrastructure, and transportation facilities across Joint Base Lewis-McChord (JBLM).

Task Orders will include construction, repair, and service tasks in the mechanical discipline, including replacement, installation, repair, and servicing of mechanical equipment. Typical mechanical equipment includes, but is not limited to: hot water boilers, domestic hot water heaters and storage tanks, chillers, air handlers, variable air volume (VAV) units, fan coil units, ductwork, heat pump systems, variable refrigerant flow (VRF) systems, plumbing pipework of all types, and Building Control Systems (BCS).

The work shall also include all associated incidental work necessary to complete the mechanical and plumbing systems, including but not limited to electrical, pipe insulation, welding, excavation, masonry and concrete flatwork, equipment startup, air and water testing and balancing, carpentry, painting, demolition, minor landscaping, asbestos and lead abatement, and other general construction work required to deliver a complete and functional system.

2.2 Complete and Usable Product

The Contractor shall be responsible for providing a complete and usable product and/or system. Any requirement that is not explicitly called out in the Task Order Statement of Work, but which is reasonably discernable through normal inspection and standard industry practices (without destructive testing), shall be considered a requirement of the Task Order.

2.3 Performance Requirements

All work shall be performed in strict accordance with all terms and conditions of this Multiple Award Task Order Contract (MATOC) Indefinite Delivery Indefinite Quantity (IDIQ) contract and the resulting Task Order, including the Task Order Statement of Work (SOW), specifications, drawings, applicable wage determinations, and all other documents incorporated into the Task Order.

Individual Task Order Statements of Work will vary in size and complexity depending on the nature of the work. The Contractor shall provide sufficient technical support, accurate estimates, project management, and skilled labor. The Contractor shall be capable of managing multiple concurrent active Task Orders, handling rapid increases in work volume, performing according to schedule without delay, and completing all submittals and payrolls in a timely manner.

2.4 Contractor Responsibilities

The Contractor shall be responsible for all costs associated with fulfilling the requirements of each individual Task Order. The Contractor shall perform the work in accordance with best commercial practices of the trade, using workmen skilled in their respective trades, and shall execute the work in a careful and orderly manner. All applicable codes, laws, and regulatory requirements shall be strictly adhered to while performing work under this contract.

SECTION 3 – GENERAL REQUIREMENTS

3.1 Government Key Personnel

Contracting Officer (KO). The Contracting Officer (KO) is the only individual authorized to make changes to the terms and conditions of this contract, including changes to cost, scope, or schedule. The KO is the only person who can issue contract modifications or direct changes in the requirements of the contract.

In the event the Contractor makes any change at the direction of any person other than the KO, that change shall be considered unauthorized and shall be at the Contractor's sole risk and expense. All contractual communications and matters pertaining to this contract shall be directed to the Contracting Officer.

The Contracting Officer will review and approve the project schedule submittal for each Task Order.

Contracting Officer's Representative (COR). The KO will appoint a primary COR and an Alternate COR (ACOR) for the MATOC contract and Task Orders respectively. The "Umbrella" COR will provide oversight for the overall MATOC contract, while a Task Order-specific ACOR will normally be assigned to each individual Task Order.

The COR and ACOR will perform their duties in accordance with the responsibilities outlined in their respective appointment letters and AR 70-13, Management and Oversight of Service Acquisitions. Additional Government personnel may be assigned to assist in contract oversight as required.

COR/ACOR Authority. A letter of designation will be issued to the COR and ACOR by the KO. A copy of this letter will be provided to the Contractor. The letter will clearly define the COR's and ACOR's responsibilities and limitations. The COR and ACOR are not authorized to make any changes to the terms and conditions of the contract, including cost, quantity, schedule, or scope.

COR/ACOR Functions. The COR and ACOR are responsible for monitoring the technical aspects of the contract and assisting in contract administration. Their authorized functions include, but are not limited to:

- Assuring the Contractor performs the technical requirements of the contract and Task Orders;
- Performing inspections and quality assurance;
- Maintaining communications with the Contractor regarding technical issues;
- Responding to Contractor Requests for Information (RFIs) regarding technical requirements;
- Monitoring, documenting, and reporting Contractor performance to the KO;
- Notifying the KO and Contractor of any performance deficiencies;
- Coordinating Government-Furnished Property (GFP) and materials;
- Reviewing and approving the majority of technical submittals (with the exception of the project schedule, which shall be approved by the KO);
- Coordinating invoicing and payment issues;
- Coordinating base access and entry for Contractor personnel.

3.2 Contractor Key Personnel. The Contractor shall provide qualified key personnel with the minimum qualifications listed below for the successful execution of Task Orders under this MATOC IDIQ. These positions are considered key personnel and shall be subject to Government review and approval. The Government will not exercise any supervision or control over Contractor employees. Contractor employees shall be accountable solely to the Contractor, who in turn is accountable to the Government. The Contractor shall take appropriate personnel action for any employee misconduct and shall not allow any employee to perform work while under the influence of alcohol, drugs, or any other incapacitating substance. The Government reserves the right to refuse access to the installation to any Contractor or subcontractor employee.

All key personnel qualifications, certifications, and resumes shall be submitted with the Umbrella proposal and updated in the Contractor's Quality Control Plan as required by Specification Section 01 45 01.

Project Manager (PM)

Minimum Qualifications: The Project Manager shall possess either (1) a four- or five-year degree in Mechanical, Civil, or Electrical Engineering, Construction Management, or a closely related field from an accredited institution, plus a minimum of five (5) years of construction management experience, **or** (2) a minimum of ten (10) years of relevant construction management experience. The Project Manager cannot serve concurrently as the Project Superintendent and shall not be a subcontractor employee.

Duties: The Project Manager shall serve as the primary point of contact for all contract and Task Order execution. Specific responsibilities include:

- Overall project oversight, scheduling, quality, and administrative management of all Task Orders.
- Coordinating material procurement, subcontractor selection, and project closeout.
- Serving as the primary point of contact for all communications with the Contracting Officer (KO) and COR.
- Leading progress meetings, payment meetings, and coordination meetings (on-site unless otherwise approved).
- Managing and submitting all construction submittals in accordance with Section 01 33 00.
- Ensuring compliance with FAR 52.236-6, Superintendence by the Contractor.

Project Superintendent

Minimum Qualifications: The Project Superintendent shall have a minimum of five (5) years of experience supervising mechanical construction and repair projects comparable in size and complexity to those anticipated under this contract. The Project Superintendent cannot serve concurrently as the Project Manager and shall not be a subcontractor employee.

Duties: The Project Superintendent shall be on-site during all periods of active construction and shall serve as the primary point of contact for the Government's Quality Assurance Representative (QAR). The Superintendent shall be responsible for daily supervision of all on-site construction activities, subcontractors, and site personnel.

Safety/Health Assurance Officer (SSHO)

Minimum Qualifications and Duties: The Site Safety and Health Officer shall meet all qualifications and perform all duties as outlined in Specification Section 01 35 26, Government Safety Requirements.

Quality Control Manager (QCM)

Minimum Qualifications and Duties: The Quality Control Manager shall meet all qualifications and perform all duties as outlined in Specification Section 01 45 01, Quality Control.

3.3 Progress Schedule

The Contractor shall submit a practicable construction schedule to the Contracting Officer (KO) for approval within ten (10) calendar days after receipt of each Task Order that exceeds \$10,000 or has a period of performance greater than sixty (60) calendar days. The Government reserves the right to require a schedule for Task Orders below these thresholds.

All schedules shall comply with the requirements of FAR 52.236-15, Schedules for Construction Contracts.

3.4 Progress Meetings

The Contractor shall participate in periodic progress meetings as directed by the Contracting Officer (KO) or Contracting Officer's Representative (COR). These meetings will be held to discuss work progress, quality, schedule status, issues, and coordination matters.

The Contractor's Project Manager and/or Project Superintendent shall attend all progress meetings at the job site or other location designated by the Government. Meetings will be scheduled by the KO or COR with reasonable advance notice to the Contractor.

At each progress meeting, the Contractor shall present and discuss the current status of the work using the Government-approved construction schedule. If, in the opinion of the Contracting Officer, the Contractor is behind the approved schedule, the Contractor shall take all necessary steps to regain the approved rate of progress. Such steps may include, but are not limited to, increasing the number of shifts, overtime operations, days of work, construction equipment, or workforce. The Contractor shall submit any supplementary schedules requested by the Contracting Officer at no additional cost to the Government.

3.5 Drawings and Specifications

Drawings applicable to work performed under this contract will be provided with each individual Task Order.

The following specifications are designated as the Umbrella Specifications for this MATOC and shall apply to all Task Orders:

- Section 01 22 00.00 10 – Measurement and Payment
- Section 01 30 00 – Administrative Requirements
- Section 01 32 01 – Project Schedule
- Section 01 33 00 – Submittal Procedures
- Section 01 33 29 – Sustainability Reporting
- Section 01 35 26 – Governmental Safety Requirements
- Section 01 45 01 – Quality Control
- Section 01 50 00 – Temporary Construction Facilities and Controls

- Section 01 57 19 – Temporary Environmental Controls
- Section 01 57 19.01 20 – Supplemental Temporary Environmental Controls
- Section 01 74 19 – Construction and Demolition Waste Management

The complete text of these Umbrella Specifications is provided in Attachment 12 – Umbrella Specifications. Additional or task-order-specific specifications may be provided with individual Task Orders as required.

3.6 Codes and Standards

The Contractor shall comply with all applicable local, state, and federal building, life safety, health, and environmental codes and standards as specified in the individual Task Order. The following codes, standards, and references are typically applicable (the Task Order will identify those that specifically apply):

1. Applicable Unified Facilities Criteria (UFC)
2. UFC 1-200-01 – DoD Building Code
3. UFC 1-200-02 – High Performance and Sustainable Building Requirements
4. ASA(IE&E) Sustainable Design and Development (SDD) Policy
5. EM 385-1-1 – Safety and Health Requirements Manual
6. National Electrical Code (NFPA 70)
7. Applicable National Fire Protection Association (NFPA) Codes
8. Telecommunications Industry Association (TIA) / Electronic Industries Alliance (EIA) Wiring Standards
9. Army Installation Information Infrastructure Architecture (I3A) Policy
10. JBLM Design Standards (<https://www.jblmdesignstandards.army.mil/>)
11. JBLM Regulation 420-1
12. JBLM Master Plan (including Architectural Appearance Standards)
13. PWE-707 – Standard Operating Procedure for Construction and Demolition (C&D) Waste Planning and Reporting
14. National Pollutant Discharge Elimination System (NPDES) Small Municipal Separate Storm Sewer Systems (MS4) Permit No. WAS-026638

In the event of a conflict between codes or standards, the more stringent requirement shall apply unless otherwise directed by the Contracting Officer.

3.7 Safety and Health Program

The Contractor shall prepare, implement, and maintain a comprehensive Safety and Health Program in accordance with Specification Section 01 35 26 – Safety and Health Requirements and EM 385-1-1, *Safety and Health Requirements Manual*.

The Contractor's Site Safety and Health Officer (SSHO) shall be responsible for the development, implementation, and enforcement of the project-specific Accident Prevention Plan (APP) and Activity Hazard Analyses (AHAs) for each Task Order. The Contractor shall not commence work on any Task Order until the Accident Prevention Plan has been reviewed and accepted by the Government.

3.8 Quality Control Program

The Contractor shall establish, implement, and maintain a Quality Control Program in accordance with Specification Section 01 45 01 – Quality Control.

The Contractor shall provide a Quality Control Manager (QCM) who shall be responsible for the development, implementation, and execution of the Contractor's Quality Control Plan. The QCM shall lead all preparatory (preconstruction) meetings and shall verify that all construction activities meet the quality requirements outlined in the approved Quality Control Plan and the Task Order Statement of Work.

All quality control procedures, inspections, testing, and documentation shall be performed in accordance with the approved Quality Control Plan and Specification Section 01 45 01.

3.9 Construction Phasing & Outage Requests

Government use of the facilities is anticipated during performance of work under this contract. The Contractor shall plan and execute all work in a manner that minimizes interference with building occupants, operations, and other craftsmen working in the area. Any blockage of exits, driveways, corridors, or access routes must be coordinated and approved in advance.

Construction phasing shall be coordinated with the DPW Contracting Officer's Representative (COR), Quality Assurance Representative (QAR), and the building occupant(s). The Directorate of Public Works (DPW) will assist the Contractor in coordinating with building occupants and facility managers.

All building service outage requests (electrical, mechanical, plumbing, fire protection, telecommunications, etc.) shall be submitted with a minimum of **14 calendar days** advance notice to the building occupants. The Contractor shall route outage requests via email using the current DPW outage request form to obtain all required signatures. The Contractor shall request the current Point of Contact (POC) list and outage request forms from the COR, as these documents are routinely updated by DPW.

3.10 JBLM Hours of Operations and Federal Holidays

The Government's regular working hours are 0700–1630, Monday through Friday, excluding Federal holidays and days when the Government facility is closed due to local or national emergencies, administrative closings, or similar Government-directed facility closings. The Contractor shall maintain an adequate workforce for the uninterrupted performance of all tasks defined in this Statement of Work when the Government facility is open.

Federal Holidays

The Contractor shall not be required to perform work on the following Federal holidays unless responding to a Priority 1 Emergency. Holidays that fall on a weekend will be observed in accordance with the Federal calendar (5 U.S.C. § 6103).

Holiday	Date Observed
New Year's Day	January 1
Martin Luther King Jr.'s Birthday	Third Monday in January
Presidents' Day	Third Monday in February
Memorial Day	Last Monday in May

Holiday	Date Observed
Juneteenth National Independence Day	June 19
Independence Day	July 4
Labor Day	First Monday in September
Columbus Day	Second Monday in October
Veterans Day	November 11
Thanksgiving Day	Fourth Thursday in November
Christmas Day	December 25

When a holiday falls on a Sunday, the following Monday will be observed. When a holiday falls on a Saturday, the preceding Friday will be observed. Federal holidays also include any additional days designated by the President or Congress.

Work outside regular working hours requires prior approval from the Contracting Officer (KO). The Contractor shall submit a written request a minimum of seven (7) calendar days in advance to the Task Order Project Manager. The request shall include the specific dates, hours, location, type of work to be performed, contract number, and project title.

Based on the justification provided, the Contracting Officer may approve work outside regular hours. The Contracting Officer may approve shorter notice for work that does not require Government inspection. During periods of darkness, the work area shall be adequately illuminated in a manner approved by the Contracting Officer.

3.11 Government-Furnished Materials and Equipment

Any Government-furnished materials (GFM) or Government-furnished equipment (GFE) will be identified in the individual Task Order Statement of Work. The Contractor shall inspect, protect, and maintain all Government-furnished property while in its custody. The Contractor is responsible for any loss or damage to GFM/GFE except for normal wear and tear.

3.12 Site Security and Installation Access

Site Security. The Contractor shall provide site security (fencing, lighting, etc) as required by individual Task Orders. At a minimum, the Contractor shall maintain the project site and all contractor-controlled areas in a manner that minimizes the risk of theft, vandalism, injury, or accident.

Installation Access. Access to Joint Base Lewis-McChord (JBLM) and controlled areas is limited to personnel who meet security criteria and are properly authorized. Failure to submit required information or obtain necessary clearances will result in denial of access. The Contractor shall ensure that all employees and subcontractors comply with these requirements. Denial of access due to the Contractor's failure to meet security requirements shall not entitle the Contractor to an equitable adjustment in contract price or schedule.

Access Procedures. The Contractor may request either long-term (maximum 12 months) or short-term (less than 90 days) access for employees and subcontractors through the Umbrella COR using the forms provided in the Attachments. For long-term access, the Contractor shall also submit and maintain an MS Excel Contractor Roster listing all personnel requiring long-term access. The roster shall be updated as required and submitted to the Umbrella COR.

Identification Badges. When issued, Contractor and subcontractor employees shall display the AIE Long-Term Badge issued by JBLM. Badges shall be worn in a conspicuous place on the front of exterior clothing and above the waist at all times while performing work under this contract.

Applicable Regulations. The Contractor shall comply with all applicable JBLM security regulations, including:

- JBLM Regulation 210-1 (Post Regulations)
- JBLM Regulation 190-13 (Access to and Conduct While on Joint Base Lewis-McChord)
- JBLM Regulation 190-5 (Installation Traffic Code)

These regulations, including rules regarding cellular telephone use while operating a vehicle and the prohibition on carrying firearms, can be obtained by contacting the Contracting Officer's Representative (COR).

Force Protection Conditions (FPCON). In the event of a change in Force Protection Condition (FPCON) at any facility or the installation, the Government may require changes to Contractor security measures or processes. Such changes will be directed by the Contracting Officer.

Installation Access Control System (IACS). The Contractor shall comply with all Installation Access Control System (IACS) requirements if installed at a facility. The Government is not liable for any costs or delays resulting from the Contractor's failure to comply with IACS processing requirements.

3.13 Accident Reports.

The Contractor shall comply with all accident reporting requirements of Army Regulation 385-40, EM 385-1-1, and as directed by the Contracting Officer. The Contractor shall immediately notify the Contracting Officer and COR of any accident involving personal injury, property damage, or environmental impact. A completed ENG Form 3394 (USACE Accident Investigation Report) shall be submitted to the Contracting Officer within five (5) calendar days of any accident involving personal injury or damage to Government property. The Contractor shall also comply with all applicable OSHA recordkeeping and reporting requirements.

3.14 Contractor Training Requirements

Antiterrorism (AT) Level I Awareness Training. All Contractor and subcontractor employees who will work on Joint Base Lewis-McChord (JBLM) shall complete Antiterrorism (AT) Level I Awareness Training prior to commencing work. The Contractor shall submit a signed company letter to the COR confirming that all employees and subcontractors have completed or will complete the annual AT Level I training before starting work. Training certificates shall be maintained and made available for inspection upon request. AT Level I training is available at: <https://jkodirect.jten.mil>.

Real ID Act. JBLM complies with the REAL ID Act of 2005. Contractor personnel presenting driver's licenses or identification cards marked "Not Valid for Federal Purposes" or "Federal Limits May Apply" must provide supplemental documentation to prove identity in order to receive a temporary installation pass or AIE Long-Term Badge. Personnel who cannot provide REAL ID-compliant identification or supplemental documentation must be escorted at all times

while on the installation. Supplemental documentation must be provided each time a pass is renewed. Current state compliance information is available at: <https://www.dhs.gov/current-status-states-territories>.

OPSEC Level 1 Training. All Contractor and subcontractor employees who will work on JBLM or have access to contract documents shall complete Level I OPSEC Training prior to commencing work. The Contractor shall submit a signed company letter confirming that all employees have completed or will complete the annual Level I OPSEC training. Training certificates shall be maintained and made available for inspection. Level I OPSEC training is available at: <https://www.cdse.edu/catalog/operations-security.html>.

When required by the OPSEC Review for a specific Task Order, the Contractor shall develop an OPSEC Standard Operating Procedure (SOP)/Plan prior to commencing work. The SOP/Plan must be reviewed and approved by the Requiring Activity OPSEC Officer. The Contractor shall designate an OPSEC Coordinator. After award, the COR will provide the Public Works critical information list to assist in developing the OPSEC SOP/Plan

E-Verify. The Contractor and all subcontractors shall pre-screen all employees who will work on JBLM using the E-Verify system (<https://www.e-verify.gov/>) to verify employment eligibility. The Contractor shall submit a signed company letter confirming that all employees have been or will be screened through E-Verify prior to commencing work on JBLM.

3.15 Environmental Protection

The Contractor shall perform all work in full compliance with federal, state, local, and Joint Base Lewis-McChord (JBLM) environmental laws, regulations, and policies.

The Contractor shall be responsible for:

- Proper management, handling, storage, and disposal of all hazardous materials, refrigerants, oils, and waste generated during mechanical and plumbing work.
- Preventing the discharge of pollutants, sediment, or wastewater into storm drains, soil, or surface waters.
- Immediately notifying the COR and DPW Environmental Division of any spill or release of petroleum, oil, lubricants (POL), refrigerants, or hazardous substances.
- Complying with all asbestos and lead abatement requirements when these materials are encountered during mechanical or plumbing work.
- Providing all required equipment information (boilers, furnaces, refrigerant equipment, etc.) to the JBLM DPW Air Program as required by the Clean Air Act and Puget Sound Clean Air Agency regulations.
- Coordinating all environmental compliance issues, permits, and notifications through the assigned Contracting Officer's Representative (COR) and the DPW Environmental Management Division.

The Contractor is responsible for any environmental violations, fines, or corrective actions resulting from their operations.

Asbestos Containing Materials (ACM). All suspect materials disturbed during mechanical work shall be presumed to be Asbestos-Containing Material (ACM) unless tested otherwise.

Available AHERA survey data will be provided with each Task Order. The Contractor shall review the adequacy of existing survey data and include any additional testing or abatement in their proposal if required.

If ACM is present or assumed and must be disturbed, the Contractor shall utilize a certified asbestos abatement contractor and comply with 29 CFR 1926.1101, applicable Washington state regulations, and UFGS 02 82 00 – Asbestos Remediation. A certified asbestos abatement work plan shall be submitted and approved by the Government prior to commencing work.

Lead-Based Paint (LBP) and Lead-Containing Paint. All painted surfaces disturbed during work shall be presumed to contain lead unless tested otherwise. Available lead survey data will be provided with each Task Order. The Contractor shall evaluate the adequacy of existing data and include any additional testing or abatement in their proposal when necessary.

If lead-containing paint is present or assumed and must be disturbed, the Contractor shall comply with 29 CFR 1926.62, applicable Washington state regulations (WISHA), and UFGS 02 83 00 – Lead Remediation. A lead abatement work plan shall be submitted and approved prior to commencing disturbance of painted surfaces.

ATTACHMENTS

The following documents are provided as attachments to the solicitation and are hereby incorporated by reference into this Statement of Work:

- Attachment 03 – Certified Payroll Instructions
- Attachment 04 – ENG Form 4025-R – Daily Construction Report
- Attachment 05 – Daily Inspection Form
- Attachment 06 – 4288 Submittal Register
- Attachment 07 – HUB Form 225 Instructions and Blank Form
- Attachment 08 – AF Form 3065 – Contract Progress Report
- Attachment 09 – WAWF / CEFMS Checklist
- Attachment 10 – Contractor Vendor Pass Request (Short Term)
- Attachment 11 – Contractor AIE Long Term Badge Application
- Attachment 12 – Umbrella Specifications

Additional attachments may be provided with individual Task Orders.