

## PERFORMANCE WORK STATEMENT

SECTION	TITLE	PAGE NO(S)
C.1	SCOPE OF WORK	C-5 THRU C-6
C.2	REQUIREMENTS DEFINITIONS AND ACRONYMS	C-6 THRU C-10
C.3	CONTRACT LINE ITEM DESCRIPTIONS	C-10
C.3.1	PROJECT MANAGEMENT	C-10 THRU C-11
C.3.2	QUALITY CONTROL	C-11 THRU C-12
C.3.3	APPLIANCE SERVICE ORDER TASKS	C-12 THRU C-18
C.3.4	PREVENTIVE MAINTENANCE	C-19
C.3.4.1	BASIC PREVENTIVE MAINTENANCE	C-19 THRU C-22
C.3.4.2	ITEMIZED MAINTENANCE	C-22 THRU C-24
C.3.4.3	PREVENTIVE MAINTENANCE APPLIANCE	C-24 THRU C-26
C.3.4.4	PREVENTIVE MAINTENANCE FIREPLACE	C-26 THRU C-27
C.3.4.5	PREVENTIVE MAINTENANCE CARPET	C-27
C.3.4.6	PREVENTIVE MAINTENANCE SOIL, RETARDANT, PREVIOUSLY CLEANED CARPET	C-27 THRU C-28
C.3.5	QUARTERS CLEANING	C-28 THRU C-31
C.3.6	APPLICATION OF PAINT AND TEXTURE	C-31
C.3.6.1	TEXTURE, PRIME AND PAINT COMPLETE QUARTERS	C-31 THRU C-31
C.3.6.2	PAINT ONE COAT COMPLETE QUARTERS	C-31 THRU C-32
C.3.6.3	PAINT ONE COAT PARTIAL QUARTERS	C-32 THRU C-33
C.3.6.4	SEAL FLOORING QUARTERS	C-33

SECTION	TITLE	PAGE NO(S)
C.3.7	INSTALLATION OF FLOOR FINISHES	C-33
C.3.7.1	VINYL INSTALLATION	C-33 THRU C-35
C.3.7.2	CARPET INSTALLATION	C-35 THRU C-36
C.3.7.3	FINISH WOOD FLOORS	C-36 THRU C-37
C.3.7.4	SAND AND FINISH WOOD FLOORS	C-37 THRU C-38
C.3.7.5	STRETCH CARPET EXISTING	C-39 THRU C-39
C.3.7.6	PATCH CARPET EXISTING	C-39 THRU C-40
C.3.8	REPAIRS TO FLOORS AND GYPSUM BOARD	C-40
C.3.8.1	INSTALL PLYWOOD UNDERLAYMENT	C-40 THRU C-41
C.3.8.2	REMOVE UNDERLAYMENT MATERIAL	C-41 THRU C-42
C.3.8.3	REMOVE UNDERLAYMENT MATERIAL ASBESTOS REQUIREMENT	C-42 THRU C-43
C.3.8.4	REPAIR GYPSUM BOARD	C-43
C.3.8.5	REPAIR SUB-FLOOR	C-43 THRU C-44
C.3.9	DOOR REPLACEMENT	C-44
C.3.9.1	INSTALL PASSAGE DOOR BLANKS	C-44 THRU C-45
C.3.9.2	INSTALL PASSAGE DOOR COMPLETE	C-45 THRU C-46
C.3.9.3	INSTALL BI-PASS DOOR BLANKS	C-46 THRU C-47
C.3.9.4	INSTALL BI-PASS DOOR COMPLETE	C-47 THRU C-49
C.3.9.5	INSTALL BI-FOLD DOOR BLANKS	C-49 THRU C-50
C.3.9.6	INSTALL BI-FOLD DOOR COMPLETE	C-50 THRU C-51
C.3.10	UNDEFINED PREVENTIVE MAINTENANCE WORK	C-51 THRU C-52

SECTION	TITLE	PAGE NO(S)
C.3.11	SERVICE ORDER WORK	C-52 THRU C-54
C.3.12	SELF HELP STORE OPERATION	C-55 THRU C-58
C.3.13	FURNISHING MANAGEMENT OFFICE SERVICES	C-58 THRU C-58
C.4	HOUSING GROUNDS MAINTENANCE	C-59
C.4.1	LAWN CARE MAINTENANCE	C-58 THRU C-59
C.4.2	SNOW REMOVAL	C-59
C.5	SERVICE ORDER	C-60
C.5.1	SERVICE ORDER MANAGEMENT	C-60
C.6	KEY CONTROL	C-60
C.7	ANNUAL PREVENTIVE MAINTENANCE HEATING SYSTEM	C-60 THRU C-62
C.8	UNSKILLED LABOR SERVICE ORDERS	C-62
C.9	ADDITIONAL MINOR CLIN TASKS	C-62 THRU C-64
C.10	KITCHEN	C-64
C.10.2.1	KITCHEN DEMOLITION	C-64 THRU C-65
C.10.2.2	KITCHEN INSTALLATION	C-65 THRU C-66
C.10.4	ORDERING KITCHENS	C-66 THRU C-67
C.11	BATH ROOMS	C-68
C.11.1	BATH ROOM REPLACEMENT	C-68
C.11.2.1	BATH ROOM DEMOLITION	C-68 THRU C-69
C.11.2.2	BATH ROOM INSTALLATION	C-69 THRU C-69
C.11.3	ORDERING BATHROOMS	C-69 THRU C-71

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE NO(S)</u>
C.12	CONSTRUCT/REPAIR CEDAR WOOD FENCING	C-71 THRU C-72
C.13	CONSTRUCT/REPAIR ORNAMENTAL ALUMINUM FENCING	C-72 THRU C-72
C.14	CONSTRUCT/REPAIR CHAIN LINK FENCING	C-72 THRU C-73
C.15	DISPOSAL OF NON-SALVABLE MATERIAL	C-73

## PERFORMANCE WORK STATEMENT

C.1 SCOPE OF WORK: The Contractor shall provide for Maintenance of Family Housing Quarters, Troop/BOQ Quarters and for Appliance Service Order work as outlined below.

C.1.1 Site Of Project: Various Housing Quarters at Fort Richardson, Fort Wainwright, and the 801 Off-Post Housing located at Fairbanks, Alaska. See Technical Exhibits 2A, 2B, and 2C, Floor Plans/Location Maps.

C.1.2 Major Tasks: The Contractor shall provide all personnel, materials, equipment, tools, supervision, administration, and transportation to provide for the following Scope of Work. Listed below are the major task categories. Subsequent sections of this document give a complete description of the requirements the Contractor shall provide for each Line Item on the Bid Schedule.

C.1.3 Project Management: Provide for all Project Management required by this Contract. See Section C.3.1.

C.1.4 Quality Control: Provide for all Quality Control required by this Contract. See Section C.3.2.

C.1.5 Appliance Service Order: Provide for the repair and maintenance of appliances in Occupied and Unoccupied Family and Bachelor/Troop Quarters as required by this Contract. See Section C.3.3.

C.1.6 Preventive Maintenance: Provide Between Occupancy Preventive Maintenance in Unoccupied Family Housing Quarters as required by this Contract. See Section C.3.4.

C.1.7 Quarters Cleaning: Provide Quarters Cleaning in Unoccupied Family Housing Quarters as required by this Contract. See Section C.3.5.

C.1.8 Application of Paint and Texture: Provide for the application of Paint and Texture in Unoccupied Family Housing Quarters as required in this Contract. See Section C.3.6.

C.1.9 Installation of Floor Finishes: Provide for the Installation of Floor Finishes in Unoccupied Family Housing Quarters as required in this Contract. See Section C.3.7.

C.1.10 Repairs to Floors and Gypsum Board: Provide for the repairs to various components of Flooring and Gypsum Board systems in Unoccupied Family Housing Quarters as required by this Contract. See Section C.3.8.

C.1.11 Door Replacement: Provide for the replacement of Interior Doors and Frames in Unoccupied Family Housing Quarters as required by this Contract. See Section C.3.9.

C.1.12 Undefined Preventive Maintenance Work: Provide for various items of Preventive Maintenance Work requested by the Contracting Officer on a case by case basis in Unoccupied Family Housing Quarters as required by this Contract. See Section C.3.10.

C.1.13 Technical Exhibit Requirements: Provide for all requirements listed in the Technical Exhibits. See Section Technical Exhibits M1 through M7 and Technical Exhibits 1 and 2 listed in Section J.

C.1.14 Service Order Work: Provide for the repair and maintenance of reported problems in specific Quarters. Service Orders are issued for Occupied and Unoccupied Quarters by the Ordering Agency. See section C.3.11 for specific locations and requirements.

C.1.15 Self-Help Store Operations. See section C.3.12 for specific locations and requirements.

C.1.16 Kitchen Replacement: Provide for the replacement of Family Housing kitchens in there entirety in Unoccupied Family Housing Quarters as required by this Contract. See Section C.7

C.1.17 Bath Room Replacement: Provide for the replacement of Family Housing Bath Room in there entirety in Unoccupied Family Housing Quarters as required by this Contract. See Section C.8

C.1.18 Lead Based Paint and Asbestos Abatement: Provide all items necessary to perform Lead-based paint and asbestos abatement in Unoccupied Family Housing Quarters as required by this Contract. See section C. 3.4.2.1.10

C.2 REQUIREMENTS, DEFINITIONS AND ACRONYMS. Section C.2 lists specific requirements and provides definitions and acronyms for this Contract.

C.2.1 Ordering Work: The Government will order all required work in this contract through Delivery Orders, Work orders and Appliance Service Orders.

C.2.1.1 Delivery Orders: Delivery Orders are the document issued to the Contractor by the Contracting Officer that orders specific quantities of Line Items based on costs in the Bid Price Schedule.

C.2.1.2 Delivery Orders are issued by the Contracting Officer to provide the required Line Items. The Ordering Agency shall use the quantities listed on the Delivery Order to issue individual Work Orders and Service Orders, and Appliance Service Orders.

C.2.1.3 Work Orders: Work Orders define the work to be performed in specific Quarters. Individual Work Orders will describe the exact work to be performed, location of the required performance, period of performance and applicable quantities. Work Orders are issued for Unoccupied Family Housing Quarters by the Ordering Agency for between occupant maintenance.

C.2.1.4 Appliance Service Orders: Appliance Service orders define the work to be performed in specific Quarters for Appliance Repair. Individual Appliance Service Orders will describe the appliance to be serviced, the reported problem, location of the appliance and a point of contact for the Quarters occupant. Appliance Service Orders will be received by the Contractor directly from unit occupants.

C.2.1.5 Service Orders: Service Orders define the work to be performed in specific Quarters that require repair. Individual Service Orders will provide a general description of the required repair or the reported problem, location of the needed repair and a point of contact for the Quarters occupant. Service Orders are issued for Occupied and Unoccupied Quarters by the Ordering Agency.

C.2.1.6 Urgent The Contractor shall perform urgent maintenance and repair during normal working hours. Urgent service order must be completed within two working days. Urgent maintenance and repair includes, but is not limited to, that type of condition and maintenance activity listed in section C.3

C.2.1.7 Emergency Service Orders: Both Service Order and Appliance Service Order Work requirements include emergency response from the Contractor. These requirements are described in the Contract Line Item Descriptions, Section C.3.

C.2.2 Work Order and Service Order Pick-Up: The Contractor shall pick-up Work Orders once a day, Monday through Friday at a designated Government location at each installation. The Contractor shall receive the Emergency Appliance Service Orders and Emergency Service Orders as described in the Line Item Descriptions. (The designated Government locations to be identified with Contract award)

C.2.3 Acceptance: The Government will not accept any set of Quarters until all work required by the Work Order, Appliance Service Order or Service Order is complete and all deficiencies are corrected by the Contractor. (Reference Paragraph C.2.5)

C.2.3.1 Work Order Final Inspection: Individual Work Orders will be inspected by the Government when the Contractor has shown that all work meets Contract specifications. Final Inspection will take place after the Government Quality Assurance Evaluator performs the Final Inspection with the Contractor's Representative. Deficiencies listed on the Final Inspection document shall be corrected and signed off by the Contractor prior to the end of the same day as the Final Inspection. Copies of the signed off Final Inspection document shall be furnished to the Government on the next regular duty working day.

C.2.3.2 Final Inspection: Work Orders shall be completed prior to Final Inspection. The Government shall be notified of the completed Work Order by the Contractor so that the Government can schedule the required Final Inspection. Final Inspections will be scheduled only during Normal Duty Hours. In the event of conflict between Work Order Completion Date and a Government observed holiday or weekend, the Final Inspection will be scheduled for the next

regular duty workday.

C.2.3.3 Appliance Service Order Final Inspection: Appliance Service Orders will be inspected by the Government when the Contractor has shown that all work meets Contract Specifications. Final Inspection for Appliance Service Orders will take place during the processing of the monthly billing by the Ordering Agency. The Government retains the right to require the Contractor to perform a joint Final Inspection of any Appliance Service Order prior to Final Acceptance.

C.2.3.4 Service Order Final Acceptance: Service Orders will be inspected by the Government when the Contractor has shown that all work meets Contract Specifications. Final Acceptance for Service Orders will take place during the processing of the monthly billing by the Ordering Agency. The Government retains the right to require the Contractor to perform a joint Final Inspection of any Service Order prior to Final Acceptance.

C.2.4 Receiving Reports: Receiving Reports are the monthly reporting of accepted Work Orders, Appliance Service Orders and Service Orders from the Ordering Agency to the Contracting Officer. Only Work Orders, Appliance Service Orders and Service Orders that have been completed to the requirements of this Contract and have Final Acceptance will be listed on the Receiving Report.

C.2.5 Government Work Requirements: This Contract and associated documents describe the Contractor's scope and quantity of work. The government may elect to perform additional work similar in scope to that described in this Contract through an In-House workforce or other contracts. This additional work will be ordered from others in the quantities required when beneficial and necessary to the Government. Additional work in quantity exceeding the estimated amount on the price schedule will be but not limited to the following items, installation of complete of Kitchen, Bath Rooms, Asbestos Abatement, and construction of exterior fencing.

C.2.6 Contractor Coordination: It shall be the Contractor's responsibility to coordinate this Contract work with the other activities on the installations. Other activities include but are not limited to Military operations and troop movements; business and industrial activities; military housing activities such as traffic and children; road repair or closures; utility shutoffs; other construction and service work such as household movers, entomologists, utility and custodial workers both inside and outside the Housing Quarters. It shall be the Contractor's responsibility to coordinate with the Quarter's tenant during the performance of a Service Order or while responding to warranty call backs. In the event of any occurrence related to the above listed coordination effort that impacts or threatens to impact the Contractor's performance, the Contractor shall immediately notify the Contracting Officer or the Contracting Officer's Representative (COR).

C.2.7 Appliance Moving: It shall be the Contractor's responsibility to move the appliances that are located in the Quarters when temporary relocation is required for the Contractor to perform work required under this Contract. This includes all appliances in the Quarters, to include those that are connected to utilities and vents. After performing the required tasks, the Contractor shall

reinstall the appliances, make all utility, and vent connections.

C.2.8 Quarters Security: The Contractor is responsible for Quarters security during the performance of a Work Order. The Contractor will be issued lock box keys for access to entry keys to the Quarters. The Contractor shall ensure that entry keys remain secured in the lock box between use and those Quarters doors and windows are securely locked when no Contractor personnel are present in the Quarters.

- \* C.2.9 Clean Up: It shall be the Contractor's responsibility to cleanup all work areas that have been impacted by the Contractor's activities prior to final inspection by the Government. When work involves line items other than Government ordered Quarters Cleaning, the Contractor shall cleanup the work area to the standard that existed when the Contractor started work. All regulated solid waste shall be turned over to the Environmental Service Contractor at each post before the final inspection. When Quarters Cleaning is ordered along with other work elements, the Contractor shall ensure that Quarters Cleaning is the last element of work to be performed.

C.2.10 Contracting Officer (KO): A duly appointed person with the authority to enter into, administers, and/or terminates contracts and makes related determinations and findings.

C.2.11 Contracting Officer's Representative (COR): An individual designated in accordance with Subsection 201.602-2 of the Defense Federal Acquisition Regulation Supplement and authorized in writing by the Contracting Officer to perform specific technical or administrative functions. The COR is not authorized to act on behalf of the Contracting Officer. The COR is not authorized to make any commitments or changes that will affect price, quality, quantity, delivery, or any other term or condition of the contract.

C.2.12 DA: Department of the Army.

C.2.13 DPW: Directorate of Public Works.

C.2.14 Existing Asbestos Containing Materials: Various materials present in Family Housing Quarters may contain asbestos. These materials are associated with but not limited to pipe insulation, mechanical equipment insulation, floor finishes and wall covering and may be exposed or covered with building components. When these asbestos containing materials are present in the Contractor's work area and are not in the required scope of work, the Contractor shall immediately contact the Contracting Officer. Unless otherwise directed by the Contracting Officer the Contractor shall take all steps necessary to avoid damaging or disturbing this asbestos containing material. In the event the Contractor's actions cause the spread of asbestos containing materials in a set of Quarters, the Contractor shall be responsible to clean-up the effected area. The Contractor shall be responsible for any air or bulk testing required proving to the Government that the asbestos containing materials have been fully cleaned up and controlled.

C.2.15 Government Furnished Property (GFP): Property furnished by the Government to the Contractor.

C.2.15.1 The Contractor will be provided a designated area to setup a work and office site at each post. This site will be kept in a neat and orderly condition and no debris will be stored at the site. The Contractor's office/storage area will be maintained in good repair and used solely by the Contractor for this contract. Drawings/plans of proposed office/storage buildings shall be submitted to the Contracting Officer for approval prior to locating them on the site. Storage building will be adequate to store, handle and cut carpet. Utilities will be provided as stated in Local Clause 52.300-4074, entitled UTILITIES. The Contractor will be provided a maintenance building at the 801 Off-Post site in Fairbanks."

C.2.16 Standard for Quality in Workmanship: The first ordering of each Line Item in this Contract shall act as the model unit and represent the standard for Quality of Workmanship for that Line Item. The Contracting Officer and/or his authorized representative will inspect each element of work for the required standard. There will be up to three- (3) days delay prior to initiation of work on any additional similar Line Items to allow for any corrections and for acceptance of the work element.

C.2.17 Safety: The Contractor shall consult the Post Safety Director so that the applicable Post Safety Regulations are followed. In Addition, the Contractor shall comply with the US Army Corp of Engineers, Safety and Health Requirements Manual EM 385-1-1, and all State and Federal OSHA Regulations. The Contractor is required to follow the procedures described therein and use all necessary precautions for the control and safety of Contractor personnel physically working on Post.

C.2.18 Background Checks: The Contractor shall provide the Government a list of all Contractor personnel who work in the Family Housing area. This list shall be updated monthly to show any personnel changes. Those workers who perform work in Occupied Housing Quarters will be issued a Government Identification Card and are subject to background checks by the Military Police. All personnel employed by the Contractor in the performance of this contract, or any representative of the Contractor entering the Government installation shall abide by all Security Regulations of the installation and shall be subject to such checks as may be deemed necessary. The Government reserves the right to direct the removal of an employee for misconduct or security reasons. The directing by the Government, for the Contractor to remove a specific employee or employees from performance under this contract does not relieve the Contractor from responsibility for total performance of the tasks specified herein.

C.2.19 Uniforms and Vehicle Marking: All Contractor personnel performing any Service Order Work in Occupied Housing Quarters shall wear a shirt and trousers uniform with permanently attached labels that identify the worker as a Housing Maintenance Worker and the first name of the Mechanic. All vehicles used in the Family Housing Area shall be identified by a sign on both sides of the vehicle at least one foot by two feet, with permanent markings at least two inches in height that read "Family Housing Maintenance."

C.2.20 Room Sized: Room sized is the area listed in the Technical Exhibits for the Quarters type.

**C.2.21 Snow and Ice control:**

**C.2.21.1 Snow Berm:** A manually or mechanically created windrow of snow or ice four (4) inches greater in height than the snow depth of surrounding surface areas.

**C.2.21.2 Snow Blowing:** The act of removing snow from surfaces and depositing to adjacent area that does not require snow removal.

**C.2.21.3 Snow Cleanup:** The act of picking up and removing snow to ground level and blowing it out of the way or depositing in a designated snow dump.

**C.2.21.4 Snow Drift:** Wind blown snow which collects in piles or forms a snow bank across the surface of parking areas, sidewalks, or other surfaced areas.

**C.2.21.5 Snow Pickup:** The act of physically removing snow or snow berms from parking area, and sidewalks, then depositing removed snow in a designated snow dump.

**C.2.21.6 Snow Plowing:** The act of physically moving snow from a surfaced area using equipment specifically designed to push back, cut into, open or make furrows or ridges in surfaces such as snow or soil.

**C.2.21.7 Snow Removal:** The comprehensive act of physically removing snow from a, sidewalk, parking area, or other area by blading, grading, plowing, sweeping, blowing, shoveling, and/or picking up.

### C.3 CONTRACT LINE ITEM DESCRIPTIONS:

C.3.1 Project Management: The Contractor shall provide all Project Management for between occupancy Family Housing Maintenance, Self Help Services and for Appliance Service Orders. Project Management shall include all required personnel, equipment, supplies, and staffing to manage this project in accordance with the Contract requirements.

C.3.1.1 Specific Requirements: In addition to the general requirements listed for Project Management, the Contractor shall provide the following:

C.3.1.2 Project Manager: The Contractor shall provide a Project Manager at each installation. The Project Manager shall be located at the installation and shall be authorized to represent and commit the Contractor on all elements of work at their assigned location. The Project Manager shall provide the Contracting Officer with Normal Duty and Emergency telephone numbers 24 hours a day, 7 days a week contact. The Project Manager and his designated representatives shall be responsible to the Government for all elements of this Work Management to include:

C.3.1.3 Coordination: The Contractor shall manage all elements of his workforce to provide the ordered services. The Contractor shall schedule ordered work to provide efficient operation and to coordinate with other Contractor's and Government employees working in the same location.

C.3.1.4 Problems and Solutions: The Contractor shall acknowledge all problems affecting performance of these Contract requirements as they occur and respond in writing to the Government. It shall be the Contractor's responsibility to report in writing, all problems along with a proposed solution within 24 hours or the next regular duty day, so as to minimize impact to Contract performance.

C.3.1.5 Record keeping and Billing: The Contractor shall be responsible to maintain all records required under this Contract and to follow the prescribed method of billing for payment.

C.3.1.6 Computer System: The Contractor shall provide computer hardware and software as required by Technical Exhibit M2.

C.3.2 Quality Control: The Contractor shall provide Project Quality Control for all elements of this Contract. The Contractor shall provide for Quality Control in accordance with Section 01400 of Attachment No. 7, Index Technical Specifications.

C.3.2.1 Quality Control Staff: It shall be the Contractor's responsibility to provide adequate staffing for all Quality Control requirements of the Quality Control Program. This Family Housing Maintenance Contract involves varying quantities of ordered work and the Contractor shall structure the Quality Control Program to adjust to the work load. Regardless of the workload, the Contractor shall provide the following minimum Quality Control staffing:

Fort Richardson: Two full time Quality Control Person.

Fort Wainwright: Two full time Quality Control Person.

801 Off-Post Housing: Same Quality Control Person listed for Fort Wainwright above.

C.3.2.2 Quality Control Program Submittal: Using the guidelines of the Contractor Quality Control Program (Attachment No. 7), the Contractor shall prepare and submit a Quality Control Program for each of the three- (3) installations.

C.3.2.3 Submittal Time Requirement: Quality Control Programs shall be prepared and submitted within ten (10) calendar days of Notice to Proceed. The Contractor shall not perform any work under this Contract without an approved Quality Control Program in place and fully functional.

C.3.3 Appliance Service Order Tasks: The Contractor shall provide for the repair and maintenance of appliances at the locations listed in the Bid Schedule. The Contractor shall provide all labor, equipment and supplies, along with all materials and parts expediting, necessary to perform Routine and Emergency Appliance Service Orders in Family and Bachelor Housing Quarters. Costs for parts and materials installed during Appliance Service Order work will be reimbursed in accordance with Technical Exhibit M1, Reimbursable Costs for Parts and Materials.

C.3.3.1 Appliance Service Order Standards: The Contractor shall be responsible for providing Appliance Repair and Maintenance through performance of Routine and Emergency Appliance Service Orders to meet the following standards:

C.3.3.1.1 Continuous Service Standard: Continuous uninterrupted service for all appliances listed in this Contract.

C.3.3.1.2 Original Capacity Standard: All appliances shall operate at the level and capacity of the original manufacturer.

C.3.3.2 Location of Appliance Service Order Work: Work shall occur at the location on the Bid Schedule in both Occupied and Unoccupied Family and Bachelor Housing Quarters.

C.3.3.2.1 Appliances Covered Under This Line Item: Kitchen Range, Range Hood or Kitchen Exhaust Fan, Refrigerator, Dishwasher, Garbage Disposal, Bath Fan, Washer, Smoke Detectors, Dryer and Freezer.

C.3.3.2.2 Quantities for Appliance Service Orders: See Technical Exhibit M7, Appliance List and Technical Exhibit M6, Appliance Service Order Preventive Maintenance, Appliance Estimated Yearly Occurrences for each Installation.

C.3.3.3 Routine and Emergency Appliance Service Orders: Routine and Emergency Appliance Service Orders shall be provided by the Contractor as follows:

C.3.3.3.1 Routine Appliance Service Orders: Routine Appliance Service Orders are all Appliance Service Orders placed by the Government, with the exception of Emergency Appliance Service Orders described below. Routine Appliance Service Order work shall be initiated by the Family/Troop/BOQ occupants by telephone directly with the Contractor's onsite office.

\* C.3.3.3.2 Routine Appliance Service Order Performance Time: After the receipt of routine appliance service orders the Contractor shall have 72 hours to schedule and start repair work. The Contractor shall complete repairs within 24 hours after starting scheduled repair work. The Contractor shall insure adequate staffing, parts inventory, and all resources necessary to provide for the above listed tasks in the required performance times.

C.3.3.3.3 Routine Appliance Service Order Work Period: Work performed in Occupied Housing Quarters shall occur Monday through Friday, between 7:30 a.m. and 5:00 p.m., excluding Federal Legal holidays.

C.3.3.3.4 Emergency Appliance Service Orders: In addition to all the requirements listed above for Routine Appliance Service Orders, the Contractor shall provide Emergency Appliance Service Order Work for the following appliances when ordered by the Government:

C.3.3.3.4.1 Kitchen ranges that fail to operate properly.

C.3.3.3.4.2 Refrigerators that fail to maintain proper cooling or freezing temperature.

C.3.3.3.4.3 Appliances that present a safety threat to Quarters occupants or present a potential for causing damage to Government property.

C.3.3.3.5 Emergency Appliance Service Order Response: The Contractor shall respond to Emergency Appliance Service Orders seven (7) days a week, Monday through Sunday, including Federal Legal holidays, 7:30 a.m. to 8:00 p.m., daily. It shall be the Contractor's responsibility to provide corrective action prior to the end of the workday that notification was given. In addition to the same day corrective action, the Contractor shall complete the Emergency Appliance Service Order by the end of the next regular workday. Corrective action is described as providing a Kitchen range with one (1) burner functioning to manufacturer's specifications, a refrigerator that freezes and cools to manufacturer's specifications, all safety and damage problems have been responded to and controlled.

C.3.3.3.6 Emergency Appliance Service Order Notification: The Contractor will receive written notification identifying the personnel who are authorized to order Emergency Appliance Service under the resulting contract.

C.3.3.3.7 Emergency Appliance Service Order Requirements: Emergency Appliance Service Orders are different from Routine Appliance Service Orders in the method of notification and in completion time for the work order. All other requirements are the same for both types of Appliance Service Orders as described in this Section.

C.3.3.3.8 Telephone Notification: The Contractor shall provide and maintain a telephone answering system at each installation listed on the Bid Schedule. This telephone answering system shall be monitored during all required response times for Routine and Emergency Appliance Service Orders. The Contractor shall be required to respond back to the Government within one (1) hour of the time of the original telephone call from the Government.

C.3.3.3.9 Standby Appliances: In order to maintain the Emergency Service Order requirement, the Contractor shall have on hand one range and one refrigerator. The Contractor shall take possession of these appliances from the Property Book Warehouse and maintain them at the Contractor's storage area. These appliances shall be maintained and utilized only for Emergency Service Orders when ordered by the Government. The standby appliances are issued to the Contractor in the event other corrective action such as in place repair to the effected appliance is not successful during an Emergency Service Order. If the Contractor is not able to obtain the correct replacement from the Property Book Warehouse. These appliances shall be removed from the Quarters and returned to the Contractor's storage area after all corrective action for the Emergency Service Order is complete. All costs for the repair or replacement of the effected appliance and standby appliance installation and removal shall be included in the Emergency Service Order.

C.3.3.4 Routine and Emergency Appliance Service Order: The following requirements shall apply to all Routine and Emergency Service Orders, now referred to as Appliance Service

Orders.

C.3.3.4.1 Response: Upon receipt of Appliance Service Order, the Contractor shall respond to the listed Quarters to initiate work.

C.3.3.4.2 Access To Quarters: The Contractor shall not enter any Occupied Housing Quarters unless there is an adult present to provide access.

C.3.3.4.3 No Access: In the event that there is no one at home, or if an adult is not present. The Contractor shall leave a notice on the Quarter's entry door stating the purpose, time and date of the attempted Appliance Service Order work. Notice shall advise the Quarters residence to call to request another Appliance Service Order. (All service orders should be called in directly to the Contractor) This notice shall be a preprinted heavy duty card approximately 4"x 5" that mounts securely on the doorknob. Notice shall be approved by the Government for design and word content. The Contractor shall complete the Appliance Service Order as a "No access," and return the completed Appliance Service Order to the Government at the next scheduled Service Order Pick-up.

C.3.3.5 Appliance Repair and Maintenance: The Contractor shall provide Appliance Repair and Maintenance at the locations listed in the Bid Schedule during the following: When the Government issues a Routine Appliance Service Order or Emergency Appliance Service Order, or when Appliance Work is identified during performance of Preventive Maintenance Appliance by the Contractor.

C.3.3.5.1 Appliance Repair and Maintenance Work: Appliance Repair and Maintenance work includes all work necessary to restore a defective appliance to the operating conditions specified by the appliance manufacturer. The work includes, but is not limited to, rewiring, replacement of parts, components, subassemblies, operational testing, and adjustment and calibration as required to assure proper operation of the appliance. The Contractor is responsible for all utility connections up to the point of supply at the hose bib or electrical connection and all exhaust assemblies to include the weather hood and back draft damper. If the appliance cannot be economically repaired as described later in this Contract, then the Contractor shall replace the item with a Government furnished like appliance. (The Contractor may also supply appliances)

C.3.3.5.2 Appliance Operational Requirement: The Contractor shall be responsible for furnishing Appliance Repair and Maintenance to ensure continuous service at the original capacity for all appliances listed in this Contract.

C.3.3.5.3 Continuous Service: Continuous uninterrupted service is described as an appliance that functions as designed, 24 hours a day, every day of the year.

C.3.3.5.4 Original Capacity: Original Capacity is described for the appliance by the published data of the original manufacturer.

C.3.3.6 Repair and Maintenance: The Contractor shall provide for Appliance Repair and

Maintenance by the following methods:

C.3.3.6.1 Appliance Mechanics: The Contractor shall have Appliance Mechanics who are experienced and trained for the type of work required. These mechanics shall be competent in speaking and reading English. This work shall be performed in accordance with the best commercial practices and without unnecessary delays. The Contractor shall have available all necessary equipment required for testing and repairing appliances in accordance with these specifications.

C.3.3.6.2 Troubleshooting: Performance of necessary troubleshooting procedures to assure the most cost-effective repair by assuring minimal replacement.

C.3.3.6.3 Wiring: Wiring shall be repaired or replaced when insulation is defective or corrosion is evident, and when wiring is damaged or frayed.

C.3.3.6.4 Cleaning and Lubrication: Electric motors and other bearings shall be cleaned and lubricated where required by the manufacturer. Lint, dirt, or debris shall be removed from all air passages. All build-up of lint, grease, dirt and gum shall be removed from fan or impeller blades. Condensers, coils and cooling assemblies shall be cleaned of all dirt, lint and debris.

C.3.3.6.5 Component Replacement: As determined by trouble shooting, parts, components, and subassemblies shall be replaced as required to restore operational capability.

C.3.3.6.6 Measured Performance: Operational performance shall be measured to assure that the appliance operates within the manufacturers tolerances.

C.3.3.6.7 Operational Testing: After completing repairs, the appliance shall be operated to simulate a complete cycle in all modes of operation, or as required to assure complete operational capability.

C.3.3.6.8 Specified Repair: An Appliance Service Order shall be called into the Contractor when specific repair work is required. However, all problems with the appliance, regardless of whether the Appliance Service Order listed the problem or not shall be corrected under the issued Appliance Service Order if economically feasible (See Paragraphs C.3.3.7.1 and C.3.3.8).

C.3.3.7 Appliance Replacement: Removing appliance and replacing with another Government furnished or Contractor furnished appliance. The Contractor shall replace an appliance for the following reasons:

C.3.3.7.1 Economic Lifetime: When the Contractor is evaluating an appliance during a Service Order or during Preventive Maintenance Appliance, and the appliance is beyond its economic lifetime as described in C.3.3.8, the Contractor shall replace the appliance. After determining an appliance will be replaced for exceeding economic lifetime, the Contractor shall list all component costs required for the repair on the Service Order along with all other required information.

C.3.3.7.2 Ordered Replacement: The Contractor shall replace an appliance when directed by the Government to do so.

C.3.3.7.3 Contractor Replacement: When the Contractor is unable to repair the appliance within the time required by this Contract. the Contractor shall replace the appliance.

C.3.3.7.4 Appliance Replacement Requirements: It shall be the Contractor's responsibility to provide for the scheduling, existing appliance removal and transport, unpacking, crate disposal, moving the replacement appliance, utility modifications and hook-ups and installation of these moved appliances. When replacement is required, the Contractor shall transport, install, and test the appliance prior to releasing it to the occupant. This work includes, but is not limited to preparing, hauling, modifying utilities to fit the new appliance, connecting the appliance in its final position to the building utilities, and performing test operations to ensure acceptable performance. If the appliance allows for door swing adjustment, the Contractor shall adjust the door swing to match the layout of the kitchen. The Contractor shall demonstrate to the occupant all features and the operation of the new appliance.

C.3.3.7.5 Replacement Costs: All costs for the replacement of an appliance shall be covered under the original Service Order or Preventive Maintenance Appliance Work Order that was issued for the Quarters.

C.3.3.8 Economic Lifetime: The Contractor shall inspect the appliance and verify that it can be economically repaired.

C.3.3.8.1 Economic Lifetime Determination: The Contractor shall meet with the Government Property Book Officials prior to start of work and on an "as needed" basis for direction on when an appliance shall be salvaged. When it has been determined that an appliance has passed its economic lifetime the Contractor shall:

C.3.3.8.1.1 Prepare and install a replacement appliance to the Quarters.

C.3.3.8.1.2 Remove the existing appliance from the Quarters to the location directed by the Government.

C.3.3.9 Completed Appliance Service order: When Appliance Service Order or Preventive Maintenance Appliance Work Order is complete, the Appliance Work shall be signed-off as complete by the appliance mechanic. The following information shall be included on the completed Appliance Service Order or Preventive Maintenance Work Order

- 1) Date of completion.
- 2) Brief description of corrective action or preventive maintenance.
- 3) All materials and parts used that are charged toward the repairs.
- 4) Mechanic's signature.

C.3.3.9.1 Completion Requirements: Appliance Service Order work is complete when all below

requirements are met:

C.3.3.9.2 Fully Operational: Appliance shall be fully operational, operating within the manufacturer's specified range of operation and efficiency, including all task lighting and indicator lamps (light bulbs), special features, clocks and timers, safety features, and controls.

C.3.3.9.3 Parts Replacement: Missing, damaged, and deteriorated appurtenances and components shall be replaced including gaskets, seals, and electrical wiring.

C.3.3.9.4 Cosmetic Condition: Interior and exterior of appliances shall be free of large dents and scratches and rust. All marking and lettering shall be legible.

C.3.3.9.5 Lubrication and Cleaning: Motors shall be properly lubricated. Fan or impeller blades, grilles, and housing shall be free of dust, lint, dirt, cooking grease. Condenser and evaporator coils shall be free of dust, lint and grease.

C.3.3.9.6 Original Specifications: The listed appliance is restored to the manufacturer's original operational specifications. All components provided by the manufacturer are installed and functioning. This includes racks, drip pans, lens covers, filters, controls and accessories that made up the original appliance. All components that have deteriorated due to normal wear and tear or use shall be replaced.

C.3.3.9.7 Utility Hook-up: All plumbing connections for supply and Wastewater shall be provided and correctly installed with no leaks. Plumbing hook-ups shall be in accordance with the manufacturer's written instructions for installation and shall follow the Uniform Plumbing Code. All electrical hook-ups shall be provided and correctly installed. Electrical hook-ups shall be in accordance with the manufacturers written instructions for installation and shall follow the National Electrical Code (NEC). All exhaust hoods and back draft dampers shall be in place and fully functional.

C.3.3.10 Government Warehouse: The Contractor shall coordinate with the Property Book Officials and Government warehouse personnel to receive appliances, maintain salvage records and to prepare for disposal of salvaged appliances. It shall be the Contractor's responsibility to maintain records of appliance serial and model numbers and the Quarters location of replaced appliances. Coordination with Property Book Officials and Warehouse Staff shall be accomplished during the hours of 7:30 a.m. to 11:30 a.m., and 12:30 p.m. to 3:00 p.m., excluding Federal Legal holidays.

C.3.3.11 Salvaged Appliances: When directed by the Government, the Contractor shall utilize parts from salvaged appliances for Appliance Repair and Maintenance. The Contractor shall remove, clean and install parts from salvaged appliances with all labor costs for the use of these salvaged parts included in the Appliance Service Order or Preventive Maintenance Appliance Line Item.

C.3.3.12 Testing And Salvage Area: A designated testing and salvage area for use by the

Contractor shall be provided as follows: Fort Richardson, 400 square feet. No other warehouse space is available at the other service locations. Utilities are available for Fort Wainwright, and the 801 Off-Post Housing.

C.3.3.13 Property Book Operation: The Contractor shall coordinate with the Property Book Officials:

C.3.3.13.1 To schedule appliance pick-up, and returns.

C.3.3.13.2 To receive direction and requirements for the appliance testing and salvage area.

C.3.3.13.3 To receive direction and requirements for appliance inventory control and documentation related to appliance moving and replacement.

C.3.3.14 Abuse: Service Orders that are the result of obvious abuse or negligent operation shall be returned to the Government for review. The Contractor shall not make any repairs or replacements until notified by the Government to proceed by issuance of another Service Order. The Contractor shall meet with the Government prior to start of work for specific guidance in determining abuse or negligence.

C.3.3.15 Self-Help Parts: It shall be the Contractor's responsibility to provide specified appliance replacement parts for the Family Housing self-help as ordered by the Government. These self-help appliance parts shall be for appliances listed in Technical Exhibit M7, Appliance List, for each installation. The Contractor shall provide appliance parts in the quantity listed on the Appliance Service Order to the self-help Building when ordered by the Government. Self-Help appliance parts that the Contractor shall provide will consist of items that the occupant can easily change, to include replaceable crisper covers, range hood filters, drip pans and all other parts considered beneficial to the Government. Self--Help parts shall be billed in accordance with Technical Exhibit M1, Reimbursable Costs for Parts and Materials.

C.3.4 Preventive Maintenance:

C.3.4.1 Basic Preventive Maintenance.

C.3.4.1.1 Basic Preventive Maintenance Methods: The Contractor is responsible to ensure that all Standards for the Tasks listed in the Basic Preventive Maintenance, Tasks and Standards are met for the Quarters ordered. The Contractor shall meet these Standards by repairing or replacing and maintaining as required, all items and components listed in the Basic Preventive Maintenance, Tasks and Standards as described in Sections C.3.4.1.10 through C.3.4.1.18.

C.3.4.1.2 Basic Preventive Maintenance, Workmanship: It shall be the Contractor's responsibility to evaluate the Quarters listed on the Work Order so that all the Tasks listed in this Section are scheduled and provided to the required Standard. It is the Contractor's responsibility to provide, assign and supervise trained and experienced workers from the appropriate crafts so that all Tasks are performed to the required Standard.

C.3.4.1.3 Requirement Priority: The Contractor shall use the following priority system in determining how a specific task is to be accomplished:

C.3.4.1.3.1 Priority One (1): Specifications, standards or direction given in this Contract document.

C.3.4.1.3.2 Priority Two (2): Manufacturer's written instructions.

C.3.4.1.3.3 Priority Three (3): Standard and accepted work practices commonly used in the appropriate trade industry.

C.3.4.1.4 Priority Conflict: The Contractor shall inform the Government Representative of all conflicts between the priority system prior to start of work on the Task involved.

C.3.4.1.5 Basic Preventive Maintenance, Bid Price: The Contractor shall provide a Line Item price for Basic Preventive Maintenance. This Line Item price shall be used for Basic Preventive Maintenance on any set of Quarters ordered by the Government. The Contractor shall provide all labor, equipment, transportation, materials and materials expediting to perform Basic Preventive Maintenance as described in Sections C.3.4.1 through C.3.4.1.18.

C.3.4.1.6 Basic Preventive Maintenance Technical Specifications: The Contractor shall be responsible for all requirements listed in the Technical Specifications.

C.3.4.1.7 Ordering: Basic Preventive Maintenance will be ordered by the Government on a Work Order, using the appropriate Line Item.

C.3.4.1.8 Quantities: The Government will issue Work Orders for Basic Preventive Maintenance to meet the requirements of the Installation. Quantities of Basic Preventive Maintenance for each Installation will be as listed on the Bid Schedule.

C.3.4.1.9 Basic Preventive Maintenance Tasks and Standards: The following Sections, C.3.4.1.10 through C.3.4.1.18 describe the specific tasks and standards that the Contractor shall perform when ordered by the Ordering Agency on the Price Schedule for Basic Preventive Maintenance.

C.3.4.1.10 Cabinet Door and Cabinet Drawer Hardware Task: Maintenance of cabinet, vanity and linen closet door and cabinet drawer hardware. Cabinet door and cabinet drawer hardware standards.

C.3.4.1.10.1 All hardware shall be lubricated and adjusted for the required operation.

C.3.4.1.10.2 All fasteners shall be in place and securely tightened.

C.3.4.1.10.3 Cabinet door and cabinet drawer hardware shall be replaced if necessary at no

additional cost.

C.3.4.1.11 Door, Passage and Closet, Interior and Exterior Tasks: Maintenance of all interior passage and closet doors, and all exterior passage and storm doors. Door, passage and closet, interior and exterior Standards:

C.3.4.1.11.1 All hardware shall be lubricated and adjusted for the required operation with all fasteners in place and securely tightened. Includes hinges, latches, latch plates, bolts, doorknobs, storm door closures and retaining springs.

C.3.4.1.11.2 All weather stripping shall be securely fastened with all fasteners in place.

C.3.4.1.11.3 Damaged hinges, latch plates, and weather striping on doors, passage and closet, interior and exterior, shall be replaced at no additional cost.

C.3.4.1.12 Sink, Vanity, Faucet, Tub and Shower Stop Task: Maintenance of drain stops in all bathroom vanity sinks. Sink, vanity, stop Standard:

C.3.4.1.12.1 All bathroom sink drain stops and operating levers shall be adjusted for correct operation.

C.3.4.1.12.2 Repair or replacement of drain stops in bathroom vanity sinks and tubs, seals and gaskets on tub and shower mixing valves and faucets, to include diverted valve, and seals.

C.3.4.1.13 Bath, Wall Accessories Task: Maintenance of bathroom wall accessories to include towel racks, toothbrush holders, soap dish, medicine cabinet, toilet paper holders and shower curtain rods . Bath, Wall Accessories Standard:

C.3.4.1.13.1 All bathroom wall accessories shall be securely mounted to the wall.

C.3.4.1.13.2 All towel racks, toilet paper holders, toothbrush holders and shower curtain rods shall have all required fasteners in place and securely tightened so that the accessories are firmly fastened to the wall and all components are secure.

C.3.4.1.13.3 All medicine cabinet glass shelves shall be replaced if chipped, broken or otherwise presents a health or safety hazard.

C.3.4.1.13.4 All Contractor damaged items shall be replaced at no additional cost.

C.3.4.1.14 Toilet, Float Controls Task: Maintenance of all bathroom water closet float and flush controls. Includes tank flush valve, control valve, float and control handle linkage. Toilet, float controls Standard:

C.3.4.1.14.1 All toilet water closet float controls and operators shall be adjusted for correct operation.

C.3.4.1.14.2 All Contractor damaged items shall be replaced at no additional cost.

C.3.4.1.15 Smoke Alarm Task: Maintenance of all 110 volt smoke alarms. Includes basement, living and sleeping area smoke alarms. Smoke alarm Standard.

C.3.4.1.15.1 All 110 volt smoke alarms shall have the covers removed and the interior of the detector cleaned according to the manufacturers requirement. Cleaned and assembled detectors shall be tested as an assembly using a spray-on "simulated smoke" product manufactured for the testing of smoke detectors. Defective smoke detectors shall be reported to the Government.

C.3.4.1.16 GFCI Devices Tasks: Maintenance of all GFCI receptacles and breakers includes GFCI receptacles located in the kitchen, bathroom and adjacent to the exterior doors of the Quarters. GFCI devices Standards:

C.3.4.1.16.1 All GFCI receptacles and breakers shall be tested at the receptacle for correct operation. GFCI test instruments shall be used to measure the ground fault values of the devices. GFCI devices not meeting the requirements of UL 943 shall be reported to the Government.

C.3.4.1.16.2 All Contractor damaged or missing receptacle, telephone, or switch covers shall be replaced at no additional cost.

C.3.4.1.17 Floor Transition Strip and Rubber Stair Tread Task: Maintenance of all floor transition stripping, step edging and rubber stair treads. Floor transition stripping and rubber stair treads Standard:

C.3.4.1.17.1 All floor transition stripping and step edging with exposed fasteners shall fit secure and tightly to the finish flooring. All exposed fasteners shall be in place and securely fastened. This includes metal and wood transition stripping. Rubber stair treads shall be securely fastened with appropriate fasteners.

C.3.4.1.18 Handrail Task: Maintenance of interior stairwell handrails and handrail brackets. Handrail Standards:

C.3.4.1.18.1 All stairwell handrails shall fit securely and tightly to existing mounts and the wall.

C.3.4.1.18.2 All fasteners shall be in place and securely fastened. Brackets shall be firmly fastened to the wall with the appropriate fastener.

C.3.4.1.19 Kitchen and Bathroom P-Traps Standards:

C.3.4.1.19.1 P-Traps shall be cleand or replaced with new traps or washers if existing condition causes sink to leak or drain slowly.

C.3.4.1.20 Bathroom and Kitchen Caulking Standards:

C.3.4.1.20.1 Remove all existing caulking and replaced with new caulking to create a proper water seal.

C.3.4.1.21 Kitchen Butcher Block Standards.

C.3.4.1.21.1 Kitchen Butcher Block shall be sanded 1/8" inch and sealed when necessary.

C.3.4.2 Itemized Maintenance: The Contractor shall provide for Itemized Maintenance in Unoccupied Family Housing Quarters as ordered on the Work Order. The Contractor shall provide all labor, equipment and supplies, along with all material and parts expediting necessary, to perform Itemized Maintenance Line Items. These Line Items shall be provided by the Contractor in full accordance with all the requirements of this Section.

C.3.4.2.1 Itemized Maintenance, Task Bid Price: The Contractor shall provide a bid price for each item listed on the Task Item and Description list that accompanies this Line Item description. The Contractor's offered price shall include all labor, equipment and supplies, along with all material expediting necessary, to perform the Itemized Maintenance Task Item.

C.3.4.2.2 Materials: The Government will reimburse the Contractor for materials used in Itemized Maintenance as described in Technical Exhibit M1, Reimbursable Costs for Parts and Materials. The Contractor shall meet with the Government at the beginning of this Contract and on an as needed basis to receive direction for materials selection.

C.3.4.2.3 Itemized Maintenance Methods: The Contractor is responsible to ensure that all Tasks ordered by the Government from the Itemized Maintenance Tasks list are met for the Quarters ordered. The Contractor shall accomplish these Tasks by repairing or replacing and maintaining as required all items and components ordered from the Itemized Maintenance Tasks List that accompanies this Section.

C.3.4.2.4 Itemized Maintenance Workmanship: It shall be the Contractor's responsibility to evaluate the Quarters listed on the Work Order so that all the Tasks ordered by the Government for that set of Quarters are scheduled and provided to the required Standard. It is the Contractor's responsibility to provide, assign and supervise trained and experienced workers from the appropriate crafts so that all Tasks are performed to the required Standard.

C.3.4.2.5 Requirement Priority: The Contractor shall use the following priority system in determining how a specific task is to be accomplished:

C.3.4.2.5.1 Priority One (1): Specifications, standards or direction given in this Contract document.

C.3.4.2.5.2 Priority Two (2): Manufacturer's written instructions.

C.3.4.2.5.3 Priority Three (3): Standard and accepted work practices commonly used in the

appropriate trade industry.

C.3.4.2.6 Priority Conflict: The Contractor shall inform the Government Representative of all conflicts between this priority system prior to start of work on the Task involved.

C.3.4.2.7 Itemized Maintenance Technical Specifications: The Contractor shall be responsible for all requirements listed in the Technical Specifications.

C.3.4.2.8 Ordering: Preventive Maintenance will be ordered by the Government on a Work Order, using the appropriate Task Item.

C.3.4.2.9 Quantities: The Government will issue Work Orders for Itemized Maintenance Items to meet the requirements of the Installation.

C.3.4.2.10 Lead-Based Paint and Asbestos Removal: The Contractor may be required to perform some lead-based paint and asbestos abatement at Fort Richardson, and Fort Wainwright. Standard:

C.3.4.2.10.1 Lead-base paint and asbestos abatement work shall be done by a Tradesman with a minimum of three years experience in this type of work.

C.3.4.2.10.2 All lead-based paint and asbestos work shall comply with all Federal, State, Local codes and regulations to include USARAK Reg. No. 200-4.

C.3.4.2.10.3 Work covered by this project may include the handling of friable and category I / category II / category III nonfriable asbestos and lead-based paint containing materials which are encountered during repair, in Unoccupied Family Housing Quarters. See attached Statement of Work: Lead-Based Paint and Asbestos Abatement and Disposal Section C.3.4.

C.3.4.2.11 Task Items and Descriptions: The following Section C.3.4.3 describes the specific Tasks and descriptions for Itemized Maintenance. The Government will order specific Tasks from this List.

C.3.4.3 Preventive Maintenance Appliance: The Contractor shall provide for Preventive Maintenance Appliance in Unoccupied Family Housing Quarters as ordered on the Work Order. The Contractor shall provide all labor, equipment and supplies; all required cleaning, along with all material and parts expediting necessary to perform the Preventive Maintenance Appliance Line Item. Costs for parts and materials installed during Preventive Maintenance Appliance work will be reimbursed in accordance with Technical Exhibit M1, Reimbursable Costs for Parts and Materials. This Line Item shall be provided by the Contractor in full accordance with all the requirements of this Section.

C.3.4.3.1 Preventive Maintenance Appliance Tasks: The Contractor shall provide for the inspection, maintenance, all identified repairs, any required appliance replacement and required cleaning of the following appliances during Preventive Maintenance Appliance:

C.3.4.3.1.1 Kitchen range, range hood or kitchen exhaust fan, refrigerator, dishwasher, garbage disposal, trash compactor, bath exhaust fan, washer, dryer, freezer, and garage door opener.

C.3.4.3.2 Preventive Maintenance Appliance, Standard: It shall be the Contractor's responsibility to ensure that all the above listed appliances meet the following standards when ordered for a set of Quarters on a Work Order.

C.3.4.3.3 Continuous Service Standard: Continuous uninterrupted service for all appliances listed in this contract.

C.3.4.3.4 Original Capacity Standard: All appliances shall operate at the level and capacity of original manufacturer.

C.3.4.3.5 Electric Range: The electric range shall be thoroughly cleaned and free of all grease, food spots, and burned-on spillage. To facilitate cleaning, the range is to be disassembled as far as possible without the use of tools, with the exception of the burner connectors. The range must be pulled out for proper cleaning of the sides and back. The floor and walls behind the range must be cleaned. Appliances will be left pulled out for final inspection. All surfaces of the range, including top, sides, front, back, and lid area must be grease and spot free. All grease and food particles shall be removed from the trim on and around the range. Those ranges that do not have a top which can be lifted for cleaning shall have all grease accumulation removed from between the crevices separating the top and the bottom sections of the range. Remove all burners, drip pans, and knobs from the top and front of the range. Raise the top section of the range (if applicable), thoroughly clean the top, underside, edges/rims, and inside the top portion of the range, removing all grease and spillage. The inside top, sides, and bottom of the oven shall be thoroughly cleaned, removing all food spots and spillage. All oven cleaner must be removed. The glass portion of the oven door shall be cleaned, removing all grease and burnt on spillage. Oven racks must be free of all carbon buildup and food particles. All grease, food particles, and burned-on spots must be removed from the storage compartment. The storage compartment must be pulled out and cobwebs and built-up dust underneath shall be cleaned. This also applies to ranges not having a separate storage compartment but having a removable cover on the lower front section. The cover shall be removed and all dust and cobwebs removed.

C.3.4.3.6 Range Hood: Exhaust fan motors, and fan blades, filters and light diffuser shall be cleaned and free of dirt, dust, grease, and food particles. Special care shall be taken to ensure that the fan motor is not immersed in water or other cleaning solution. The motor cover shall be carefully cleaned with a damp sponge or cloth. Care shall be taken when cleaning fan blades to ensure they are not bent or damaged. You may need a flat tip screwdriver, phillips tip screwdriver, crescent wrench or allen wrench to disassemble the above.

C.3.4.3.7 Refrigerators: All food and other particles shall be removed from the refrigerator, the ice trays emptied, and the refrigerator disconnected and defrosted prior to cleaning. Sufficient time shall be allowed for the refrigerator to defrost. Ice picks, knives, or other sharp instruments shall not be used to remove ice or frost from the freezer section. All racks, trays, crispers, and

any other removable parts shall be taken out of the refrigerator and thoroughly washed. The rubber insulation around the doors shall be thoroughly cleaned. The door liner, shelves and retainers shall be cleaned to remove all food spots and spillage's. The lids to the butter, cheese, and egg compartments shall also be thoroughly cleaned. Refrigerator coils and motor compartment shall be cleaned removing all dirt, grease, lint, cobwebs or foreign matter. The kick plate and drip pan shall be removed and cleaned. All cobwebs and dust shall be removed from the drip pan section. The drip pan shall be replaced, but leave the kick plate off for final inspection. The exterior of the refrigerator shall be free of all spots, film, decals, and any residue or marks left from the decals. Ice makers will be turned to the "Off" position. CAUTION: Extreme care should be taken when pulling an ice making refrigerator out for cleaning, since it has a water supply line attached, either plastic or copper tubing. Frost-free refrigerators must be turned off or unplugged and cleaned. The same standards of cleanliness will apply for a refrigerator, which is not frost-free. After the refrigerator has been cleaned and defrosted, leave it plugged in and set on the lowest setting. Leave refrigerator pulled out for final inspection.

C.3.4.3.8 Dishwasher: All surfaces including racks, filter, basket, float, door vent and door seal shall be cleaned. The area beneath the door of the dishwasher shall be cleaned thoroughly removing all dirt, grease, food particles and foreign matter. If the kick plate is removable, remove and clean beneath the dishwasher.

C.3.4.3.9 Garbage Disposal: The inside of the garbage disposal shall be cleaned. The outside of the disposal, hoses and pipes shall be cleaned. If splashguard is removable, clean, removing all stuck-on food, grease and foreign matter.

\* C.3.4.3.10 Trash Compactor: The inside of the trash compactor shall be cleaned thoroughly removing all stuck-on food, grease and foreign matter. The outside of the trash compactor shall be cleaned thoroughly, removing all stuck-on food, grease and foreign matter. The area beneath the door of the trash compactor shall be cleaned thoroughly removing all dirt, grease, food particles and foreign matter. If the kick plate is removable, remove and clean beneath the trash compactor.

\* C.3.4.3.11 Clothes Washer: All surfaces shall be cleaned and free of all dirt, debris, soap scum, and lint, to include underneath the agitator. Remove the top cap of the agitator to clean. Lid and under the top shall be cleaned and free of dirt, debris, soap, scum, lint and calcium deposits. Remove washer lint filters, side mounted or agitator type, clean, removing all lint and debris. Washers are to be pulled away from the wall, unplugged, and the exterior wiped down, leaving the appliance free of all dirt and soap residue. Clean both filler hoses and the drain hose, pay close attention to the screw on connectors for hard water buildup or calcium. Leave washer pulled away from wall for final inspection.

\* C.3.4.3.12 Dryers: Dryers shall be free of lint and debris, including the inside and outside of the dryer vent hose. Leave dryer hose disconnected from the dryer for final inspection. Reconnect the hose to the outside vent. Dryers shall be pulled away from the wall, unplugged and cleaned, leaving the appliance free of all dirt, lint and film. Leave dryer pulled away from the wall for final inspection. The tub interior shall be cleaned and free of all dirt, debris, and film. Remove

any stick on fabric softeners to include any gum or adhesive residue. The dryer door shall be cleaned and free of all lint, dirt or other debris to include the rubber gasket. Pay particular attention to those models that have an air circulation chamber in the door.

\* C.3.4.3.13 Garage Door Opener: The Contractor shall provide all labor, equipment, transportation, material and supplies to provide Preventive Maintenance Garage Door Opener. The Contractor shall check Garage Door Opener for proper operation in accordance with manufacturer specification to include Electronic Sensory Protection System. The Contractor shall insure the proper operation of the automatic reverse, contact revers, time reverse, electronic force control, relay switch monitoring system, ESP monitoring system, track and roller, chain and automatic light system.

C.3.4.4 Preventive Maintenance Fireplace: The Contractor shall provide all labor, equipment, transportation, material and supplies to provide Preventive Maintenance Fireplace. This Line Item shall be provided and applied in accordance with all requirements listed in this Section.

C.3.4.4.1 Preventive Maintenance Fireplace Offered Price: The Contractor shall provide a unit price to apply Preventive Maintenance Fireplace. This offered price shall include all material, supplies, equipment, labor, transportation and preparation to provide Preventive Maintenance Fireplace in Unoccupied Family Housing Quarters.

C.3.4.4.2 Preventive Maintenance Fireplace Line Item Requirements: The following Section describes the specific tasks and standards that The Contractor shall perform when ordered by the Government on the Price Schedule.

C.3.4.4.3 Preventive Maintenance Fireplace Tasks: Cleaning and inspection of fireplaces.

C.3.4.4.4 Preventive Maintenance Fireplace Standards: Chimney flues, fireplace firebox, grate and asphalt shall be cleaned of all ashes, soot and debris. Cleaning shall be accomplished in accordance with commonly accepted professional chimney sweep practices and the requirements listed. Damage and soiling caused during performance of Preventive Maintenance Fireplace to the interior and exterior of the Quarters shall be repaired and cleaned by the Contractor. The Contractor shall inspect all areas of the fireplace, interior and exterior, for safety, structural and operational defects and submit a written inspection to the Government. This report must be submitted to the Government during the final acceptance of the Quarters.

C.3.4.4.4.1 Fireplace: All surfaces to include firebox, brick, slates, sides, hearth and ash pit shall be cleaned of all dirt ashes, soot, debris and dust. Inside of firebox shall be cleaned up to the damper. Brick faces of fireplace shall be free of soot and acid residue. The ash pit shall have the ashes removed. Brass mantels and fireplace tools shall be polished to a bright appearance.

C.3.4.4.5 Ordering: Preventive Maintenance Fireplace shall be ordered per unit as required by the Government, using the appropriate Line Item on a Work Order.

C.3.4.4.6 Quantities: The Government will issue Work Orders for Preventive Maintenance

Fireplace to meet the requirements of the Installation. Estimated quantities of Preventive Maintenance Fireplace for each Installation are listed in the Bid Schedule.

C.3.4.5 Preventive Maintenance Carpet: The Contractor shall provide all labor, equipment, transportation, materials and supplies to provide Preventive Maintenance Carpet. This Line Item shall be provided and applied in accordance with all requirements listed in this Section.

C.3.4.5.1 Preventive Maintenance Carpet Offered Price: The Contractor shall provide a square yard price to perform Preventive Maintenance Carpet. This bid price shall include all materials, supplies, equipment, labor, transportation and preparation to prepare carpet, clean carpet and apply soil retardant to installed carpet in Unoccupied Family Housing Quarters.

C.3.4.5.2 Preventive Maintenance Carpet Requirements: The Contractor shall be responsible for all requirements listed in the Index Technical Specifications, Section 01911, Carpet Cleaning.

C.3.4.5.3 Preventive Maintenance Carpet Line Item Requirements: The Contractor shall schedule work so that Preventive Maintenance Carpet is the last work performed on the Quarters Work Order.

C.3.4.5.4 Ordering: Preventive Maintenance Carpet shall be ordered per square yard as required by the Government, using the appropriate Line Item on a Work Order.

C.3.4.5.5 Quantities: The Government shall issue Work Orders for Preventive Maintenance Carpet to meet the requirements of the Quarters. On any one Work Order, the minimum quantity ordered will be room sized and the maximum quantity ordered will be all the carpet installed in the Quarters. It shall be the Contractor's responsibility to provide Preventive Maintenance Carpet from the minimum quantity to the maximum quantity.

C.3.4.6 Soil Retardant, Previously Cleaned Carpet: The Contractor shall provide all labor, equipment, transportation, materials and supplies to provide Soil Retardant, Previously Cleaned Carpet. This Line Item shall be provided and applied in accordance with all requirements listed in this Section.

C.3.4.6.1 Offered Price: The Contractor shall provide a square yard bid price to apply Soil Retardant, Previously Cleaned Carpet. This bid price shall include all materials, supplies, equipment, labor, transportation and preparation to apply soil retardant to installed carpet in Unoccupied Family Housing Quarters that has been cleaned previously by others.

C.3.4.6.2 Soil Retardant, Previously Cleaned Carpet Requirements: The Contractor shall be responsible for all requirements listed in the Technical Specifications.

C.3.4.6.3 Scheduling: The Contractor shall schedule work so that Preventive Maintenance Carpet is the last work performed on the Quarters Work Order.

C.3.4.6.4 Ordering: Soil Retardant Previously Cleaned Carpet shall be ordered per square yard as required by the Government, using the appropriate Line Item on a Work Order.

C.3.4.6.5 Quantities: The Government shall issue Work Orders for Soil Retardant Previously Cleaned Carpet to meet the requirements of the Quarters. On any one Work Order, the minimum quantity ordered will be room sized and the maximum quantity ordered will be all the carpet installed in the Quarters. It shall be the Contractor's responsibility to provide Soil Retardant Previously Cleaned Carpet from the minimum quantity to the maximum quantity.

### C.3.5 Quarters Cleaning:

C.3.5.1 Complete Quarters Cleaning: The Contractor shall provide for the Complete Quarters Cleaning in Unoccupied Family Housing Quarters. All work performed under these Line Items shall conform fully to all requirements of this Section.

C.3.5.1.1 Complete Quarters Cleaning Bid Price: The Contractor shall provide a unit price for each type of Quarters listed on the Bid Price Schedule. The Contractor's price shall include all labor, equipment, supplies, materials, transportation and supervision to provide for Complete Quarters Cleaning as required by this Section.

C.3.5.1.2 Ordering: Complete Quarters Cleaning will be ordered to meet the requirements of the Ordering Agency. The Contractor shall provide Complete Quarters Cleaning when the requirement is listed on a Work Order.

C.3.5.1.3 Requirements: The following Sections list the Tasks required for Complete Quarters Cleaning when ordered by the Ordering Agency. All work performed under this Line Item shall meet the requirements set forth in Index Technical Specifications, Section 01910, Quarters Cleaning.

C.3.5.1.4 Floor Cleaning: All flooring in the Quarters shall be cleaned. Vinyl, tile and linoleum surfaces will be thoroughly cleaned to remove all wax and dirt. Vinyl, tile and linoleum floors shall not be waxed after cleaning. Wood flooring shall be cleaned and all built up wax and dirt removed. Apply wax designed especially for wood flooring following the manufacturer's directions. Carpet shall be cleaned according to the Technical Specifications, Carpet Cleaning. The Contractor shall schedule work so that carpet cleaning is the last element of work accomplished in the Quarters for the Work Order. Concrete flooring shall be cleaned and all dirt will be removed.

C.3.5.1.5 Walls and Ceilings: All walls shall be washed to remove dust, cobwebs, fingerprints, spot and marks. Kitchen and bathroom walls and ceilings shall be thoroughly cleaned to remove all grease, soap film and food particles. All decals or other types of wall decorations including any residue or adhesive must be totally removed. Basement wall shall be cleaned of all dust, dirt, film and foreign matter. The Contractor shall be responsible to spot clean walls that are marked with crayon, ink, pencil and stains that are not removed by washing.

C.3.5.1.6 Doors, Frames And Trim: All wooden and rubber baseboards, doors and doorframes, and all trim materials shall be cleaned. The Contractor shall remove all dirt, dust and food

particles from all visible surfaces of door, frames and trim.

C.3.5.1.7 Pipes: Pipes shall be wiped off, removing all dirt, dust, lint and calcium deposits. This includes all pipes in the basement, pipes located in cabinets and under sinks. The Contractor shall clean pipes that serve for water supply and waste and for Quarters heating. When pipes are covered by insulation jackets then the Contractor shall clean the insulation covering the pipes by removing all dirt, dust and lint.

NOTE: SOME PIPES HAVE ASBESTOS MATERIALS IN THE INSULATION. THE CONTRACTOR SHALL NOT CLEAN ANY PIPE IDENTIFIED AS CONTAINING ASBESTOS.

C.3.5.1.8 Radiators, Radiator Covers, End Caps, And Heating Pipes: Hot water baseboard heaters, radiators, front covers louvers, top and back panels, pipes and heating fans shall be free of all dirt and debris. Front panels shall be reinstalled and all cover components in place.

C.3.5.1.9 Windows and Frames: All glass surfaces (both inside and outside of window and storm windows) on all floors shall be cleaned to a uniformly bright appearance. Windowsills, ledges and frames are to be free of all marks, dust and mold. All exterior surfaces of windows, frames and storm windows on the second floor that do not open into the Quarters shall not be cleaned on the outside. Storm windows shall be removed if necessary to perform window cleaning and reinstalled when both main windows and storm windows are cleaned. Glass in doors shall be cleaned to a uniformly bright appearance. All exterior surfaces of windows, frames and storm windows that are not accessible from inside will not be cleaned during periods of freezing weather.

C.3.5.1.10 Screens: All door and window screens shall be removed and cleaned to a uniformly clean appearance and reinstalled in their proper track.

C.3.5.1.11 Venetian Blinds, Mini-Blinds and Window Shades: Blinds shall be cleaned to remove all grease, dirt and dust. Window shades shall be unrolled, washed cleaned of all grease, dirt and dust. Cleaned and dry shades shall be reinstalled on the window with the correct tension for operation. The Contractor shall be responsible to spot clean Venetian Blinds, Mini-Blinds and Window Shades that are marked with crayon, ink, pencil and stains that are not removed by washing.

C.3.5.1.12 Light Globes, Diffusers, Fixtures and Smoke Detectors: All light globes, diffusers and fixtures shall be cleaned on all surfaces. Smoke detectors shall have all visible surfaces clean.

C.3.5.1.13 Tubs, Commodes, Showers and Fixtures: All tubs and commodes shall be cleaned, leaving no residue on the surfaces. All decals and adhesives, or any residual marks left from the decal or adhesive shall be removed. Wall tiles and shower enclosures, underside of soap dishes, shower curtain rods, towel bars and rings in bathrooms shall be clean and free from any residue or film left from cleaning materials. All fixtures, toothbrush and tumbler holders, soap dish, towel bars and rings shall be cleaned and free from any residue or film left from cleaning

material. Counter tops and vanity surfaces shall be cleaned.

C.3.5.1.14 Sinks, Kitchen, Bathroom and Basement: Remove all soap scum, stains and dirt buildup. Calcium buildup on and around the base of all faucets shall be removed. Remove all rust from basement sinks. Air gaps on kitchen sinks shall be removed and cleaned inside and out, removing all dirt and calcium buildup. Drain assembly shall be cleaned to remove all dirt and film. Bathtub, kitchen sink, laundry sink, and lavatory drains shall be removed, cleaned and reinstalled. All chrome surfaces shall be polished to a uniformly bright appearance.

C.3.5.1.15 Cabinets, Closets, Drawers and Shelving: The interior, exterior and underside of all cabinets, drawers and shelves shall be thoroughly cleaned, removing dirt, grime and food particles. All drawers and removable shelving shall be removed, cleaned and reinstalled. All contact paper, shelf paper and decals along with the adhesive shall be totally removed. Medicine cabinets shall be cleaned interior and exterior. Mirror shall be cleaned and free from all marks and smudges. Closet doors, frames, molding, walls and shelves shall be cleaned, removing all dust, dirt, marks and spots.

C.3.5.1.16 Exhaust Fans, Kitchen, Laundry Room And Basement: Exhaust fan blades, filters and light diffusers shall be cleaned of all dirt, dust and grease. Exhaust fans shall be reassembled and installed.

C.3.5.1.17 Ceiling Fans: Fan blades, and light diffusers shall be cleaned of all dirt, dust and grease. Ceiling fans shall be reassembled and installed.

C.3.5.1.18 Basement: Basement area as ordered by the Government to include pipes, beams and support structures shall be cleaned to remove all dust, dirt, cobwebs and foreign matter. Walls shall be spot cleaned to remove grease marks, crayon marks, smudges and grime. Basement stairs, handrails, and tread runners shall be cleaned of dirt and dust. Floors shall be washed to remove dirt and grime. Mechanical rooms and mechanical equipment that provide heat or hot water to the Quarters shall not be cleaned.

C.3.5.1.19 Garage: Broom sweep and mop garage floor as ordered by the Government. Floor shall be spot cleaned of oil spots, anti-freeze and dirt buildup. Remove all nails from walls to a level of six feet above floor. Overhead storage area shall be cleaned of all dust, cobwebs and dirt.

### C.3.6 Application of Paint and Texture:

C.3.6.1 Texture, Prime and Paint Complete Quarters: The Contractor shall provide all labor, equipment, transportation and materials to provide for the application of Texture, Prime and Paint Complete Quarters. It shall be the Contractor's responsibility to provide for this Line Item in accordance with all requirements listed in this Section.

C.3.6.1.1 Surfaces To Be Textured and Painted: The Contractor shall provide a unit price to Texture, Prime and Paint Complete Quarters for each type of Quarters listed on the Bid Schedule.

This unit price shall include all preparation, texture and painting required in the Quarters. The term paint as used herein includes emulsions, enamels, paints, stains, varnishes, sealers, cement-emulsion filler and other coating, whether used as prime, intermediate, or finish coat.

C.3.6.1.2 Requirements: The Contractor shall provide for the application of Texture, Prime and Paint Complete Quarters in accordance with the Index Technical Specifications, Section 09920, Interior Painting.

C.3.6.1.3 Texture Requirement: The Contractor shall apply texture to all gypsum board wall and ceiling surfaces in the Quarters listed on the Work Order. The Contractor shall apply a thick knock down texture over the wall and ceiling surfaces. Texture shall be applied and thoroughly dry prior to the application of any additional finishes. The Contractor shall use all necessary controls to prevent the over spray of texture onto any surfaces other than wall and ceiling gypsum board.

C.3.6.1.4 Ordering: Texture, Prime and Paint One (1) Coat Complete Quarters and square foot/wall size will be ordered by the Government as required, using the appropriate Line Item on a Work Order.

C.3.6.1.5 Quantities: The Contractor shall provide a Unit Price for the Quarters Unit Types as shown on the Bid Price Schedule. This price shall include all preparation, texture and painting required in the Quarters to provide Texture, Prime and Paint Complete Quarters. Technical Exhibits 1A, 1B, and 1C, Square Foot Schedule and Technical Exhibits 2A, 2B, and 2C, Floor Plans/Location Maps for Forts Richardson, Wainwright, and the 801 Off-Post Housing are provided for estimation purposes.

C.3.6.2 Paint One Coat Complete Quarters: The Contractor shall provide all labor, equipment, transportation and material to provide for the application of Paint One Coat Complete Quarters. It shall be the Contractor's responsibility to provide for this Line Item in accordance with all requirements listed in this Section.

C.3.6.2.1 Surfaces To Be Painted: The Contractor shall provide a unit price to Paint One (1) Coat Complete Quarters for each type of Quarters listed on the Bid Schedule. This unit price shall include all preparation and painting required in the Quarters. The term paint as used herein includes emulsions, enamels, paints, stains, varnishes, sealers, cement-emulsion filler and other coating, whether used as prime, intermediate, or finish coat.

C.3.6.2.2 Requirements: The Contractor shall provide for the application of Paint One (1) Coat Partial Quarters in accordance with the Index Technical Specifications, Section 09920, Interior Painting.

C.3.6.2.3 Ordering: Paint One Coat Complete Quarters, will be ordered by the Government as required, using the appropriate Line Item on a Work Order.

C.3.6.2.4 Quantities: The Contractor shall provide a Unit Price for the Quarters Unit Types as

shown on the Bid Price Schedule. This price shall include all preparation, and painting required in the Quarters to provide Paint One (1) Coat Complete Quarters. Technical Exhibits 1A (Fort Richardson), 1B (Fort Wainwright), 1C () and 1D (801 Off-Post Housing), Square Foot Schedule and Technical Exhibits 2A (Fort Richardson), 2B (Fort Wainwright), and 2C (801 Off-Post Housing), Floor Plans/Location Maps are provided for estimation purposes.

C.3.6.3 Paint One (1) Coat Partial Quarters: The Contractor shall provide all labor, equipment, transportation and material to provide for the application of Paint One Coat Partial Quarters. It shall be the Contractor's responsibility to provide for this Line Item in accordance with all requirements listed in this Section.

C.3.6.3.1 Surfaces To Be Painted: The Contractor shall provide a square foot price for Paint One (1) Coat Partial Quarters. This square foot price shall include all preparation and painting required in the room. The term paint as used herein includes emulsions, enamels, paints, stains, varnishes, sealers, cement-emulsion filler and other coating, whether used as prime, intermediate, or finish coat.

C.3.6.3.2 The Contractor shall provide for the application of Paint One (1) Coat Partial Quarters in accordance with the Index Technical Specifications, Section 09920, Interior Painting.

C.3.6.3.3 Ordering: Paint One (1) Coat Partial Quarters, will be ordered by the Government as required, using the Square Foot Line Item on a Work Order.

C.3.6.3.4 Quantities: The minimum area the Government will order Paint One Coat Partial Quarters is room sized; the maximum area the Government will order Paint One Coat Partial Quarters is 50 percent of the Total Sq. Ft. Ceiling & Walls as listed in the Schedule of Square Footage for the specific Quarters. Quantities for Paint One (1) Coat Partial Quarters shall be as listed by room in the Square Foot Schedule for the appropriate Installation. The Square Foot Schedule for Fort Richardson, Fort Wainwright, and the 801 Off-Post Housing are provided in Technical Exhibits 1A, 1B, and 1C.

\* C.3.6.4 Seal Flooring, Quarters: The Contractor shall provide all labor, equipment, transportation, material and waste disposal containers to provide for the application of Seal Flooring, Quarters. It shall be the Contractor's responsibility to provide for this Line Item in accordance with all requirements listed in this Section.

C.3.6.4.1 Surfaces To Be Sealed: The Contractor shall provide a square foot price to seal Flooring, Quarters. The purpose of this sealer is to prevent the spread of odors from pet urine that has soaked into flooring and underlayment. This square foot price shall include all preparation and the application of sealer to existing flooring and underlayment material. Sealer shall be applied to all surfaces of the floor to include edges and cracks of underlayment sheeting so that all areas of the existing flooring are coated. Sealer shall be applied according to the manufacturer's instructions in sufficient quantities to seal surfaces to prevent the spread of odors.

C.3.6.4.2 Requirements: The Contractor shall provide for the application of Seal Flooring

Quarters in accordance with the Index Technical Specifications 09560.

C.3.6.4.3 Ordering: Seal Flooring, Quarters, will be ordered by the Government as required, using the appropriate Line Item on a Work Order.

C.3.6.4.4 Quantities: The minimum area the Government will order Seal Flooring, Quarters is one square foot. The maximum area the Government will order Seal Flooring, Quarters is 100 percent of the floors in the Quarters.

C.3.7 Installation of Floor Finishes.

C.3.7.1 Vinyl Installation: The Contractor shall provide all labor, equipment, transportation, and material to provide for the installation of vinyl. The Contractor shall provide required preparation, vinyl, vinyl adhesive, rubber wall base and accessories for a complete vinyl installation. Vinyl shall be provided and installed in accordance with all requirements listed in this Section.

C.3.7.1.1 Vinyl Price: The Contractor shall provide a square foot price for Vinyl Installation. This square foot price shall include all materials, preparation and installation to provide vinyl in Unoccupied Family Housing Quarters, as described in this Section. The square foot bid price shall include all preparation, vinyl, vinyl adhesive, rubber base and accessories necessary for a complete vinyl installation. The Square Foot Price shall include and be applied to all areas receiving new vinyl as order by the Ordering Officer.

C.3.7.1.2 Vinyl Specifications: The Contractor shall provide and install vinyl in accordance with the Index Technical Specifications, Section 09665, Resilient Flooring.

C.3.7.1.3 Preparation Existing Flooring: Preparation of existing Quarters flooring shall include the removal of any existing carpet and the application of embossing leveler. When a Work Order requires vinyl installation in an area with existing carpet, the Contractor shall remove all carpet, carpet pad, tack strips, fasteners and carpet accessories in the area that is to receive the new vinyl. Removed carpet, carpet pad, tack strip and accessories shall be disposed of in accordance with the requirements of this Contract. It is estimated that approximately two (2) percent of the new vinyl will be installed where existing carpet must be removed by the Contractor prior to new vinyl installation. When a Work Order requires vinyl installation in an area with existing vinyl that has a pattern, the Contractor shall apply an approved embossing leveler to the existing vinyl prior to installing the new vinyl. It is estimated that approximately ten (10) percent of the new vinyl will be installed where embossing leveler is required.

C.3.7.1.4 Preparation Wall Base: Preparation of Quarters shall include the removal of any existing wood base shoe or rubber base from the wall base or wall surfaces in the area of new vinyl. The Contractor shall remove existing wood base shoe and rubber base; scrape, clean and touch-up paint the wall base or wall surfaces. After preparation, the wood wall base shall have a uniform smooth surface. The Contractor shall paint the wood wall base to match the Quarters trim. Transitions where the wood base shoe or rubber base is to remain shall be made in a neat,

craftsmanlike manner. The edge of the remaining wood base shoe shall be sanded smooth and painted to match the existing Quarters trim.

C.3.7.1.5 Vinyl Transition: The Contractor is responsible for the transition between the new vinyl and existing flooring surfaces. Transitions between new vinyl and existing vinyl shall be done with scribe cut seams that are seam sealed using the manufacturer's recommended materials. Transitions between new vinyl and existing wood or tile flooring shall be made with metal transition strips.

C.3.7.1.6 Door Transitions and Seams: All new vinyl door seams and transitions between floor types shall be placed under the passage door so that the transition or seam is hidden when the door is closed.

C.3.7.1.7 Vinyl Penetrations: All pipe penetrations shall be neatly cut and sealed with silicon caulk.

C.3.7.1.8 Appliance and Fixture Removal: When ordered to install new vinyl in the Quarter's bathroom, the Contractor shall remove the toilet and cut the new vinyl as required to allow for the toilet flange. After the vinyl has been installed the Contractor shall provide a new toilet wax ring and reinstall the toilet. When ordered to install new vinyl in the Quarter's kitchen, the Contractor shall remove the dishwasher and install vinyl on the floor area of the dishwasher space. After the vinyl is installed, the Contractor shall reinstall the dishwasher. The Contractor shall test the appliance and/or toilet supply piping and waste plumbing for proper installation prior to the Quarter's Final Inspection.

C.3.7.1.9 Bathroom Caulking: The Contractor shall caulk along the toilet, bathtub and shower fixtures where the vinyl and fixture meet. Caulk shall be a silicon caulk that is tooled after applying to give a neat smooth bead. Areas called out to receive caulk that conflict with installation maintenance procedures shall be identified by the Government at each installation and shall not be caulked.

C.3.7.1.10 Rubber Wall Base: All floor areas where new vinyl flooring meets wall, cabinet or wood wall base, shall have new rubber wall base installed. All outside corners required to have new rubber wall base installed shall have factory manufactured preformed outside corners. Wall base shall be provided in accordance with the Index Technical Specifications.

C.3.7.1.11 Surfaces to Receive Vinyl: The Contractor's Bid Price shall include all costs for the requirements of this section for Vinyl Installation. Areas that are to receive Vinyl Installation are shown in Technical Exhibits 2A, 2B, and 2C, Floor Plans/Location Maps for Forts Richardson, Wainwright, and the 801 Off-Post Housing. It is estimated that 60 percent of the quantities of Vinyl Installation will be in the Kitchen and Dining Room. 20 percent will be in the Bathroom area and 20 percent will be in other areas of the Family Housing Quarters

C.3.7.1.12 Ordering: Vinyl Installation shall be ordered by the square foot as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the

minimum area the Government will order Vinyl Installation is room sized. The maximum area will be a total of all floor area in the Quarters. It shall be the Contractor's responsibility to provide and install vinyl in any ordered quantity from minimum area to maximum area.

C.3.7.1.13 Quantities: The Government shall issue Work Orders for Vinyl Installation using the Schedule of Square Footage for Floors shown on, Square Foot Schedule (Technical Exhibits 1A, 1B, 1C and 1D) for Fort Richardson, Fort Wainwright, and the 801 Off-Post Housing. These quantities of floor area on the Square Foot Schedule will be used to provide the total price paid to the Contractor for Vinyl Installation. The Contractor shall include all costs for Vinyl Installation in the Square Foot Bid Price. No additional square footage shall be added to the Work Order Quantity to compensate for waste or scrap. Square Foot Schedule (Technical Exhibits 1A, 1B, 1C ) and Floor Plans/Location Maps (Technical Exhibits 2A, 2B, and 2C) for Forts Richardson, Wainwright, and the 801 Off-Post Housing are provided for estimation purposes.

C.3.7.2 Carpet Installation: The Contractor shall provide all labor, equipment, transportation, and materials to provide for the installation of carpet. The Contractor shall provide required preparation, carpet, and carpet pad and accessories for a complete tackless carpet installation. Carpet shall be provided and installed in accordance with all requirements listed in this Section.

C.3.7.2.1 Carpet Bid Price: The Contractor shall provide a Bid Price for Carpet Installation. This square yard price shall include all materials, preparation and installation to provide Carpet Installation in Unoccupied Family Housing Quarters, as described in this Section. The square yard bid price shall include all preparation, carpet, carpet pad, tack strip, transition strips and accessories necessary for a complete carpet installation. The Square Yard Bid Price shall include and be applied to all areas receiving new carpet. Areas that will receive new carpet are rooms, entryways, halls, and stairs, to include steps, risers and landings.

C.3.7.2.2 Carpet Specifications: The Contractor shall provide and install carpet in accordance with the Index Technical Specifications, Section 09680, Carpet.

C.3.7.2.3 Preparation of Existing Flooring: Preparation of Quarters shall include the removal of any existing carpet, carpet pad, tack strips, transition strips and fasteners in the floor area that will receive new carpet. Removed carpet, carpet pad, tack strip and accessories shall be disposed of by the Contractor in accordance with the requirements of this Contract. It is estimated that approximately 20 percent of the new carpet will be installed where existing carpet must be removed by the Contractor prior to new carpet installation.

C.3.7.2.4 Preparation Wall Base Preparation of Quarters shall include the removal of any wood base shoe or rubber base in the area of new carpet. The Contractor shall remove existing wood base shoe and rubber base, scrape, clean and touch-up paint the wall base or wall surface. After preparation, the wall base shall have a uniform smooth surface. The wall base shall be painted to match the Quarter's trim. Transitions where the wood base shoe is to remain shall be made in a neat, craftsmanlike manner and the edge of the remaining wood base shoe shall be sanded smooth and painted to match the existing Quarter's trim.

C.3.7.2.5 Carpet Transition: The Contractor is responsible for the transition between the new carpet and existing flooring surfaces. Transitions between new carpet and existing carpet shall be done with heat seam tape. Transitions between new carpet and existing wood, vinyl or tile flooring shall be made with metal transition strips, of the "Nap-Lock" style.

C.3.7.2.6 Surfaces To Be Carpeted: The Contractor's Bid Price shall include all costs for the requirements of this Section for Carpet Installation. Areas that will receive Carpet Installation are shown on the Floor Plans/Location Maps for Forts Richardson, Wainwright and the 801 Off-Post Housing, as shown in Technical Exhibits 2A, 2B, 2C.

C.3.7.2.7 Ordering: Carpet Installation shall be ordered by the square yard as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the minimum area the Government will order Carpet Installation is room sized. The maximum order Carpet Installation area will be a total of all floor area in the Quarters. It shall be the Contractor's responsibility to provide and install carpet in any ordered quantity from minimum area to maximum area.

C.3.7.2.8 Quantities: The Ordering Agency shall issue Work Orders for Carpet Installation using the Schedule of Square Foot for Floors shown on the Square Foot Schedule for Forts Richardson, Wainwright and the 801 Off-Post Housing. These quantities of floor area on the Square Yard Schedule will be used to provide the total price paid to the Contractor for Carpet Installation. The Contractor shall include all costs for Carpet Installation in the Square Yard Bid Price. No additional square yardage shall be added to the Work Order Quantity to compensate for waste or scrap. Technical Exhibits 1A, 1B, and 1C, Square Yard Schedule and Technical Exhibits 2A, 2B, and 2C, Floor Plans/Location Maps for Forts Richardson, Wainwright, and the 801 Off-Post Housing are provided for estimation purposes.

- \* C.3.7.3 Finish Wood Floors: The Contractor shall provide all labor, equipment, transportation, material and waste disposal containers to provide for the finishing of wood floors. The Contractor shall provide required preparation, materials and labor for a complete Finish Wood Floor. Finish Wood Floors shall be provided and applied in accordance with all requirements listed in this Section.

C.3.7.3.1 Finish Wood Floors Bid Price: The Contractor shall provide a square foot bid price to Finish Wood Floors. This square foot price shall include all materials, preparation and labor to provide Finish Wood Floors in Unoccupied Family Housing Quarters, as described in this Section. The square foot bid price shall include all floor preparation; floor repair and floor finish for a complete new finished wood floor.

C.3.7.3.2 Finish Wood Floors Specifications: The Contractor shall provide and apply Finish Wood Floors in accordance with the Technical Specifications.

C.3.7.3.3 Finish Wood Floor Transitions: The Contractor is responsible for the transition between the new wood floor finish and existing surfaces and accessories. The Contractor shall protect all joining surfaces from preparation work and new floor finish coatings.

C.3.7.3.4 Finish Floor Surfaces: The Contractor's Bid Price shall include all costs for the requirements of this Section for Finish Wood Floors. Areas that are to receive Finish Wood Floors are shown on the Floor Plans/Location Maps for Forts Richardson, Wainwright, and the 801 Off-Post Housing, in Technical Exhibits 2A, 2B, and 2C.

C.3.7.3.5 Ordering: Finish Wood Floors shall be ordered by the square foot as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the minimum area the Government will order Finish Wood Floors is room sized, the maximum area will be a total of all wood flooring in the Quarters. It shall be the Contractor's responsibility to provide and apply wood floor finish in any ordered quantity from minimum area to maximum area. Floors that will receive Finish Wood Floors are Dining Rooms, Living Rooms, Hallways and Bedrooms in Family Housing Quarters.

C.3.7.3.6 Quantities: The Government will issue Work Orders for Finish Wood Floors using the Schedule of Square Footage for Floors shown on the Square Foot Schedule for Forts Richardson, Wainwright and the 801 Off-Post Housing. These quantities of floor area on the Square Foot Schedule will be used to provide the total price paid to the Contractor for Finish Wood Floors. The Contractor shall include all costs for Finish Wood Floors in the Square Foot Bid Price. Technical Exhibits 1A, 1B, and 1C, Square Foot Schedule and Technical Exhibits 2A, 2B, and 2C, Floor Plans/Location Maps for Forts Richardson, Wainwright, and the 801 Off-Post Housing are provided for estimation purposes.

- \* C.3.7.4 Sand and Finish Wood Floors: The Contractor shall provide all labor, equipment, transportation, material and waste disposal containers to provide for the sanding and finishing of wood floors. The Contractor shall provide required preparation, materials and labor for complete Sand and Finish Wood Floors. Sand and Finish Wood Floors shall be provided and installed in accordance with all requirements listed in this Section.

C.3.7.4.1 Sand and Finish Floors Bid Price: The Contractor shall provide a square foot bid price to Sand and Finish Wood Floors. This square foot price shall include all materials, preparation and to provide Sand and Finish Floors in Unoccupied Family Housing Quarters, as described in this Section. The square foot bid price shall include all floor preparation, sanding, floor repair, floor finish and new wood base shoe for a complete new sanded and finished wood floor.

C.3.7.4.2 Finish Wood Floors Specifications: The Contractor shall provide and apply Sand and Finish Floors in accordance with the Index Technical Specifications, Section 09560, Floor Refinishing.

C.3.7.4.3 New Wood Base: The Contractor shall remove existing wood base shoe from the areas to receive Sand and Finish Wood Floors prior to sanding floor surfaces and shall scrape, clean and touch-up paint the wood wall base. After preparation and painting the existing wood wall base shall have a uniform smooth surface. New wood wall base shall be painted to match the existing wood wall base. The Contractor shall provide and install new wood base shoe to all areas receiving Sand and Finish Wood Floors. New wood base shoe shall be finished smooth

and painted to match wall base. Transitions where the base shoe is to remain shall be made in a neat, craftsmanlike manner and the edge of the remaining base shall be sanded smooth and painted to match the existing Quarters trim.

C.3.7.4.4 Sand and Finish Floor Transitions: The Contractor is responsible for the transition between the new floor finish and existing surfaces and accessories. The Contractor shall protect all joining surfaces from preparation work and new floor finish coatings.

C.3.7.4.5 Sand and Finish Floor Surfaces: The Contractor's Bid Price shall include all costs for the requirements of this Section for Sand and Finish Wood Floors. Areas that are to receive Sand and Finish Wood Floors are shown on the Floor Plans/Location Maps For Forts Richardson, Wainwright, and the 801 Off-Post Housing, as shown in Technical Exhibits 2A, 2B, and 2C.

C.3.7.4.6 Ordering: Sand and Finish Wood Floors shall be ordered by the square foot as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the minimum area the Government will order Sand and Finish Wood Floors is room sized; the maximum area will be a total of all wood flooring in the Quarters. It shall be the Contractor's responsibility to provide Sand and Finish Wood floors in the ordered quantity from minimum area to maximum area. Floors that will receive Sand and Finish Floors are Dining Rooms, Living Rooms, Hallways and Bedrooms in Family Housing Quarters.

C.3.7.4.7 Quantities: The Ordering Agency shall issue Work Orders for Sand and Finish Wood Floors using the Schedule of Square Footage for Floors shown on the Square Foot Schedule for Forts Richardson, Wainwright, and the 801 Off-Post Housing. These quantities of floor area on the Square Foot Schedule will be used to provide the total price paid to the Contractor for Sand and Finish Wood Floors. The Contractor shall include all costs for Sand and Finish Wood Floors in the Square Foot Bid Price. Technical Exhibits 1A, 1B, and 1C, Square Foot Schedule and Technical Exhibits 2A, 2B, and 2C, Floor Plans/Location Maps for Forts Richardson, Wainwright, and the 801 Off-Post Housing are provided for estimation purposes.

C.3.7.5 Stretch Carpet Existing: The Contractor shall provide all labor, equipment, transportation, and miscellaneous materials to provide for the stretching of existing carpet installed in Unoccupied Family Housing Quarters. The Contractor shall provide for this Line Item, Stretch Carpet Existing, in accordance with all requirements listed in this Section.

C.3.7.5.1 Stretch Carpet Existing: The Contractor shall provide a square yard bid price for Stretch Carpet Existing. This square yard price shall include all labor, equipment and miscellaneous materials required to stretch existing carpet in Unoccupied Quarters. The Contractor shall provide for this line item using the carpet manufacturer's recommendation and commonly accepted trade practices. It shall be the Contractor's responsibility to ensure that all carpet fasteners are in place and secure. This includes all tacks, staples, screws and nails used to secure tack strips, metal stripping and carpet. Carpet, walls, wall base and trim shall be protected from damage. All damage caused by Stretch Carpet Existing shall be repaired by the Contractor under the unit cost of this line item.

C.3.7.5.2 Location Of Carpet Stretching: Stretch Carpet Existing will be ordered for existing carpeted rooms, halls, and stairs, to include steps, risers and landings. Areas that will receive Stretch Carpet Existing are shown on the Floor Plans/Location Maps for Forts Richardson, Wainwright, and the 801 Off-Post Housing, as shown in Technical Exhibits 2A, 2B, and 2C.

C.3.7.5.3 Ordering: Stretch Carpet Existing shall be ordered by the square yard as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the minimum area the Government will order Stretch Carpet Existing is room sized. The maximum area will be a total of all carpet previously installed in the Quarters. It shall be the Contractor's responsibility to provide Stretch Carpet Existing in any ordered quantity from minimum area to maximum area.

C.3.7.6 Patch Carpet Existing: The Contractor shall provide all labor, equipment, transportation, and materials to provide for the patching of previously installed carpet. The Contractor shall provide required preparation, carpet and accessories for Patch Carpet Existing. This Line Item shall be provided and installed in accordance with all requirements listed in this Section.

C.3.7.6.1 Patch Carpet Existing Bid Price: The Contractor shall provide a square yard Bid Price for Patch Carpet Existing. This square yard price shall include all materials, preparation and installation to provide carpet patching in Family Housing Quarters, as described in this section. The square yard offered price shall include all preparation, carpet and carpet accessories necessary for a complete carpet patch.

C.3.7.6.2 Carpet Specifications: The Contractor shall provide and patch carpet in accordance with the Technical Specifications and commonly accepted trade practices.

C.3.7.6.3 Preparation Existing Carpet: Preparation of Existing Carpet shall include the trimming, cutting and disposal of existing carpet in the area that will receive Patch Carpet Existing. Removed carpet shall be disposed of by the Contractor in accordance with the requirements of this Contract.

C.3.7.6.4 Surfaces To Be Patched: Patch Carpet Existing will be ordered for existing carpeted rooms, halls, and stairs, to include steps, risers and landings. Areas that will receive Patch Carpet Existing are shown on the Floor Plans/Location Maps for Forts Richardson, Wainwright, and the 801 Off-Post Housing, as shown in Technical Exhibits 2A, 2B, and 2C.

C.3.7.6.5 Ordering: Patch Carpet Existing shall be ordered by the square yard as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the minimum area the Government will order Patch Carpet Existing is one square yard. The maximum area will be four (4) square yards. It shall be the Contractor's responsibility to provide and install carpet in any ordered quantity from minimum area to maximum area.

C.3.8 Repairs to Floors and Gypsum Board:

C.3.8.1 Install Plywood Underlayment: The Contractor shall provide all labor, equipment,

transportation and materials to Install Plywood Underlayment. Install Plywood Underlayment shall be provided and installed in accordance with all requirements listed in this Section.

C.3.8.1.1 Install Plywood Underlayment Price: The Contractor shall provide a square foot bid price for Install Plywood Underlayment. This bid price shall include all materials, preparation and installation of new plywood underlayment in Unoccupied Family Housing Quarters.

C.3.8.1.2 Install Plywood Underlayment Requirements: The Contractor shall be responsible for all requirements listed in the Index Technical Specifications 06200.

C.3.8.1.3 Plywood Underlayment Preparation: The Contractor shall ensure that surface to receive plywood underlayment is clean, and that new underlayment plywood will lay flat with no raised areas. Existing wood base shoe and rubber base shall be removed from the wall and base cabinets prior to installation of new plywood underlayment. All floor transitions strips, doorstops and trim pieces required to allow for plywood installation shall be removed. Transition strips for adjacent flooring that is to remain shall be removed, and the floor covering protected. All adjacent flooring and flooring accessories that are effected by the installation of new underlayment shall be reinstalled after all flooring work is finished in the Quarters.

C.3.8.1.4 Plywood Underlayment Installation: New plywood underlayment shall be installed with tight seams and with a minimum of joints. All existing edges, transitions, penetrations and joints shall be properly prepared and cut. Fasteners shall be suitable for the required purpose and of the proper length and type. The Contractor shall inspect for any defects in the installation or material such as excess joint space or inadequate plugging of the plywood, and shall replace the plywood sheeting or repair the defect in the field. The new plywood underlayment shall be installed so that a minimum of preparation is required for the new flooring that will follow.

C.3.8.1.4.1 The Contractor shall insure that toilet flange penetrations and door threshold shall be adjusted to accommodate the new floor level.

C.3.8.1.5 Ordering: Install Plywood Underlayment shall be ordered by the square foot as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the minimum area the Government will order Install Plywood Underlayment is room sized, the maximum area will be a total of all flooring area in the Quarters. It shall be the Contractor's responsibility to provide Install Plywood Underlayment in the ordered quantity from minimum area to maximum area.

C.3.8.1.6 Quantities: The Government shall issue Work Orders for Install Plywood Underlayment using the Schedule of Square Footage for Floors shown on the Square Foot Schedule, Technical Exhibits 1A, 1B, and 1C, for Forts Richardson, Wainwright, and the 801 Off-Post Housing. These quantities of floor area on the Square Foot Schedule will be used to provide the total price paid to the Contractor for Install Plywood Underlayment. The Contractor shall include all costs for Install Plywood Underlayment in the Square Foot Bid Price. Square Foot Schedule (Technical Exhibits 1A, 1B, and 1C, Floor Plans/Location Maps (Technical Exhibits 2A, 2B, and 2C), for Forts Richardson, Wainwright, and the 801 Off-Post Housing

located at Fairbanks, Alaska, are provided for estimation purposes.

C.3.8.2 Remove Underlayment Material: The Contractor shall provide all labor, equipment, transportation and materials to Remove Underlayment Material. Remove Underlayment Material shall be provided in accordance with all requirements listed in this Section.

C.3.8.2.1 Remove Underlayment Material Price: The Contractor shall provide a square foot bid price for Remove Underlayment Material. This bid price shall include all materials, labor and preparation for the removal of one layer or more of underlayment materials in Unoccupied Family Housing Quarters.

C.3.8.2.2 Remove Underlayment Material Requirement: The Contractor shall be responsible for all requirements listed in the listed in this Section.

C.3.8.2.3 Underlayment Material Removal: The Contractor shall remove flooring underlayment and associated finish flooring materials as ordered by the Government. Underlayment material is defined as any layer or combinations of layers of plywood or composite wood sheeting or dimension lumber and all associated finish flooring installed over a subfloor. Associated finish flooring is defined as non-asbestos containing vinyl sheeting, asphalt and vinyl tile, and hardwood strip or hardwood tile flooring. When ordered to remove underlayment, the Contractor shall remove all finish flooring, adhesives, fasteners, floor accessories such as transition strips and door stops and the ordered layer of underlayment from the surface floor area of the Quarters down to the subfloor. The Contractor is responsible for removal of rubber base and base shoe located on wall base, cabinets, and wall surfaces that are adjacent to the underlayment being removed.

C.3.8.2.4 Ordering: Remove Underlayment Material shall be ordered by the square foot as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the minimum area the Government will order Remove Underlayment Material is room sized, the maximum area will be a total of all flooring area in the Quarters. It shall be the Contractor's responsibility to provide Remove Underlayment Material in the ordered quantity from minimum area to maximum area.

C.3.8.2.5 Quantities: The Government shall issue Work Orders for Removal of Underlayment Material using the Schedule of Square Footage for Floors shown on the Square Foot Schedule (Technical Exhibits 1A, 1B, and 1C), for Forts Richardson, Wainwright, and the 801 Off-Post Housing. These quantities of floor area on the Square Foot Schedule will be used to provide the total price paid to the Contractor for Remove Underlayment Material. Technical Exhibits 1A, 1B, and 1C, Square Foot Schedule and Technical Exhibits 2A, 2B, and 2C, Floor Plans/Location Maps for Forts Richardson, Wainwright, and the 801 Off-Post Housing are provided for estimation purposes.

C.3.8.3 Remove Underlayment Material Asbestos: The Contractor shall provide all labor, equipment, transportation and materials to Remove Underlayment Material, Asbestos Remove Underlayment Material Asbestos shall be provided in accordance with all requirements listed in

this Section.

C.3.8.3.1 Remove Underlayment Material Asbestos Offered Price: The Contractor shall provide a square foot offered price for Remove Underlayment Material Asbestos. This bid price shall include all materials, labor and preparation for the removal of one layer or more of underlayment and the asbestos containing materials in Unoccupied Family Housing Quarters.

C.3.8.3.2 Underlayment Material Asbestos Removal: The Contractor shall remove flooring underlayment and associated asbestos containing finish flooring materials as ordered by the Government. Underlayment material is defined as any layer or combinations of layers of plywood or composite wood sheeting or dimension lumber and all associated asbestos containing finish flooring installed over a subfloor. Associated asbestos containing finish flooring is defined as asbestos containing vinyl sheeting, asphalt or vinyl tile along with the flooring adhesives. When Remove Underlayment Material Asbestos is ordered. The Contractor shall remove all asbestos containing finish flooring adhesives, fasteners, floor accessories such as transition strips and door stops and the ordered layers of underlayment from the surface floor area of the quarters down to the sub-floor. The Contractor is responsible for removal of rubber base and wood base shoe located on wall base, cabinets, and wall surfaces that are adjacent to the underlayment being removed.

C.3.8.3.3 Asbestos Regulations: The Contractor shall comply with all Federal, State and Municipality Regulations that involve the removal, handling, transportation and disposal of asbestos containing material.

C.3.8.3.4 Remove Underlayment Material, Asbestos Requirement: The Contractor shall be responsible for all requirements listed in this Section.

C.3.8.3.5 Ordering: Remove Underlayment Material shall be ordered by the square foot as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the minimum area the Government will order Remove Underlayment Material is room sized, the maximum area will be a total of all flooring area in the Quarters. It shall be the Contractor's responsibility to provide Remove Underlayment Material in the ordered quantity from minimum area to maximum area.

C.3.8.3.6 Quantities: The Government shall issue Work Orders for Remove Underlayment Material Asbestos using the Schedule of Square Footage for Floors shown on the Square Foot Schedule for Forts Richardson, Wainwright, and the 801 Off-Post Housing. These quantities of floor area on the Square Foot Schedule will be used to provide the total price paid to the Contractor for Remove Underlayment Material Asbestos. Technical Exhibits 1A, 1B, 1C, and 1D, Square Foot Schedule and Technical Exhibits 2A, 2B, and 2C, Floor Plans/Location Maps for Forts Richardson, Wainwright, and the 801 Off-Post Housing are provided for estimation purposes.

C.3.8.4 Repair Gypsum Board: The Contractor shall provide all labor, equipment, transportation and materials to Repair Gypsum Board. Repair Gypsum Board shall be provided and installed in

accordance with all requirements listed in this Section.

C.3.8.4.1 Repair Gypsum Board Bid Price: The Contractor shall provide a square foot bid price for Repair Gypsum Board. This bid price shall include all materials, existing gypsum board removal, blocking and furring, gypsum installation, taping, finishing, texture and one coat of primer in Unoccupied Family Housing Quarters.

C.3.8.4.2 Repair Gypsum Board Requirements: The Contractor shall be responsible for all requirements listed in the Index Technical Specifications, Section 09260, Gypsum Wallboard Systems.

C.3.8.4.3 Installation and Finishing: The Contractor is responsible to provide new gypsum board that matches the existing gypsum board in thickness and in finished appearance. The Contractor shall install and finish the new gypsum board so that the replaced areas are matched to any adjacent wall surfaces with smooth transitions and with matching textures.

C.3.8.4.4 Ordering: Repair Gypsum Board shall be ordered by the square foot as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the minimum area the Government will order Repair Gypsum Board is one (1) square foot, the maximum area will be a total of all gypsum board in a quarter. It shall be the Contractor's responsibility to provide Repair Gypsum Board in the ordered quantity from minimum area to maximum area.

C.3.8.4.5 Quantities: The Government shall issue Work Orders for Repair Gypsum Board based on the requirements in the Quarters. Quantities shall be actual square foot of gypsum board removed and replaced. The Contractor shall include all costs for Repair Gypsum Board in the square foot Bid Price.

C.3.8.5 Repair Subfloor: The Contractor shall provide all labor, equipment, transportation and material to Repair Subfloor. Repair Subfloor shall be provided and installed in accordance with all requirements listed in this Section.

C.3.8.5.1 Repair Subfloor Bid Price: The Contractor shall provide a square foot bid price for Repair Subfloor. This bid price shall include all materials, existing subfloor removal, blocking and furring preparation and installation of new plywood subfloor in Unoccupied Family Housing Quarters.

C.3.8.5.2 Repair Subfloor Requirements: The Contractor shall be responsible for all requirements listed in the Index Technical Specifications 06200.

C.3.8.5.3 Subfloor Preparation: The Contractor shall ensure that surface of new underlayment is flush with remaining subfloor and that the new underlayment plywood will lay flat with no raised areas.

C.3.8.5.4 Repair Subfloor Installation: New plywood underlayment shall be installed with tight

seams and with a minimum of joints. All existing edges, transitions, penetrations and joints shall be properly prepared and cut. Fasteners shall be suitable for the required purpose and of the proper length and type. The Contractor shall inspect for any defects in the installation or materials such as excess joint space prior to covering the subfloor with any underlayment.

C.3.8.5.5 Ordering: Repair Subfloor shall be ordered by the square foot as required by the Government, using the appropriate Line Item on a Work Order. On any one Work Order, the minimum area the Government will order Repair Subfloor is one square foot, the maximum area will be a total of all flooring area in a quarters. It shall be the Contractor's responsibility to provide Repair Subfloor in the ordered quantity from minimum area to maximum area.

C.3.8.5.6 Quantities: The Government shall issue Work Orders for Repair Subfloor after the requirement has been verified by the Government. The Repair Subfloor Line Item will be ordered after the Contractor has removed underlayment using other Line Items in this Contract. Quantities shall be actual amount of subfloor replaced. The Contractor shall include all costs for Repair Subfloor in the square foot Bid Price.

#### C.3.9 Door Replacement:

C.3.9.1 Install Passage Door Blank: The Contractor shall provide all labor, equipment, transportation and material to Install Passage Door Blank. Install Passage Door Blank shall be provided and installed in accordance with all requirements listed in this Section.

C.3.9.1.1 Install Passage Door Blank Bid Price: The Contractor shall provide a per unit bid price to Install Passage Door Blank. This bid price shall include all materials, existing door removal, new door, miscellaneous repairs, hardware and painting for each Install Passage Door Blank installed in Unoccupied Family Housing Quarters.

C.3.9.1.2 Install Passage Door Blank Requirements: The Contractor shall be responsible for all requirements listed in the Index Technical Specifications, Section 08210, Wood Doors, Section 08700, Hardware, Section 09920, Interior Painting and Section 09930, Natural Wood Finishes.

C.3.9.1.3 Install Passage Door Blank Line Item Requirement: The Contractor shall remove and dispose of existing metal or wood doors, hardware and associated fasteners. The Contractor shall provide and install new wood door as per the manufacturers written instructions. All hardware shall be provided, installed, adjusted and lubricated if required, for a complete door installation. New door hardware shall be fit flush and plumb with the existing door jams. The Contractor shall shim, trim and fit the new hardware to the existing door jam as required to ensure a freely operating door with no binding or sticking. It shall be the Contractor's responsibility to trim the new door to fit the existing conditions on the door jam and the finished floor level. The Contractor shall patch existing jams where existing hardware is removed and new hardware is installed when required to provide a flush surface on the door assembly. All new wood doors shall be finished with either latex paint or varnish as required by the Government. The Contractor shall provide and install a wall or floor mounted doorstop for each new Passage Door Blank ordered.

C.3.9.1.4 Ordering: Install Passage Door Blank shall be ordered per unit, as required by the Ordering Agency, using the appropriate Line Item on a Work Order. Estimated percentages of total quantities for door replacement sizes for Install Passage Doors Blank for the Installations are as follows:

DOOR SIZE	FORT RICHARDSON	FORT WAINWRIGHT
20"x 80"x 1 3/8"	0%	1%
24"x 80"x 1 3/8"	13%	8%
28"x 80"x 1 3/8"	10%	10%
30"x 80"x 1 3/8"	66%	66%
36"x 80"x 1 3/8"	11%	15%

C.3.9.1.5 Quantities: The Ordering Agency shall issue Work Orders for Install Passage Door Blank to meet the requirements of the Quarters. On any one Work Order, the minimum number the Government will order Install Passage Door Blank is one each. The maximum number will be a total of all Passage Door Blanks in the Quarters. It shall be the Contractor's responsibility to provide Install Passage Door Blank in the ordered quantity from minimum number to maximum number.

C.3.9.2 Install Passage Door Complete: The Contractor shall provide all labor, equipment, transportation and material to Install Passage Door Complete. Install Passage Door, Complete shall be provided and installed in accordance with all requirements listed in this Section.

C.3.9.2.1 Install Passage Door Complete Bid Price: The Contractor shall provide a per unit bid price to Install Passage Door, Complete. This bid price shall include all materials, existing door and door jam removal, new door and door jam installation, new door trim, miscellaneous repairs, hardware and painting for each Passage Door Complete installed in Unoccupied Family Housing Quarters.

C.3.9.2.2 Install Passage Door Complete Requirements: The Contractor shall be responsible for all requirements listed in the Index Technical Specifications, Section 08210, Wood Doors, Section 08700, Hardware, Section 09920, Interior Painting and Section 09930, Natural Wood Finishes.

C.3.9.2.3 Passage Door Complete Line Item Requirement: The Contractor shall remove and dispose of existing metal or wood, door, door jam, hardware and associated shims, blocking and fasteners down to the existing rough opening of the doorway. It shall be the Contractor's responsibility to ensure all existing dimension lumber in the rough opening is securely fastened. The Contractor shall provide and install new pre-hung wood door and jam as per the manufacturer's written instructions. All hardware shall be provided, installed, adjusted and lubricated if required, for a complete door installation. It shall be the Contractor's responsibility to trim the new door assembly to fit the existing conditions on the finished floor level. The

Contractor shall provide and install new wood trim on both sides of the door and shall finish all new wood door components with either latex paint or varnish as required by the Government. The Contractor shall repair and finish to match any wall or ceiling damage or defects that are the result of door replacement to include nail pops, cracks and mismatched or discoloration of existing wall surfaces due to door replacement. Door trim shall extend to the finish floor and wall base shall contact the new door trim. The Contractor shall caulk around the edge between new door trim and gypsum board on both sides of door. Floor surfaces that show gaps, voids in the floor finish, or damage that is the result of door replacement shall be repaired with material that matches the existing finish flooring. The Contractor shall provide and install a wall or floor mounted doorstop for each new Passage Door Complete ordered.

C.3.9.2.4 Ordering: Install Passage Door Complete shall be ordered per unit, as required by the Ordering Agency, using the appropriate Line Item on a Work Order. Estimated percentages of total quantities for door replacement sizes for Install Passage Doors, Complete for the Installations are as follows:

DOOR SIZE	FORT RICHARDSON	FORT WAINWRIGHT
20"x 80"x 1 3/8"	0%	1%
24"x 80"x 1 3/8"	13%	8%
28"x 80"x 1 3/8"	10%	10%
30"x 80"x 1 3/8"	66%	66%
36"x 80"x 1 3/8"	11%	15%

C.3.9.2.5 Quantities: The Ordering Agency shall issue Work Orders for Install Passage Door Completes to meet the requirements of the Quarters. On any one Work Order, the minimum number the Government will order Install Passage Door Complete is one each, the maximum number will be a total of all Passage Door Complete in the Quarters. It shall be the Contractor's responsibility to provide Install Passage Door Complete in the ordered quantity from minimum number to maximum number.

C.3.9.3 Install BI-Pass Door Blanks: The Contractor shall provide all labor, equipment, transportation and material to Install BI-Pass Door Blanks. Install BI-Pass Door Blanks shall be provided and installed in accordance with all requirements listed in this Section.

C.3.9.3.1 Install BI-Pass Door Blanks Bid Price: The Contractor shall provide a per unit bid price to Install BI-Pass Door Blanks. This bid price shall include all materials, existing door removal, new doors, miscellaneous repairs, hardware and painting for each Install BI-Pass Door Blank installed in Unoccupied Family Housing Quarters.

C.3.9.3.2 Install BI-Pass Door Blanks Requirements: The Contractor shall be responsible for all requirements listed in the Index Technical Specifications, Section 08210, Wood Doors, Section 08700, Hardware, Section 09920, Interior Painting, and Section 09930, Natural Wood Finishes.

C.3.9.3.3 Install BI-Pass Door Blank Line Item Requirement: The Contractor shall remove and dispose of existing metal or wood doors, hardware and associated fasteners. The Contractor shall provide and install new wood doors as per the manufacturer's written instructions. All hardware shall be provided, installed, adjusted and lubricated if required, for a complete door installation. The Contractor shall shim, trim and fit the new hardware to the existing door jam as required to ensure a freely operating door with no binding or sticking. It shall be the Contractor's responsibility to trim the new door to fit the existing conditions on the door jam and the finished floor level. The Contractor shall patch existing jams where existing hardware is removed and new hardware is installed when required to provide a flush surface on the door assembly. All new wood doors shall be finished with either latex paint or varnish as required by the Government.

C.3.9.3.4 Ordering: Install BI-Pass Door Blanks shall be ordered per unit, as required by the Government, using the appropriate Line Item on a Work Order. Estimated percentages of total quantities for door replacement sizes for Install Passage Doors Blanks for the Installations are as follows:

DOOR SIZE	FORT RICHARDSON	FORT WAINWRIGHT
48"x 80"x 1 3/8"	82%	66%
60"x 80"x 1 3/8"	17%	12%
72"x 80"x 1 3/8"	1%	22%

C.3.9.3.5 Quantities: The Ordering Agency shall issue Work Orders for Install BI-Pass Door Blanks to meet the requirements of the Quarters. On any one Work Order, the minimum number the Government will order Install BI-Pass Door Blanks is one each. The maximum number will be a total of all Passage Door Blanks in the Quarters. It shall be the Contractor's responsibility to provide Install BI-Pass Door Blanks in the ordered quantity from minimum number to maximum number.

C.3.9.4 Install BI-Pass Door Complete: The Contractor shall provide all labor, equipment, transportation and material to Install BI-Pass Door Complete. Install BI-Pass Door Complete shall be provided and installed in accordance with all requirements listed in this Section.

C.3.9.4.1 Install BI-Pass Door Complete Bid Price: The Contractor shall provide a per unit bid price to Install BI-Pass Door Complete. This bid price shall include all materials, existing door and door jam removal, new door and door jam installation, miscellaneous repairs, hardware and painting for each BI-Pass Door Complete installed in Unoccupied Family Housing Quarters.

C.3.9.4.2 Install BI-Pass Door Complete Requirements: The Contractor shall be responsible for all requirements listed in the Index Technical Specifications, Section 08210, Wood Doors, Section 08700, Hardware, Section 09920, Interior Painting, and Section 09930, Natural Wood Finishes.

C.3.9.4.3 BI-Pass Door Complete Line Item Requirement: The Contractor shall remove and dispose of existing metal or wood, doors, door jam, door trim, floor track, hardware and associated shims, blocking and fasteners down to the existing rough opening of the doorway. It shall be the Contractor's responsibility to ensure all existing dimension lumber in the rough opening is securely fastened. The Contractor shall be required under the costs of this line item to fur out the existing rough opening to fit the required new BI-Pass Door Complete. Existing rough openings shall be framed-in using dimension lumber and covered with new gypsum board and finished to match the existing wall surfaces. Existing rough opening shall be framed in as required to fit the standard 48", 60", or 72" BI-Pass Door Complete, with all costs included in this line item. The Contractor shall install the largest sized BI-Pass Door Complete that will fit into the existing rough opening. The Contractor shall provide and installs new wood BI-Pass Door and jam as per the manufacturer's written instructions. All hardware shall be provided, installed, adjusted and lubricated if required, for a complete BI-Pass Door Complete installation. The Contractor shall provide and install new wood trim on both sides of the doorway and shall finish all new wood door components with either paint or varnish as required by the Government. It shall be the Contractor's responsibility to trim the new door assembly to fit the existing conditions on the finished floor level. The Contractor shall repair and finish to match any wall or ceiling damage or defects that are the result of door replacement to include nail pops, cracks and mismatched or discoloration of existing wall surfaces due to door replacement. Door trim shall extend to the finish floor and wall base shall contact the new door trim. The Contractor shall caulk around the edge between new door trim and gypsum board on both sides of door. Floor surfaces that show gaps, voids in the floor finish, or damage that is the result of door replacement shall be repaired with material that matches the existing finish flooring.

C.3.9.4.4 Ordering: Install BI-Pass Door Complete shall be ordered per unit, as required by the Government, using the appropriate Line Item on a Work Order. Estimated percentages of total quantities for door replacement sizes for Install BI-Pass Door Complete are as follows:

DOOR SIZE	FORT RICHARDSON	FORT WAINWRIGHT
48"x 80"x 1 3/8"	82%	66%
60"x 80"x 1 3/8"	17%	12%
72"x 80"x 1 3/8"	1%	22%

C.3.9.4.5 Quantities: The Government shall issue Work Orders for Install BI-Pass Door Complete to meet the requirements of the Quarters. On any one Work Order, the minimum number the Government will order Install BI-Pass Door Complete is one each. The maximum number will be a total of all closet doors in the Quarters. It shall be the Contractor's responsibility to provide Install BI-Pass Door Complete in the ordered quantity from minimum number to maximum number.

C.3.9.5 Install BI-fold Door Blanks: The Contractor shall provide all labor, equipment, transportation and material to Install BI-Fold Door Blanks. Install BI-Fold Door Blanks shall be

provided and installed in accordance with all requirements listed in this Section.

C.3.9.5.1 Install BI-Fold Door Blanks Bid Price: The Contractor shall provide a per unit bid price to Install BI-Fold Door Blanks. This bid price shall include all materials, existing door removal, new doors, miscellaneous repairs, hardware and painting for each Install BI-Fold Door Blank installed in Unoccupied Family Housing Quarters.

C.3.9.5.2 Install BI-Fold Door Blanks Requirements: The Contractor shall be responsible for all requirements listed in the Index Technical Specifications, Section 08210, Wood Doors, Section 08700, Hardware, Section 09920, Interior Painting, and Section 09930, Natural Wood Finishes.

C.3.9.5.3 Install BI-Fold Door Blank Line Item Requirement: The Contractor shall remove and dispose of existing metal or wood doors, hardware and associated fasteners. The Contractor shall provide and install new wood doors as per the manufacturer's written instructions. All hardware shall be provided, installed, adjusted and lubricated if required, for a complete door installation. The Contractor shall shim, trim and fit the new hardware to the existing door jam as required to ensure a freely operating door with no binding or sticking. It shall be the Contractor's responsibility to trim the new door to fit the existing conditions on the door jam and the finished floor level. The Contractor shall patch existing jams where existing hardware is removed and new hardware is installed when required to provide a flush surface on the door assembly. All new wood doors shall be finished with either latex paint or varnish as required by the Government.

C.3.9.5.4 Ordering: Install BI-Fold Door Blanks shall be ordered per unit, as required by the Government, using the appropriate Line Item on a Work Order. Estimated percentages of total quantities for door replacement sizes for Install Passage Doors Blanks for the Installations are as follows:

DOOR SIZE	FORT RICHARDSON	FORT WAINWRIGHT
20"x 80"x 1 3/8"	0%	5%
24"x 80"x 1 3/8"	2%	7%
28"x 80"x 1 3/8"	0%	10%
30"x 80"x 1 3/8"	82%	30%
36"x 80"x 1 3/8"	6%	20%
48"x 80"x 1 3/8"	2%	20%
60"x 80"x 1 3/8"	7%	6%
72"x 80"x 1 3/8"	1%	2%

C.3.9.5.5 Quantities: The Ordering Agency shall issue Work Orders for Install BI-Fold Door Blanks to meet the requirements of the Quarters. On any one Work Order, the minimum number the Government will order Install BI-Fold Door Blanks is one each. The maximum number will

be a total of all Passage Door Blanks in the Quarters. It shall be the Contractor's responsibility to provide Install BI-Fold Door Blanks in the ordered quantity from minimum number to maximum number.

C.3.9.6 Install BI-Fold Door Complete: The Contractor shall provide all labor, equipment, transportation and material to Install BI-Fold Door Complete. Install BI-Fold Door Complete shall be provided and installed in accordance with all requirements listed in this Section.

C.3.9.6.1 Install BI-Fold Door Complete Bid Price: The Contractor shall provide a per unit bid price to Install BI-Fold Door Complete. This bid price shall include all materials, existing door and door jam removal, new door and door jam installation, miscellaneous repairs, hardware and painting for each BI-Fold Door Complete installed in Unoccupied Family Housing Quarters.

C.3.9.6.2 Install BI-Fold Door Complete Requirements: The Contractor shall be responsible for all requirements listed in the Index Technical Specifications, Section 08210, Wood Doors, Section 08700, Hardware, Section 09920, Interior Painting, and Section 09930, Natural Wood Finishes.

C.3.9.6.3 BI-Fold Door Complete Line Item Requirement: The Contractor shall remove and dispose of existing metal or wood, doors, door jam, door trim, floor track, hardware and associated shims, blocking and fasteners down to the existing rough opening of the doorway. It shall be the Contractor's responsibility to ensure all existing dimension lumber in the rough opening is securely fastened. The Contractor shall be required under the costs of this line item to fur out the existing rough opening to fit the required new BI-Fold Door Complete. Existing rough openings shall be framed-in using dimension lumber and covered with new gypsum board and finished to match the existing wall surfaces. Existing rough opening shall be framed in as required to fit the standard 48", 60", or 72" BI-Fold Door Complete, with all costs included in this line item. The Contractor shall install the largest sized BI-Fold Door Complete that will fit into the existing rough opening. The Contractor shall provide and installs new wood BI-Fold Door and jam as per the manufacturer's written instructions. All hardware shall be provided, installed, adjusted and lubricated if required, for a complete BI-Fold Door Complete installation. The Contractor shall provide and install new wood trim on both sides of the doorway and shall finish all new wood door components with either paint or varnish as required by the Government. It shall be the Contractor's responsibility to trim the new door assembly to fit the existing conditions on the finished floor level. The Contractor shall repair and finish to match any wall or ceiling damage or defects that are the result of door replacement to include nail pops, cracks and mismatched or discoloration of existing wall surfaces due to door replacement. Door trim shall extend to the finish floor and wall base shall contact the new door trim. The Contractor shall caulk around the edge between new door trim and gypsum board on both sides of door. Floor surfaces that show gaps, voids in the floor finish, or damage that is the result of door replacement shall be repaired with material that matches the existing finish flooring.

C.3.9.6.4 Ordering: Install BI-Fold Door Complete shall be ordered per unit, as required by the Government, using the appropriate Line Item on a Work Order. Estimated percentages of total quantities for door replacement sizes for Install BI-Fold Door Complete are as follows:

DOOR SIZE	FORT RICHARDSON	FORT WAINWRIGHT
20"x 80"x 1 3/8"	0%	5%
24"x 80"x 1 3/8"	2%	7%
28"x 80"x 1 3/8"	0%	10%
30"x 80"x 1 3/8"	82%	30%
36"x 80"x 1 3/8"	6%	20%
48"x 80"x 1 3/8"	2%	20%
60"x 80"x 1 3/8"	7%	6%
72"x 80"x 1 3/8"	1%	2%

C.3.9.6.5 Quantities: The Government shall issue Work Orders for Install BI-Fold Door Complete to meet the requirements of the Quarters. On any one Work Order, the minimum number the Government will order Install BI-Fold Door Complete is one each. The maximum number will be a total of all closet doors in the Quarters. It shall be the Contractor's responsibility to provide Install BI-Fold Door Complete in the ordered quantity from minimum number to maximum number.

C.3.10. Undefined Preventive Maintenance Work: The Contractor shall provide for the Task of Undefined Preventive Maintenance Work. Undefined Preventive Maintenance Work is any work on a set of Quarters that is not listed as a task on any other Line Item of this Contract. Undefined Preventive Maintenance Work is work required on a set of Quarters to provide for Family Housing occupancy Or Troop/SEBOQ buildings.

C.3.10.1 Requirements: Undefined Preventive Maintenance Work for a set of Quarters will normally be accomplished during other tasks issued on a Work Order. Work accomplished under this Line Item for Undefined Preventive Maintenance Work will be authorized by Delivery Orders. (UPM is ordered by the Contracting Officer by either issuing a DO modification or a letter. Generally, this has not had a specific dollar limitation)

C.3.10.2 Notification: When notified in writing by the Contracting Officer of Undefined Preventive Maintenance Work, the Contractor shall inspect the Quarters to ascertain the extent of work and provide a detailed Cost Proposal.

C.3.10.3 Proposal: The Contractor shall prepare a detailed proposal, within five (5) work days of notification of the Undefined Preventive Maintenance Work by the Contracting Officer.

C.3.10.4 Negotiations: The Contracting Officer will initiate negotiations and award of the Undefined Preventive Maintenance Work upon acceptance of the Contractor's proposal. The Contracting Officer will authorize in writing the work to be accomplished and the final negotiated price. If the Government elects to cancel the Undefined Preventive Maintenance Work request or to accomplish the work by other means, the Contractor will be so notified in writing.

C.3.10.5 Quality Standards: All work accomplished as Undefined Preventive Maintenance Work will be in accordance with the quality standards contained and accepted under this Contract. Work will be completed within the negotiated performance period.

C.3.10.6 Completion Time: Completion time will be negotiated at the time the price is negotiated. Time allowed for completion of work under this Line Item will be based on normal workdays.

C.3.10.7 Acceptance: Undefined Preventive Maintenance Work will be accepted by individual Work Order completion. The Contractor shall notify the Quality Assurance Evaluator 24 hours prior to completion so that a final inspection may be scheduled.

C.3.11 Service Order Work: The Contractor shall provide for this Service Order Work in Occupied Housing Units when ordered by the Government to provide service orders as listed on the Bid Schedule. The Contractor shall provide all labor, equipment and supplies, along with all materials and parts expediting necessary to perform Service Order Work as required by this Contract. Costs for materials and outside services used for Service Order Work will be reimbursed by the Government according to Technical Exhibit M1, Reimbursable Costs for Parts and Materials.

C.3.11.1 Service Order Work Bid Items: The Contractor shall provide a bid price for Routine Service Orders, Urgent Service Orders, and Emergency Service Orders.

C.3.11.2 Service Orders: Includes all Service Orders placed by the Government, with the exception of Emergency Service Orders described below. Work shall be initiated by the Government with the issuance of a Service Order that is picked up by the Contractor. (See Paragraph C.3.11.3.

C.3.11.3 Service Order Pick-Up: The Contractor shall pick-up Service Orders twice each workday, Monday through Friday. The Government will establish time and location for Service Order pick-up by the Contractor with Contract award.

C.3.11.4 Service Order Performance Time: Service Order repairs shall be completed within 24 hours and no later than the next work day after receipt of Service Order. The Contractor shall ensure adequate staffing, parts inventory, and all resources necessary to provide for the above listed tasks in the required performance times. In the event that the scope or nature of work prevents completion within the 24 hour Performance Time, the Contractor shall promptly inform the Government in writing of this condition and request additional performance time. The additional performance time is intended for work such as painting, Sheetrock repair and material with curing times that exceed the performance period. **The request for extension of the performance period will not be granted for reasons within the control of the Contractor, such as work, scheduling or material expediting.**

C.3.11.5 Service Order Work Period: Work performed in Occupied Housing Quarters shall occur

Monday through Friday, between 7:30 a.m. and 5:00 p.m., excluding Federal Legal holidays. All work in Occupied Quarters shall be coordinated with the occupant.

C.3.11.6 Billing: It is the Contractor's responsibility to proceed with efficient work methods and scheduling so that labor charged to a Service Order is kept to the minimum required to perform that specific task. In the event of unverifiable labor charges, or in dispute concerning labor charged to a Service Order, the labor listed in the R.S. Means Estimating Guide shall be used for the task in question. When determined that the required work for a Service Order will exceed a total of twelve (12) hours of labor and \$1,000.00 in materials. The Contractor shall promptly notify the Contracting Officer of this condition and proceed with the required work unless directed otherwise by the Contracting Officer.

C.3.11.7 Emergency Service Orders: In addition to all the requirements listed above for Service Orders, the Contractor shall provide Emergency Service Orders. These Emergency Service Orders are intended for but not limited to life safety items, Quarters security and access, heating system operation and plumbing and piping system operation.

C.3.11.8 Emergency Service Order Response: The Contractor shall respond to Emergency Service Orders within (1) hour of notification by the government, seven (7) days a week including Federal Legal holidays, 24 hours a day.

C.3.11.9 Service Order Work Methods: The Contractor is responsible to ensure that all work ordered by the Government on a Service Order is accomplished. The Contractor shall accomplish this ordered work by repairing, replacing, adjusting and maintaining as required all structures, items, utilities and components listed on the Service Order.

C.3.11.10 Service Order Work Workmanship: It shall be the Contractor's responsibility to evaluate the Quarters listed on the Service Order so that all the work ordered by the Government for that set of Quarters are scheduled and provided to the required standard. It is the Contractor's responsibility to provide, assign and supervise trained and experienced workers from the appropriate crafts so that all work is performed to the Required Priority as listed below.

C.3.11.11 Requirement Priority: The Contractor shall use the following priority system in determining how specific work is to be accomplished.

Priority One (1): Specifications, standards or direction given in this Contract document.

Priority Two (2): Uniform Mechanical Code, Uniform Plumbing Code, Uniform Building Code, National Electrical Code, National Fire Codes and all City of Anchorage and Fairbanks Codes that apply to the Service Order Work.

Priority Three (3): Manufacturer's written instructions.

Priority Four (4): Standard and accepted work practices commonly used in the appropriate trade industry.

C.3.11.12 Priority Conflict: The Contractor shall inform the Government Representative of all conflicts between the above priority system prior to start of work on the tasks involved.

C.3.11.13 Service Order Work Technical Specifications: The Contractor shall be responsible for all requirements listed in this Section.

C.3.11.14 Ordering: Work for Housing Units will be ordered by the Government on any Service Order that is issued to the Contractor, or notification by telephone for an Emergency Service Order.

C.3.11.15 Quantities: The Government will issue Service Orders and Emergency Service Orders as required to meet the needs of the Installation.

C.3.11.16 Contractor Work Area:

C.3.11.16.1 801 Off - post Housing Area: The Maintenance Building at the 801 Sub-Division may be utilized by the Contractor, to maintain maintenance operations at the 801 Off Post Housing Units. Contractor use of this Maintenance Building shall be limited to operations directly related to the 801 Off-Post Housing sections of this Contract.

C.3.11.17 Minimum Call Out: The Government will pay a 1 hour minimum time for the initial response for emergency calls. This minimum time is limited to the first individual responding to an emergency service call. Subsequent individuals responding to an emergency service call shall be billed for actual hours incurred within any limitations or restrictions placed on the Contractor by other terms or conditions of the contract.

C.3.11.18 Performance Methods: When ordered by the Government the Contractor shall proceed to the facility and take the necessary steps to control the malfunction, begin the clean-up process and when necessary disinfect the area involved. The Contractor shall provide the effected facility occupants with written instructions that are provided by the Government concerning privately owned household goods and coordination efforts required. Upon completion, the Contractor shall immediately notify the Government on the status of the work and the conditions of the facility. Status of work completed after duty hours shall be reported to the Government on the morning of the next regular working day. If methods used to control the malfunction impact the facility to the point that occupancy is compromised the Contractor shall immediately notify the Government of the status of the facility and continue work as directed by the ordering official.

C.3.12 Self Help Store Operations: The Contractor shall provide all personnel, labor, supervision, and administration to operate, stock and maintain a Government owned and Contractor operated facilities on Fort Richardson, Fort Wainwright and 801 Waldon Estates. The Facilities will provide self-help services for issuance of supplies, materials and equipment to the family housing residents for the performance of self-help work. Waldon Estates, the Contractor shall provide a separate storage building of sufficient size for the protection and security of self-help equipment and materials. Fort Richardson and Fort Wainwright, the

Government will provide existing buildings for Self-Help operations.

C.3.12.1 Housing Occupant Facilities Use: The Contractor shall be required to verify, by ID Card check, that occupant is assigned to Army family housing quarters and is authorized to obtain supplies and equipment. The Contractor will immediately report to the housing office anyone attempting to obtain self-help services who is not authorized.

C.3.12.2 Materials and Equipment Issues: The Contractor shall provide Government furnished supplies and equipment for family housing residents use. The Contractor shall insure issued items are in a clean and fully serviceable condition.

C.3.12.3 Customer Assistance Service: The Contractor shall provide assistance/instruction to customers by briefing them on “how to” use the materials or services provided by the service. A user-friendly atmosphere shall be established using customer handouts, training aids, and signs.

C.3.12.4 Customer Surveys: The Contractor shall promulgate and provide to each customer written surveys to evaluate customer service satisfaction and suggestions for improvement.

C.3.12.5 Contractor Personnel: The Contractor shall provide for the operation of these services with the following staffing requirements.

C.3.12.6 Self-Help Manager: A full time contract manager who is responsible for all work performance. The service manager or alternate shall have full authority to act for the Contractor on all contract matters relating to daily operation of this service and will be physically present at the facility when open during duty hours.

C.3.12.7 Support Staffing: Adequate support staffing to provide for the daily operation of this service. It shall be the Contractor’s responsibility to provide this support staffing so that service is provided to all walk-in family housing customers during the hours of operation.

C.3.12.8 Hours of Operation: The self-help facility will be open to family housing occupants on the following schedule.

C.3.12.8.1 The hours of operation for Fort Richardson Area residents Self Help store will be from 8:00 a.m. until 8:00 p.m., Tuesday through Saturday, May through September and 12:00 noon until 6:00 p.m. Tuesday through Saturday, October through April.

C.3.12.8.2 The hours of operation for Fort Wainwright Area residents Self Help store will be from 8:00 a.m. until 8:00 p.m., Tuesday through Saturday, May through September and 12:00 noon until 6:00 p.m. Tuesday through Saturday, October through April.

C.3.12.8.3 The hours of operation for 801 Waldon Estates Area residents Self Help store will be from 12:00 noon until 6:00 p.m., Tuesday through Saturday, year round.

C.3.12.9 Holiday Operation: Should the operating hours fall on a Federal Holiday the Contractor

shall be required to remain open the set hours for that Holiday except for Christmas and New Years.

C.3.12.10 Occupant Training: The Contractor shall conduct self-help facility orientation during normal duty hours family housing occupants on Wednesday & Friday and Saturday on a year round basis.

C.3.12.11 Self Help Store Inventory:

C.3.12.11.1 The Contractor shall provide items to the occupants of family housing quarters for occupant performed repairs and basic preventive maintenance within current regulatory guidelines. The Contractor shall establish, maintain and distribute this inventory to authorized family housing members.

C3.12.11.2 Fort Richardson and Fort Wainwright inventory shall be comprised of items listed in the attached Technical Exhibit M10.

C.3.12.11.3 Waldon Estates inventory shall be comprised of items listed in the attached Technical Exhibit No. M-8. Technical Exhibit No. M-8 consists of the following two attachments: Attachment A, Self Help Material Inventory List and Attachment B, Self-Help Equipment Inventory List.

C.3.12.11.3.1 Waldon Estates, the Contractor shall issue materials and or equipment to residents of Waldon Estates only. A sign out/sign in roster shall be maintained on site for the life of this contract. Area residents will be limited to a 24-hour period of use for equipment. Equipment checked out on Saturday will be returned on Tuesday.

C.3.12.11.4 The Contractor shall insure an adequate inventory of materials and equipment is stocked at Fort Wainwright and at 801 Waldon Estates as directed by Fort Wainwright Public Works or at Fort Richardson as directed by Fort Richardson Public Works. The Contractor shall insure all equipment is kept in a safe operating condition and within the manufactures specifications. The Contractor shall be responsible for the repair of all equipment that requires repair. Replacement of equipment in unusable/unrepairable condition shall be replaced as directed by the government.

C.3.12.12 Materials: The Government will reimburse the Contractor incurred costs to maintain an adequate inventory of supplies, equipment and equipment repairs for the self-help facility as outlined in Technical Exhibit M1 of the contract.

C.3.12.13 Equipment/Material Inventory: The Contractor and a Government representative shall conduct a joint inventory as directed by the Contracting Officer of all Government furnished equipment and materials within 10 calendar days of the start of work. A joint inventory as described above shall also be done at the start of the option period, and prior to Contract completion. The Contractor shall sign an inventory receipt once the inventory is completed. Missing or damaged equipment shall be recorded in writing and submitted to the Contracting

Officer for adjustment. The Contractor shall meet with the Government at the beginning of this Contract and on an as need basis to receive direction on addition and deletion of stock items for the self-help services. The Contractor shall also be required to provide items and materials as required by the Government for post wide spring and fall clean up for family housing occupants. The Government will provide a 30-day notice to the Contractor for any addition or deletion to stock items and for the additional items or materials needed for the listed projects. Any addition or deletion to stock items needed must have the housing manager's approval.

C.3.12.14 Topsoil and Lawn Seed: The Contractor shall maintain a supply of topsoil and lawn seed, in amounts directed by the Government for use by family housing occupants who have been authorized in writing by the housing manager.

C.3.12.15 Window Shade Cutting Machine: The Contractor shall maintain the Government furnished shade-cutting machine, to include all costs for repair and or replacement.

C.3.12.16 Equipment Repairs: The Contractor shall provide for repair of all inventory equipment.

C.3.12.17 Self-Help Services Facility: The Government shall provide at Fort Wainwright Building 3014 for the operation of the self-help services.

C.3.12.18 Building Maintenance/Repair: The Government shall provide building maintenance and repair for building 3014 and the storage area. The Government shall repair and maintain the structure of this facility. The Contractor shall perform minor maintenance, i.e., replace light bulbs, perform custodial services, etc.

C.3.12.19 Utilities: The Government shall provide the following utilities: Heating, Electricity, Water and Sewer service.

C.3.12.20 Maintenance of Lawn: The Contractor shall provide all labor, equipment, supplies and materials to perform lawn care maintenance of the surrounding grounds at the Self Help Services facility. Maintenance shall include mowing the grass, trimming hedges, watering the lawn, edging, and fertilizing. The Contractor shall uniformly mow the grass to maintain a height between 1 ½ and 2 ½ inches. Hand raking or mechanical sweeping shall be required every time the lawn is mowed to remove any accumulation of grass clippings left on the lawn surface. Raking and sweeping shall be done in a manner that shall not damage the turf or dislodge the grass from the soil. All accumulation shall be removed to an approved disposal site. Edging shall be performed once each month during the period May 15 through September 15. The Contractor shall supply and uniformly apply the required amount of fertilizer using the manufacturer's recommended application rates.

C.3.12.21 Snow Removal: The Contractor will provide snow removal for the parking lot of building 3014.

C.3.12.22 Contractor Record Keeping: The Contractor will maintain the existing record system

for the issuance of equipment, tools and materials to Family Housing occupants.

C.3.12.23 Automatic Data Processing Equipment: The Contractor shall furnish computer equipment for performance of duties. The computer system shall be utilized to track all inventory and compile the necessary reports. The Contractor shall incur all costs for the maintenance or upgrade of this computer equipment and software program at a cost of approximately \$2400 Ea. Annually.

- C.3.13 Furnishing Management Office Support Operations: The Contractor shall provide personnel, supervision, and administration to perform the Furnishing Management Office Facility (FMO) support services located in buildings 3566 and 3021 at Fort Wainwright, and building 724 at Fort Richardson, Alaska. The Contractor shall coordinate all FMO support services through the Government's FMO Officer at Fort Wainwright, and the FMO COR at Fort Richardson. The Government's FMO Officer at both Fort Wainwright and Fort Richardson will have the final decision concerning all property book items for which the Government FMO Officer has signed. This will include all Government furnished furniture and Appliances.
  - NOTE: See Line Item 0003AA for Base Year period of performance for Fort Richardson.

C.3.13.1 Hours of Operation: The FMO shall be open Monday through Friday, 52 weeks per year between the hours of 0730-1130/1200-1600, excluding Federal holidays.

C.3.13.2 Specific Tasks: The Contractor shall perform the following tasks:

1. FMO Management
2. Inventory Control-Warehousing
3. Material Receiving
4. Issuance of FMO Materials
5. Property Disposal

C.3.13.3 Personnel: The contractor shall provide the minimum site personnel to insure efficient operations: one (1) FMO Manager, one (1) Supply Technician, one (1) Warehouse Specialist and one (1) Forklift operator. Additional personnel will be made available as required and as determined by the government site manager.

C.3.13.4 Government Property: The Contractor will have the use of the following government equipment: 1-light personnel truck, 1-5 ton flat bed, 1-1.5 ton 14 ft box van, 2-1 ton forklifts and 1 powered floor sweeper.

#### C.4 HOUSING GROUNDS MAINTENANCE .

C.4.1 Lawn Care Maintenance: The Contractor shall provide for Lawn Care Maintenance as ordered by the Government. The Contractor shall provide all labor, equipment, supplies and materials to perform Lawn Care Maintenance.

C.4.1.1 Lawn Care Maintenance Bid Price: The Contractor shall provide a bid price for each item listed on the Bid Schedule. The Contractor's bid price shall include all labor, equipment, supplies and material to perform the Lawn Care Maintenance.

C.4.1.2 Grass Mowing Standards: When Grass Cutting is ordered, the Contractor shall uniformly mow the grass to a height between 1 ½ and 2 ½ inches. Any damage to lawns or landscaping caused by the Contractor during Lawn Maintenance shall be repaired by the contractor at no additional cost to the Government. Included in the price for Lawn Maintenance is the clean up of all lawn clippings from lawn surfaces, walks, driveways or any other non-lawns surface.

C.4.1.3 Turf Repair and Re-establishment. The Contractor shall repair areas damaged by vehicular traffic, oil and gas, building repair, normal wear and tear. The damaged area shall be filled in and leveled and then seeded or sodded, and maintained to conform to adjacent turf areas.

C.4.1.4 Grass Fertilizer Standards: When ordered to provide Grass Fertilizer, the Contractor shall apply the appropriate lawn fertilizer to the ordered area using the manufacturer's recommended application rates. Grass fertilizer shall be as approved by the Government for this purpose.

C.4.1.5 Lawn Care Maintenance Workmanship: It is the Contractor's responsibility to provide, assign and supervise trained and experienced workers from the appropriate crafts so that all work is performed to the required Standards.

C.4.1.6 Leaf Removal. The Contractor shall remove leaves and pine tags from the area during the period May through Oct during the first 5 days each month.

C.4.1.7 Policing Grounds. The Contractor shall pick up and dispose of trash and litter in the area. Trash and litter includes paper, plastic, bottles, cans, cardboard, rags pet feces and other foreign material.

\* C.4.2 Snow Removal: The Contractor shall provide for Snow Removal when snow accumulates more than four inches (4") above the surrounding ground surface or as ordered by the CO/COR. The Contractor shall provide all labor, equipment and supplies to perform Snow and Ice Removal for vacant units as order by the CO/COR. This item covers the square foot price for vacant units as ordered by the CO/COR.

C.4.2.1 Snow Removal Task Bid Price: The Contractor shall provide a square foot bid price for Snow Removal. The Contractor's bid price shall include all labor, equipment and supplies necessary, to perform the Snow Removal as required by this Contract.

C.4.2.2 Snow Removal Measurement: The Contractor's payment shall be based on the actual area of Snow Removal. This area shall be measured in the field to allow calculation of total payment for each Snow Removal order.

C.4.2.3 Snow Removal Requirements: When Snow Removal is ordered by the Government, it

shall be the Contractor's responsibility to remove all snow in the ordered area . Snow may be removed by shovel, hand operated snow blower or by plow.

C.4.2.4 Snow Disposal: Removed snow shall not be placed on adjoining walkways, driveways or streets. It shall be the Contractor's responsibility to place the snow in areas that will not conflict with the use of Housing Quarters, common areas and buildings or driveways. Any damage to lawns or landscaping caused by Snow Removal shall be repaired by the Contractor at the end of the Snow Removal season at no additional cost to the Government.

#### C.5 Service Order:

C.5.1 Service Order Management: The Contractor shall provide all labor, equipment, plant, and supervision as necessary to provide a Service Order Management for the receiving, processing, scheduling, completion and record keeping of all service orders generated by the government. The hours of operation for Fort Richardson Area residents will be from 7:00 a.m. through 5:00 p.m., Monday through Friday. The hours of operation for Fort Wainwright Area residents will be from 7:00 a.m. through 5:00 p.m., Monday through Friday. The hours of operation for Waldon Estates Area residents will be from 7:00 am through 5:00 p.m., Monday through Friday. Emergency service orders are covered in section C.3.11.

C.5.1.1 The Contractor shall maintain an electronic telephone answering system that will insure receipt of service orders during the hours of operation. All service orders shall be placed into the contractors response system within 1 hour of receipt.

#### C.6 Key Control

C.6.1 Key Control for Waldon Estates: The Contractor shall maintain the current key control system for the Waldon Estates; Family Housing, Community center, Managers Office and the Recreational Storage Yard. The key control system includes security, inventory, issuing and replacement of all keys. The Fort Wainwright Key System Security Control Regulations shall govern security of the key control system.

C.6.2 Key Control for Fort Richardson and Fort Wainwright: The Government will maintain the current key control system for Fort Richardson and Fort Wainwright Family Housing.

#### C.7 PREVENTIVE MAINTENANCE HEATING SYSTEM

C.7.1 Heating System Maintenance and Service: Contractor shall provide for Heating system Maintenance and service in occupied and unoccupied Family Housing quarters. Contractor shall provide all labor, equipment and supplies, along with all material and parts expediting necessary, to perform Heating System Maintenance and service Line Item.

C.7.2 Workmanship: The Contractor shall perform all work in accordance with manufactures guidelines for preventive maintenance, the Uniform Mechanical Code (UMC), and the Uniform

Plumbers Code (UPC).

C.7.3 Materials: Except as listed in Technical Exhibit No. M-9, costs for materials and parts used during the performance of Annual Heating System Maintenance shall be reimbursed by the Government in accordance with Technical Exhibit No. M-1.

C.7.4 Specific Tasks: Technical Exhibit No. M-9 lists all required inspections and repairs or the replacement of the heating system components.

C.7.5 Heating System Maintenance and Service, Task Bid Price: The Contractor shall provide a monthly bid price for the monthly service, annual maintenance and cleaning and 24 hour a day emergency service to the heating system described in M-9 and the Technical Exhibits. The Contractors bid price shall include all labor, equipment and supplies, along with all material expediting necessary, to perform the Heating System Maintenance and Service.

C.7.6 Materials: The Government will reimburse the Contractor for material used in Heating System Maintenance and Service as described in the Technical Exhibits, Governments Materials. The Contractor shall meet with the Government at the beginning of this contract and on an as needed basis to receive direction for material selection.

C.7.7 Heating System Maintenance and Service Methods: The Contractor is responsible to insure that the Heating System is fully functional and operational at all times. That the Heating System Maintenance and Service is completed on a monthly basis. This shall consist of a monthly operating inspection, an annual maintenance and cleaning. The Contractor shall provide for a 24 hour a day emergency service, with a 30 minute response time to housing area. An emergency exists when the heating system is not functional or is not operational as designed.

C.7.8 Heating System Maintenance and Service Technical Specifications: The Contractor shall be responsible for all requirements listed in the Technical Specifications 15400 and technical exhibit M9.

C.7.9 Heating System Maintenance and Service Task Items and Descriptions: This section describes the specific tasks and descriptions for Heating System Maintenance and Service.

C.7.9.1 General: This section covers the repair or replacement of the heating system components. The Contractor shall restore the mechanical system and its associated components as defined herein per applicable section of the Uniform Mechanical Code (UMC) and the Uniform Plumbing Code (UPC). The quality of workmanship shall always be equal to or better than the minimum specified by UMC and UPC. The Contractor shall obtain approval in writing the Contracting Officer prior to planning any deviation from UMC and UPC requirements. The heating system includes, but is not limited to the following:

- a. Oil Fired Cast Iron Boilers.
- b. Fuel Oil Piping, Valves, Pumps, Tanks, and Filters
- c. Ventilating Fans and Motors Assemblies.

- d. Registers.
- e. Domestic Hot Water System.
- f. Steam Hydronic System

C.7.10 Billing: It is the Contractor's responsibility to proceed with efficient work methods and scheduling so that labor charged to work orders is kept to the minimum required to perform the work.

C.8 Unskilled Labor Service Order Work: The Contractor shall provide for this Service Order Work for miscellaneous unskilled labor in Government Housing/Troop/BOQ Units when ordered by the Government. The scope of work for this item is confined to interior and exterior clean-up work and yard work.

C.8.1 The Contractor shall provide all labor, equipment and supplies, along with all materials to perform Unskilled Labor Service Order Work as required by this Contract. Costs for materials used for Service Order Work will be reimbursed by the Government according to Technical Exhibit M1, Reimbursable Costs for Parts and Materials.

C.8.1.2 Unskilled Labor Service Order Pick-Up: The Contractor shall pick-up Work Orders twice each workday, Monday through Friday. The Government will establish time and location for Service Order pick-up by the Contractor with Contract award.

C.8.1.3 Unskilled Labor Service Order Work Period: Work performed in Housing Areas shall occur Monday through Friday, between 7:30 a.m. and 5:00 p.m., excluding Federal Legal holidays.

C.8.1.4 Billing: It is the Contractor's responsibility to proceed with efficient work methods and scheduling so that labor charged to work orders is kept to the minimum required to perform the work.

#### C.9 ADDITIONAL MINOR CLIN TASK DESCRIPTIONS

C.9.1 Re-Varnish Wood Surfaces: The Contractor shall provide all labor, equipment and supplies, along with all materials to re-varnish various wood surfaces. This work item consists of preparation of wood surfaces, two coats of varnish with light sanding between coats.

C.9.1.2 Ordering: The Government will order this item at a square foot price. The minimum amount ordered shall be room size.

C.9.1.3 Billings; This is a firm-fixed price line item, the Contractor shall be paid the square foot price for varnished surfaces as established in bid schedule and square footage's established in the technical exhibit square foot tables.

C.9.2 Remove/Replace Damaged Rubber Cove Base; The Contractor shall provide all labor, equipment and supplies, along with all materials to install new rubber cove base.

C.9.2.1 Ordering/Billing: The Government will order this item at the firm-fixed lineal foot price established in the bid schedule. The minimum quantity ordered will be room size. Two sizes will be installed, 2-1/2" and 4".

C.9.3 Remove/Replace Damaged Rubber Stair Treads; The Contractor shall provide all labor, equipment and supplies, along with all materials to replace damaged stair treads. The Government will order this item at the firm-fixed price established in the bid schedule. The minimum quantity ordered will be one each.

C.9.3.1 Replacement treads shall be Roper, light duty, and abrasive style strip. Color is #200 Black Marble.

C.9.4 Remove Door and Recase Rough Opening: The Contractor shall provide all labor, equipment and supplies, along with all materials to remove the existing door, frame, and trim and recase the rough opening with new jamb and casing materials. This item includes all necessary paint/varnish to match existing materials.

C.9.4.1 Ordering/Billing: The Government will order this item at the firm-fixed price established in the bid schedule. The minimum quantity ordered will be one each.

C.9.5 Replace Existing or Installation of New 3-1/2" Wood Base: The Contractor shall provide all labor, equipment and supplies, along with all materials to replace existing wood base with new clear pine.

C.9.5.1 Ordering/Billing: The Government will order this item at the firm-fixed price established in the bid schedule. The minimum quantity ordered will be wall length.

C.9.6 Install New Metal Transition Strip: The Contractor shall provide all labor, equipment and supplies, along with all materials to install new metal transition strip as ordered by the Ordering Officer.

C.9.6.1 Ordering/Billing: The Government will order this item at the firm-fixed price established in the bid schedule.

C.9.7 Replacement of Exterior Doors Complete: The Contractor shall provide all labor, equipment and supplies, along with all materials necessary to replace exterior doors complete. This line item consists of demolition, reworking of the rough opening, painting, insulation, trim and caulking. The exterior locksets will be reused.

C.9.7.1 Ordering/Billing: The Government will order this item at the firm-fixed price established in the bid schedule.

C.9.8 Remove and Replace 6" Wood Trim: The Contractor shall provide all labor, equipment and supplies, along with all materials to replace existing 6" wood trim, primed & painted as

ordered by the Ordering Officer.

C.9.8.1 Ordering/Billing: The Government will order this item at the firm-fixed price established in the bid schedule. The minimum quantity ordered will be room size.

C.9.9 Remove and Replace Banister Caps: The Contractor shall provide all labor, equipment and supplies, along with all materials to replace existing clear fir banister caps complete with all trim and two coats of finish as ordered by the Ordering Officer.

C.9.9.1 Ordering/Billing: The Government will order this item at the firm-fixed price established in the bid schedule. The minimum quantity ordered will be 3 lf.

C.9.10 Remove and Replace Kitchen & Bathroom Back Splashes: The Contractor shall provide all labor, equipment and supplies, along with all materials to replace Formica back splashes with trim as ordered by the Ordering Officer.

C.9.10.1 Ordering/Billing: The Government will order this item at the firm-fixed price established in the bid schedule. The minimum quantity ordered will be 15 sf.

## C.10 KITCHENS:

C.10.1 KITCHEN REPLACEMENT: The Contractor shall provide an assembly price for the Replacement of kitchens complete. The following work includes but not limited to the removal and replacement of Gypsum WallBoard (walls and ceiling) counter tops, sinks, garbage disposals, dishwashers, cabinets, floor covering, lights, exhaust Hood, electrical, plumbing and ductwork.

C.10.2 The Contractor shall furnish all plant, labor, equipment, supplies, materials, appliances, transportation and perform all work, including work of and incidental nature for the replacement of kitchens. This entails the following work, but not limited to:

C.10.2.1. Kitchen Demolition:

C.10.2.1.1 Removal of sinks, countertops, cabinets, and trim board from contract kitchen area.

C.10.2.1.2 Removal of Floor covering, underlayment, and metal edging board from contract kitchen area.

C.10.2.1.3 Removals of Exhaust fan, duct system, and light fixtures.

C.10.2.1.4 Removal of all Gypsum board from contract kitchen area, walls and ceilings, including soffits.

C.10.2.1.5 Removal of Insulation and vapor barrier board from contract kitchen area.

C.10.2.1.6 Removal of Electrical, electrical panels, mechanical, and heating as per drawings and specifications.

C.10.2.1.7 All materials shall be disposed of in accordance with the attached drawings and specifications.

C.10.2.1.8 All related work of an incidental nature, as per drawings and specifications.

C.10.2.1.9 Removal of all existing Dishwashers and Garbage Disposal from contract kitchen area.

C.10.2.1.10 Remove or encapsulate all asbestos encountered in contract kitchen area, in accordance with the contract Technical Specification.

C.10.2.2 Kitchen Installation:

C.10.2.2.1 Furnish and install all framing, blocking, and nailers for the installation of ducting, cabinets, gypsum board, and miscellaneous.

C.10.2.2.2 Furnish and install all electrical, including new electrical circuits, boxes, switches, lighting fixtures, circuit breakers and miscellaneous electrical components.

C.10.2.2.3 Furnish and install all plumbing, plumbing fittings, pipe, relocation of pipe and all related work to insure proper installation.

C.10.2.2.4 Furnish and install all insulation and vapor barrier.

C.10.2.2.5 Furnish and install underlayment (see section C.3.8), felt building paper and floor filler in preparation for new floor covering.

C.10.2.2.6 furnish and install all gypsum board in contract area.

C.10.2.2.7 Taping, knockdown texture, sealing and painting of gypsum board.

C.10.2.2.8 Furnish and install new trim on doors, windows, access door in ceiling, prime and paint.

C.10.2.2.9 Furnish and install new range hood, duct system and outside vent.

C.10.2.2.10 Furnish and install vinyl floor covering and seal perimeter edges with silicone sealant see section C.3.7.

C.10.2.2.11 Furnish and install cabinets, cabinet components, and countertops.

C.10.2.2.12 Furnish and install new sinks, base cove and metal edging on floor.

C.10.2.2.13 Furnish and install new dishwashers with air gaps mounted to sink tops and garbage disposal.

C.10.2.2.14 All related work of an incidental nature as defined in the project drawings and specifications.

C.10.2.2.15 If telephones are disconnected, they shall be re-connected.

C.10.3 Ordering Kitchens: Complete kitchens shall be ordered per unit, as required by the Ordering Agency, using the appropriate Line Item on a Work Order. Estimated total quantities for kitchen replacement for the Installations are as follows:

Unit Type	FORT RICHARDSON
Type 1	1
Type 2	1
Type 3	1
Type 4	1
Type 5	1
Type 6	1
Type 7	1
Type 8	1
Type 9	1
Type 10	1
Type 11	1
Type 12	1
Type 13	1
Type 14	1
Type 16	1
Type 17-HCP	1
Type 19	1
Type 21	1
Type 21-HCP	1
Type 22	1
Type 22-HCP	1

---

Unit Type	FORT WAINWRIGHT
-----------	--------------------

Type 1	1
--------	---

Type 2	1
Type 3	1
Type 4	1
Type 5	1
Type 6	1
Type 7-HCP	1
Type 8	1
Type 9	1
Type 10	1
Type 11	1
Type 14	1
Type 15-HCP	1
Type 16	1
Type 17-HCP	1
Type 18	1
Type 19	1
Type 20-HCP	1
Type 21	1
Type 22	1
Type 23	1
Type 24	1
Type 25	1
Type 27	1
Type 28	1
Type 29	1
Type 30	1
Type 31	1
Type 32-HCP	1
Type 33	1
Type 34	1
Type 35-HCP	1
Type 36	1
Type 37	1
Type 40-HCP	1

C.10.3.1 Quantities: The Ordering Agency shall issue Work Orders for Complete Kitchens to meet the requirements for the Quarters. On any one Work Order, the minimum number the Government will order Complete Kitchens is one each. It shall be the Contractor's responsibility to provide Complete Kitchens as ordered.

C.11 BATH ROOMS:

C.11.1 BATH ROOM REPLACEMENT The Contractor shall provide an assembly price for

the Replacement of BathRoom complete. The following work includes but not limited to the removal and replacement of Gypsum WallBoard (walls and ceiling), bath tubs, lavatories, counter tops, cabinets, water closet floor covering, lights, exhaust fan, electrical, plumbing and ductwork.

C.11.2 The Contractor shall furnish all plant, labor, equipment, supplies, materials, appliances, transportation and perform all work, including work of and incidental nature for the replacement of bath rooms. This entails the following work, but not limited to:

C.11.2.1.Demolition:

C.11.2.1.2 Removal of lavatory, water closet, bath tubs, countertops, cabinets, and trim board from contract bathroom area.

C.11.2.1.3 Removal of Floor covering, underlayment, and metal edging board from contract bath room area.

C.11.2.1.4 Removal of Exhaust fan, duct system, and light fixtures.

C.11.2.1.5 Removal of all Gypsum board from contract bath room area, walls and ceilings.

C.11.2.1.6 Removal of Insulation and vapor barrier board from contract bath room area.

C.11.2.1.7 Removal of electrical wiring, mechanical, and plumbing in accordance with drawings and technical specifications.

C.11.2.1.8 All materials shall be disposed of in accordance with the attached drawings and technical specifications.

C.11.2.1.9 All related work of an incidental nature, as per drawings and specifications.

C.11.2.1.11 Remove or encapsulate all asbestos encountered in contract bathroom area, in accordance with the contract Technical Specification.

C.11.2.2.Installation:

C.11.2.2.1 Furnish and install all framing, blocking, and nailers for the installation of ducting, cabinets, gypsum board, and miscellaneous.

C.11.2.2.2 Furnish and install all electrical, including new electrical circuits, boxes, switches, lighting fixtures, circuit breakers and miscellaneous electrical components.

C.11.2.2.3 Furnish and install all plumbing, plumbing fittings, pipe, relocation of pipe and all related work to insure proper installation.

C.11.2.2.4 Furnish and install all insulation and vapor barrier.

C.11.2.2.5 Furnish and install underlayment (see section C.3.8), felt building paper and floor filler in preparation for new floor covering.

C.11.2.2.6 furnish and install all gypsum board in contract area.

C.11.2.2.7 Taping, knockdown texture, sealing and painting of gypsum board.

C.11.2.2.8 Furnish and install new trim on doors, windows, access door in ceiling, prime and paint.

C.11.2.2.9 Furnish and install as per manufactures recommendations.

C.11.2.2.10 Furnish and install vinyl floor covering and seal perimeter edges with silicone sealant see section C.3.7.

C.11.2.2.11 Furnish and install cabinets, cabinet components, and countertops.

C.11.2.2.12 Furnish and install new lavatory, water closet, bathtubs, tub and shower surround, base cove and metal edging on floor.

C.11.2.2.13 All related work of an incidental nature as defined in the project drawings and specifications.

C.11.3 Ordering: Complete Bath Rooms shall be ordered per unit, as required by the Ordering Agency, using the appropriate Line Item on a Work Order. Estimated percentages of total quantities for the Installations are as follows:

Unit Type	FORT RICHARDSON
Type 1	1
Type 2	1
Type 3	1
Type 4	1
Type 5	1
Type 6	1
Type 7	1
Type 8	1
Type 9	1
Type 10	1
Type 11	1
Type 12	1
Type 13	1

Type 14	1
Type 16	1
Type 17-HCP	1
Type 19	1
Type 21	1
Type 21-HCP	1
Type 22	1
Type 22-HCP	1

FORT  
WAINWRIGHT

---

Type 1	1
Type 2	1
Type 3	1
Type 4	1
Type 5	1
Type 6	1
Type 7-HCP	1
Type 8	1
Type 9	1
Type 10	1
Type 11	1
Type 14	1
Type 15-HCP	1
Type 16	1
Type 17-HCP	1
Type 18	1
Type 19	1
Type 20-HCP	1
Type 21	1
Type 22	1
Type 23	1
Type 24	1
Type 25	1
Type 27	1
Type 28	1
Type 29	1
Type 30	1
Type 31	1
Type 32-HCP	1
Type 33	1
Type 34	1
Type 35-HCP	1

Type 36	1
Type 37	1
Type 40-HCP	1

C.11.4.1 Quantities: The Ordering Agency shall issue Work Orders for Complete bathrooms to meet the requirements for the Quarters. On any one Work Order, the minimum number the Government will order Complete bathroom is one each. It shall be the Contractor's responsibility to provide complete bathroom in the ordered.

**C.12. CONSTRUCT/REPAIR CEDAR WOOD FENCING**

C.12.1 Construct New or Repair existing 4/6 foot Cedar fencing to include but not limited to. The following: Cedar Fence Boards, pressure treated fence post, rails, bracing, gates, joist hangers, nails, bolts, screws and concrete.

C.12.2 The Contractor shall furnish all plant, labor, equipment, supplies, materials, appliances, transportation and perform all work, including work of and incidental nature for the repair and/or construction of Cedar Fences.

C.12.2.1 The Contractor shall provide a lineal foot bid price for furnishing and constructing new 4 foot Cedar Fence complete.

C.12.2.2 The Contractor shall provide a lineal foot bid price for repairing existing 4/6 foot Cedar Fence.

C.12.2.3 The Contractor shall provide a lineal foot bid price for removing existing chain link Fence complete.

C.12.2.4 The Contractor shall provide a lineal foot bid price for removing existing Cedar Fence complete.

**C.12.3 Quantities:**

C.12.3.1 The Ordering Agency shall issue Work Orders for the linear foot repair of Cedar Fence to meet the requirements for the complete repair of cedar fencing. On any one Work Order, the minimum number of linear foot repair of cedar fence the Government will order will be 5 linear feet. It shall be the Contractor's responsibility to provide complete repair of Cedar Fence as ordered.

C.12.3.2 The Ordering Agency shall issue Work Orders for Complete Cedar Fence to meet the requirements for the Quarters. On any one Work Order, the minimum number the Government will order Complete Cedar Fence is one each. It shall be the Contractor's responsibility to provide Complete Cedar Fence as ordered.

### **C.13. CONSTRUCT/REPAIR ORNAMENTAL ALUMINUM FENCING**

C.13.1 Construct New or Repair existing 5 foot Ornamental Aluminum fencing to include but not limited to. The following: Ornamental Aluminum Pickets, Aluminum Post, Aluminum rails, bracing, gates, joist hangers, bolts, stainless steel screws and concrete.

C.13.2 The Contractor shall furnish all plant, labor, equipment, supplies, materials, appliances, transportation and perform all work, including work of and incidental nature for the repair and/or construction of Ornamental Aluminum Fences.

C.13.2.1 The Contractor shall provide a lineal foot bid price for furnishing and constructing new 4 foot Ornamental Aluminum Fence complete.

C.13.2.2 The Contractor shall provide a lineal foot bid price for repairing existing 4/6 foot Ornamental Aluminum Fence.

C.13.2.3 The Contractor shall provide a lineal foot bid price for removing existing chain link Fence.

#### **C.13.3 Quantities:**

C.13.3.1 The Ordering Agency shall issue Work Orders for the linear foot repair of Ornamental Aluminum Fence to meet the requirements for the complete repair of Ornamental Aluminum fencing. On any one Work Order, the minimum number of linear foot repair of Ornamental Aluminum fence the Government will order will be 5 linear feet. It shall be the Contractor's responsibility to provide complete repair of Ornamental Aluminum Fence as ordered.

C.13.3.2 The Ordering Agency shall issue Work Orders for Complete Ornamental Aluminum Fence to meet the requirements for the Quarters. On any one Work Order, the minimum number the Government will order Complete Ornamental Aluminum Fence is one each. It shall be the Contractor's responsibility to provide Complete Ornamental Aluminum Fence as ordered.

### **C.14. CONSTRUCT/REPAIR CHIAN LINK FENCING**

C.14.1 Construct New or Repair existing 5 foot Chain Link fencing to include but not limited to. The following: vinyl coated mesh Chain Link, Post, rails, bracing, gates, bolts, and concrete.

C.14.2 The Contractor shall furnish all plant, labor, equipment, supplies, materials, appliances, transportation and perform all work, including work of and incidental nature for the repair and/or construction of Chain Link Fences.

C.14.2.1 The Contractor shall provide a lineal foot bid price for furnishing and constructing new 4 foot Chain Link Fence complete.

C.14.2.2 The Contractor shall provide a lineal foot bid price for repairing existing 5 foot Chain

Link Fence.

C.14.2.3 The Contractor shall provide a lineal foot bid price for removing existing chain link Fence.

**C.14.3 Quantities:**

C.14.3.1 The Ordering Agency shall issue Work Orders for the linear foot repair of Chain Link Fence to meet the requirements for the complete repair of Chain Link fencing. On any one Work Order, the minimum number of linear foot repair of Chain Link fence the Government will order will be 5 linear feet. It shall be the Contractor's responsibility to provide complete repair of Chain Link Fence as ordered.

C.14.3.2 The Ordering Agency shall issue Work Orders for Complete Chain Link Fence to meet the requirements for the Quarters. On any one Work Order, the minimum number the Government will order Complete Chain Link Fence is one each. It shall be the Contractor's responsibility to provide Complete Chain Link Fence as ordered.

15 Disposal of Non-salvable material:

15.1 Disposition of Non-salvable Items: Construction materials and debris, which have little or no salvage value because of the type of material or the procedures required for dismantling or demolition, shall be disposed of at an authorized landfill.

15.2 Authorized landfill:

15.2.1 Fort Richardson: The Contractor shall use the Municipality of Anchorage landfill located at Hiland Road. The Contractor will be issued a Municipality of Anchorage landfill dump card, Dump cards allow access at no charge to municipality landfill for the disposal of authorized materials. Dump cards are available at DPW's Contract Management Office located in Building 724, Fort Richardson Alaska.

\* 15.2.2 Fort Wainwright and 801 Off Post Housing site: With the exception of asbestos disposal, the Contractor shall dispose of all debris at the Fairbanks North Star Borough Landfill. Asbestos and asbestos containing materials when properly containerized and manifested may be disposed of in the asbestos cell of the Fort Wainwright landfill, located off River Road on Fort Wainwright Alaska.

**END OF SECTION**