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1	General Information	The Contractor shall provide all labor, management, supervision, tools, material, and equipment required to perform Facility Investment services for facilities at the PACIFIC MISSILE RANGE FACILITY (PMRF) AT KAUAI, HAWAII.
1.1	Outline of Services	<p>The intent of 1502000 Facility Investment is to specify the requirements for Sustainment, Restoration, and Modernization (SRM) sub-functions only. The Facility Investment requirements within this sub-annex primarily consist of infrastructure sustainment and minimal restoration and modernization work. Sustainment is the maintenance and repair necessary to keep an inventory of facilities and other assets in good working order. Restoration and modernization normally consist of major rehabilitation and capital improvements that is accomplished through other Navy programs. Some major repair, minor construction and stand-alone demolition may be accomplished as part of Facility Investment.</p> <p>The Contractor shall perform maintenance, repair, alteration, demolition, minor construction, and landscape repair for the following:</p> <p><b>Mechanical Equipment Structures</b></p> <ul style="list-style-type: none"> <li>-Pump Footing or Foundation</li> <li>-Structural Components</li> <li>-Cathodic Protection Systems</li> <li>-Pipelines</li> </ul> <p><b>Building Systems</b></p> <ul style="list-style-type: none"> <li>-Pump Station</li> <li>-Canals/Culverts and Ravines</li> <li>-Flood Gates, Flap Gates</li> <li>-Electrical Power Transmission Lines and Associated Hardware and Structures</li> <li>-Water Accumulation and Discharge areas (to include Wet Wells)</li> </ul>

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2	Management and Administration	
2.1	Definitions and Acronyms	Definitions and Acronyms are listed in J-0200000-01.
2.2	Personnel	In additions to the Employee Requirements specified in Annex 02, the Contractor shall provide personnel with the qualifications specified below:
2.2.1	Certification, Training, and Licensing	<p>All maintenance and repair shall be performed by personnel trained and certified by the OEM.</p> <p>Personnel working with or on electrical or electronic equipment must be trained and certified per NAVFAC MO-200.</p> <p>Personnel performing work on transformers must be knowledgeable of proper procedures for handling and disposing of insulating fluid containing polychlorinated biphenyls (PCBs)</p> <p>Personnel performing work in HAZMAT/HAZWASTE must complete the HAZMAT/HAZWASTE handling course or have a minimum of one year of experience working with HAZMAT/HAZWASTE.</p> <p>Personnel performing work and obtaining test data on the cathodic protection system must be trained per UFC 3-570-06.</p> <p>All maintenance trade personnel certifying or inspecting repair or maintenance work that does not require an inspector certified by a governing directive shall be qualified at the journeyman level or higher.</p> <p>The Contractor shall submit proof of all certification, training, and licensing requirements per Section F.</p>
2.3	Special Requirements	
2.3.1	Work Coordination	During exceptional flooding periods, and when necessary, the Contractor shall coordinate all maintenance and repair work with the PMRF Public Works Office in a manner that minimizes the potential flooding at PMRF.
2.3.2	Workmanship and Material Standards	<p>The Contractor shall be responsible for maintaining all facilities, systems, and equipment, identified in this technical sub-annex, to a standard that prevents deterioration beyond that which results from normal wear and tear and corrects deficiencies in a timely manner to assure full life expectancy of the facilities, systems, and equipment. Best commercial practices shall be applied in the performance of work. All work shall be completed per approved and accepted industry and equipment manufacturers' standards and shall comply with building and safety codes, applicable activity, local, state, and federal regulations, and other technical requirements identified within this technical sub-annex.</p> <p>Workmanship for maintenance and repair shall include all work necessary to complete facility and system restoration, including touch-up painting and operational checks. Upon completion of work, the Contractor shall ensure all facilities, systems, and equipment are free of missing components or defects which would affect the safety, appearance, or habitability of the facilities and structures or would prevent any electrical, mechanical, plumbing or structural system from functioning in accordance with design intent. Repairs shall be made in accordance with the manufacturers' specifications and guidelines, and standard building codes. The quality of repairs shall meet the applicable standards and shall prevent any malfunction reoccurrences caused</p>

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		<p>by poor workmanship or other contractor inadequacies. The quality of the repaired areas shall be fully compatible with adjacent surfaces or equipment. Except where otherwise specified, replacements shall match existing in dimensions, finish, color, design, and functionality and shall have an appearance similar to the original finished appearance with only minor unobjectionable deterioration resulting from normal use.</p> <p>The Contractor shall not allow debris to spread unnecessarily into adjacent areas nor accumulate in the work area. All such debris, excess material, and parts shall be cleaned up and removed at the completion of the job and at the end of each day work is in progress. Upon completion of work, any stains and other unsightly marks shall be removed.</p>
2.3.3	Historical Preservation	Buildings and facilities designated as historical sites shall be maintained in accordance with Federal, state, and local historical policies and regulations.
2.4	References and Technical Documents	References and Technical Documents are listed in J-0200000-03.

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3	Recurring Work	The Contractor shall maintain, repair, and alter all facilities, installed equipment and systems as necessary to ensure they are fully functional and in normal working condition.	<p>The Contractor shall develop, implement, and execute a Maintenance Program and Other Recurring Service Program to maintain and repair facilities, ground structures, personal property equipment, and installed equipment and systems.</p> <p>The Contractor shall provide all necessary test instruments, equipment, and tools required to perform maintenance and repair.</p> <p>The location of Kawai’ele pump stations and other infrastructure is provided in J-1502000-01.</p> <p>Facilities and Equipment inventory is provided in J-1502000-02.</p> <p>The Fifth Amendment of the General Lease No. S-3852 is provided in J-1502000-06.</p> <p>The Contractor shall efficiently maintain the water level in the wet well of Kawaele pumping station in accordance with Attachment J-1502000-06 or as may be hereafter amended.</p>	<p>Facilities, ground structures, personal property equipment, and installed equipment and systems are in normal working condition and function properly in accordance with specified standards.</p> <p>Pump system maintained continuously to prevent flooding during heavy rains.</p>
3.1	Emergency, Urgent, and Routine (E/U/R) Work	The Contractor shall perform E/U/R work in a timely manner to ensure facilities, systems, ground structures and other assets are fully functional, in normal working condition and function properly in accordance with specified standards.	<p>The Contractor shall receive E/U/R work in accordance with the work reception requirements in Annex 2.</p> <p>The Contractor shall schedule and perform E/U/R work in a way that minimize disruptions to customers and Government operations.</p> <p>E/U/R work will include a wide variety of work. Historical E/U/R work data associated with contracts prior to this solicitation may present data that may not be representative of requirements specified. The Government makes no warranty, express or implied, or assumes any legal liability or responsibility for the</p>	<p>E/U/R work is responded to and completed within the specified time.</p> <p>Facilities, systems, ground structures and other assets are fully functional, in normal working condition and function properly in accordance with OEM specifications, including recertification if applicable.</p> <p>When a work order is complete the</p>

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			<p>accuracy, completeness, or usefulness of the historical E/U/R work order data.</p> <p>The Contractor shall maintain sufficient materials and equipment on hand to support E/U/R work requirements. Lack of availability of material or equipment will not relieve the Contractor from the requirement to complete E/U/R work within the time limits specified.</p> <p>The Government may combine multiple requirements received for the same facility, system, ground structure or other asset at the same time into one work order.</p> <p>Unless otherwise specified, the Contractor has full responsibility for any work up to the work order limit of liability of 32 hours in direct labor and \$5,000 in direct material cost per work order. The Government will only pay for the portion of direct labor and/or direct material that exceeds the E/U/R work order limits of liability.</p> <p>The Contractor shall notify the KO upon identification that the work order will exceed the specified limits of liability in accordance with reporting requirements in Annex 2. If a non-recurring work is issued for the portion exceeding the specified E/U/R work order limits of liability, the Government will issue a task order for the portion of direct labor and/or direct material that exceeds the work order limits.</p> <p>Examples of work exceeding the E/U/R Work Order limits of liability:</p> <ul style="list-style-type: none"> <li>• If a work order requires 40 hours in direct labor and</li> </ul>	<p>facilities, systems, ground structures and other assets do not present danger to personnel or equipment.</p> <p>Work order properly documented in NAVFAC Maximo.</p>

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			<p>\$6,000 in direct material cost, the Government may issue a task order in accordance with the Non-recurring Work portion of the contract for the 8 hours in direct labor and \$1,000 in direct material cost that exceeds them work limit of liability.</p> <p>The Contractor shall submit a monthly summary of completed E/U/R work orders per Section F.</p>	
3.1.1	Emergency	The Contractor shall perform emergency work orders in a timely manner to ensure facilities, systems, ground structures and other assets are fully functional, in normal working condition and function properly in accordance with specified standards.	<p>The Contractor shall perform emergency work orders 24 hours a day, seven days a week throughout the contract period.</p> <p>The Contractor shall respond to emergency work orders with the appropriate service personnel and equipment to commence work immediately.</p> <p>The Contractor shall remain at the work site until the emergency has been arrested.</p> <p>If follow-up work is required (after the emergency condition is arrested) to complete the restoration and ensure facilities, systems, ground structures and other assets are fully functional and in normal working condition, the Contractor may request time extension equal to a Routine Work Order. The emergency mitigation and follow-up work shall be considered part of the original work order.</p> <p>Informational Note: Historically, approximately 2 emergency work orders originate after normal working hours each month.</p>	<p>Emergency work orders responded to within one hour of receipt of call.</p> <p>Work continues without interruption until emergent condition is arrested and damage to facilities, systems, ground structures, other assets and personnel is mitigated.</p>
3.1.2	Urgent	The Contractor shall perform urgent work orders	The Contractor shall perform urgent work orders without extended delay.	Urgent work orders are completed

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		in a timely manner to ensure facilities, systems, ground structures and other assets are fully functional, in normal working condition and function properly in accordance with specified standards.		within five working days.
3.1.3	Routine	The Contractor shall perform routine work orders in a timely manner to ensure facilities, systems, ground structures and other assets are fully functional, in normal working condition and function properly in accordance with specified standards.	Performance of routine work orders is not required outside of Government regular working hours.	Routine work orders are completed within 30 calendar days.
3.2	Preventive Maintenance (PM) Program	The Contractor shall develop and implement a PM program for facilities, ground structures, personal property equipment, and installed equipment and systems to ensure proper operation, to minimize breakdowns, and to maximize useful life.	<p>The Contractor shall develop and submit a PM program per Section F. At a minimum, the PM program shall include:</p> <ul style="list-style-type: none"> <li>• PM management and technical approach</li> <li>• Procedures to evaluate equipment reliability and corrective actions.</li> <li>• Job plans tailored to the OEM technical documentation.</li> <li>• Qualification requirements of the maintenance personnel.</li> </ul> <p>The Contractor is fully responsible for and shall perform any incidental repairs, including replacement, discovered during scheduled maintenance work up to 32 hours of labor and \$2,500 per occurrence in direct material cost under the recurring work portion of the contract. Incidental repairs performed under maintenance are not considered E/U/R work.</p>	<p>Maintenance is accomplished in accordance with the Contractor's PM program and work schedule.</p> <p>PM is performed in accordance with manufacturers' recommended procedures and OEM standards.</p> <p>PM Work properly documented in NAVFAC Maximo.</p> <p>At minimum, the PM program addresses ongoing continuous preventive maintenance for portions of the pump system that</p>

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			<p>Notification of repair work exceeding the incidental repairs limit shall be submitted to the KO within two hours of identification. The Government may issue E/U/R work or non-recurring work for the portion of the repairs exceeding the incidental repairs limits of liability. The Government will only pay for the portion of direct labor and/or direct material that exceeds the specified limits of liability.</p> <p>The Contractor shall not use breakdown maintenance as part of the PM program.</p> <p>The PM program shall provide an economical approach to accomplish the manufacturers' recommended maintenance in accordance with OEM standards, and maintenance required to satisfy equipment warranties and keep facilities, ground structures, personal property equipment, and installed equipment and systems in normal working condition.</p> <p>Excessive or repeated system or equipment breakdowns or deficiencies may indicate the need to adjust or modify the Contractor's PM program. These changes will be made at no additional cost to the Government.</p> <p>The Contractor shall submit a monthly PM work schedule per Section F.</p>	<p>need more frequent maintenance.</p> <p>All repairs discovered during preventive maintenance work, up to the Recurring limits, are completed. The KO is notified, for repairs exceeding the Recurring limits, within two hours of identification by the Contractor.</p>
3.2.1	Pump Operation and Maintenance	The Contractor shall perform maintenance on pumps to ensure proper operation, to minimize breakdowns, and to maximize useful life.	The Contractor shall operate and maintain the three pumps at Kawaiie pumping station as necessary to lower the level of water at the wet well level in accordance with Attachment J-1502000-06 or as may be hereafter amended.	<p>Maintenance is performed in accordance with Contractor's PM program and work schedule.</p> <p>Meters are installed and functioning at</p>

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			<p>Pumps shall be cycled at least once per week. Each pump shall run for 20 minutes minimum. If cavitation becomes excessive, the pump shall be secured.</p> <p>Operation consists of weekly, monthly, quarterly, semiannual, and annual maintenance in accordance with the manufacturer’s maintenance manual.</p> <p>The Contractor shall maintain the pumping station at a minimum 95% operational uptime throughout the period of performance.</p> <p>Safe operation shall ensure that all pumps requiring operator attendance are staffed by qualified personnel at all times of operation. The KO shall be notified immediately if unsafe conditions are discovered.</p> <p>The average volume of water pumped is approximately 17 million gallons per day (MGD).</p> <p>The Contractor shall visit each pumping station at least 5 days per week (Monday-Friday, unless approved by KO and PMRF PWO). Maintenance tasks and visual observations are noted in the log book located at each pumping station.</p> <p>The Contractor shall perform repairs to the pumps for up to 32 hours of labor and \$2,000 in material, equipment, and parts per repair.</p> <p>The Contractor shall shutdown, restart, and perform operational checks on all equipment affected by both scheduled and unscheduled utility outages at no</p>	<p>all times.</p> <p>Water level at Kawaiele pumping stations are maintained to a water level in accordance with Attachment J-1502000-06 or as may be hereafter amended.</p>

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			additional cost to the Government.	
3.2.2	Kawai'ele Pump Station Infrastructure	The Contractor shall perform maintenance on all infrastructure that supports the pumps at the Kawai'ele pumping station to ensure proper operation, to minimize breakdowns, and to maximize useful life.	<p>The infrastructure includes instrument shed, pipes, railings, cross walk etc. that requires periodic maintenance to deter deterioration. In particular are the sheet pilings. These pilings are crucial to maintain the wet well from collapsing and require constant monitoring and maintenance to deter any major deterioration to the point of potential collapse. (Refer to Attachment J-1502000-01)</p> <p>Maintenance shall include spot correction efforts to prevent more serious corrosion and deterioration.</p> <p>Wooden storage shed, wooden barricades, and platforms shall be maintained to prevent further deterioration.</p> <p>Maintenance shall include painting when required and minor repairs if necessary.</p> <p>Log all maintenance tasks in the log book at each pumping station.</p>	Maintenance is performed in accordance with Contractor's PM program, work schedule and trade standards.
3.2.3	Dry Ditch Flood Gate	The Contractor shall perform maintenance on the Dry Ditch Flood Gate to ensure proper operation, to minimize breakdowns, and to maximize useful life.	<p>The Contractor shall provide periodic maintenance to assure that the gate is operational at all times. The gate could be crucial during heavy rain.</p> <p>Maintenance should include other gate infrastructure such as support safety railings and the walkway. Flood gate shall be operated during times of heavy rainstorms to limit flooding to the canals.</p> <p>No major repair work is required other than periodic preventive maintenance.</p>	Maintenance is performed in accordance with Contractor's PM program and work schedule.
3.2.4	Flap Gates	The Contractor shall perform maintenance on the	The Contractor shall provide periodic maintenance to assure that the gates are operational at	Maintenance is performed in accordance with

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		flap gates to ensure proper operation, to minimize breakdowns, and to maximize useful life.	<p>all times. The gates are crucial during heavy rain.</p> <p>Flap gates shall be operated during times of heavy rainstorms to limit flooding in the canals.</p> <p>No major repair work is required other than periodic preventive maintenance.</p>	Contractor's PM program and work schedule.
3.2.5	Electric Power Transmission Lines	The Contractor shall perform maintenance on the electrical power lines to ensure proper operation, to minimize breakdowns, and to maximize useful life.	<p>The Contractor shall provide maintenance on the electrical power lines to ensure power loss to the pump stations are minimized.</p> <p>Maintenance of the power lines include pole transformers, guy wires, cross arms and insulators, and any other related items that make power transmission possible.</p> <p>The Contractor shall be responsible for tree trimming to prevent branches from contacting power lines.</p> <p>No major repair work is required other than periodic preventive maintenance.</p>	Maintenance is performed in accordance with Contractor's PM program and work schedule.
3.2.6	Cathodic Protection Systems	The Contractor shall perform maintenance on cathodic protection systems to ensure proper operation, to minimize breakdowns, and to maximize useful life.	<p>The Contractor shall maintain, inspect, and test cathodic protection systems in accordance with UFC 3-570-06 and instructions provided in Attachment 1502000-05, Cathodic Protection Operation and Maintenance Data.</p> <p>The cathodic protection system is installed to protect the sheet metal piping at the Kawai'ele Pump station.</p> <p>The Contractor shall perform maintenance on the cathodic protection system for up to 16 hours of labor and \$500 in material, equipment, and parts cost per year.</p>	<p>Maintenance is performed in accordance with Contractor's PM program and work schedule.</p> <p>The cathodic protection system is operational at all times.</p> <p>The Contractor is responsible for all repairs discovered during preventive maintenance work, up to the Recurring limits, are completed. The KO</p>

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			<p>At a minimum, maintenance shall include troubleshooting procedures to correct loss of A.C. input, blown fuses, loose terminals, faulty meters, blown M.O.V. suppressors, open circuits, faulty cathodic load connections, and lightning damage. If the initial inspection should uncover a faulty rectifier, systematic isolation of the various rectifier component should be conducted to determine the cause of nonoperation by following the steps outlined in the manual (Attachment J-1502000-05).</p> <p>The cathodic protection system must be operational at all times.</p> <p>The Contractor shall notify the KO for all repairs exceeding the Recurring limits.</p>	is notified, for repairs exceeding the Recurring limits, within two hours of identification by the Contractor.
3.3	National Pollutant Discharge Elimination System Permit (NPDES)	The Contractor shall apply for and possess a valid NPDES permit as required under any settlement agreement, court approval or other applicable laws.	<p>The Contractor is required to apply for and obtain a NPDES permit as required under any settlement agreement, court approval or other applicable laws.</p> <p>Contractor's NPDES Permit shall be submitted to the KO within 30 Days after permit is obtained per Section F.</p>	Contractor has a valid NPDES permit for the duration of the contract to include all Option Years.

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4	Non-Recurring Work	Non-recurring work may be ordered utilizing DoD EMALL in accordance with Section H or on a task order in accordance with the PROCEDURES FOR ISSUING ORDERS clause in Section G. The order will specify the exact locations and types of work to be accomplished. The period of performance will be specified in each order.	Refer to non-recurring work ELINs for task listings, descriptions, and related requirements. All periods of performance are measured from issue date of order to acceptance of the work. Performance Standards for Non-recurring work will be the same as those in Spec Item 3 where applicable.	