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<b>Spec Item</b>	<b>Title</b>	<b>Description</b>
1	General Information	The Contractor shall provide all labor, management, supervision, tools, material, and equipment required to perform Facility Investment services for facilities at Naval Submarine Base New London.
1.1	Concept of Operations	<p>The intent of 1502000 Facility Investment is to specify the requirements for the Sustainment, Restoration and Modernization (SRM) sub-functions only. The SRM 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 consists 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 sustainment.</p> <p>The Contractor shall perform maintenance, repair, alteration, demolition and minor construction for the following:</p> <p>Building and Structures Maintenance  - Automatic Door Systems: Naval Submarine Base NLON and tenant commands.</p>

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2	Management and Administration	
2.1	Definitions and Acronyms	Definitions and Acronyms are listed in J-0200000-04.
2.2	Personnel	The Contractor shall provide personnel with the qualifications, technical knowledge, experience and skills required for efficient operations within the FI function.
2.2.1	Certification, Training, and Licensing	Specific certification and training requirements are addressed in Spec Item 3.
2.3	Special Requirements	
2.3.1	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 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>
2.3.2	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-0200000-02.

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<b>Spec Item</b>	<b>Title</b>	<b>Performance Objective</b>	<b>Related Information</b>	<b>Performance Standard</b>
3	Recurring Work	The Contractor shall maintain, repair, and alter automatic doors to ensure they are fully functional and in normal working condition.	<p>The work will consist of service calls, development and implementation of a PM program.</p> <p>The Contractor shall maintain current all facility maintenance data and warranty records. The KO may request a report at any time and the Contractor shall provide the detailed report within 24 hours.</p> <p>J-0200000-05 shows the required Maintenance Summary/Service Order Summary report deliverables.</p>	Automatic Door systems and equipment are in an operable condition and function properly in accordance with specified standards.
3.1	Service Orders	The Contractor shall perform service call work in a timely manner and ensure Automatic Door systems and equipment is restored to a safe, operable condition and function properly.	<p>The Contractor shall perform service calls to accomplish any within-scope work identified and will include a wide variety of work. J-1502000-03 provides historical data and samples of the work variety.</p> <p>The Contractor shall maintain sufficient materials and equipment on hand to support service call work requirements. Lack of availability of material or equipment will not relieve the Contractor from the requirement to complete service call work within the time limits specified.</p> <p>Service calls are limited to a threshold of \$700.00 combined labor and material.</p> <p>The Contractor shall notify the KO upon identification that the service call will exceed the threshold listed above.</p> <p>The Contractor shall provide a daily summary of completed service calls.</p>	<p>Service call work is responded to and completed within the specified time.</p> <p>Automatic Door systems and equipment are restored to operable condition and function properly in accordance with OEM specifications.</p> <p>Work is accomplished per Spec Item 2.4, Workmanship and Material Standards.</p> <p>When repair is complete the facility, system, or equipment does not present any hazard or danger to personnel.</p>
3.1.1	Emergency Service Orders	The Contractor shall respond to emergency service orders and arrest emergent	The Contractor shall perform emergency service orders 24 hours a day, seven days a week throughout the contract period.	Emergency service orders responded to within two (2) hours of receipt of call.

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		<p>conditions to minimize and mitigate damage to Automatic Door systems and equipment, and danger to personnel.</p> <p>Associated repairs are completed to ensure facilities, systems, and equipment are restored to a safe, operable condition and function properly.</p>	<p>The Contractor shall respond to emergency service 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 further labor and material (follow-up work) are required to complete the repair, the call will be reclassified as routine and the corresponding completion time will then apply. Such follow-up work shall be considered part of the original service call.</p>	<p>Work is continued without interruption until emergent condition is arrested.</p> <p>Automatic Door systems and equipment are restored to operable condition and function properly in accordance with OEM specifications.</p> <p>Work is accomplished per Spec Item 2.4, Workmanship and Material Standards.</p> <p>When repair is complete the facility, system, or equipment does not present any hazard or danger to personnel.</p>
3.1.2	Urgent Service Orders	The Contractor shall complete routine service orders in a timely manner and ensure Automatic Doors and installed equipment and systems are restored to a safe, normal working condition and function properly.	The Contractor shall perform urgent service orders to repair deficiencies without extended delay, therefore preventing further damage.	Urgent service orders are completed within five (5) working days.
3.1.3	Routine Service Orders	The Contractor shall complete routine service orders in a timely manner and ensure Automatic Doors and installed equipment and systems are restored to a safe, normal working condition and function properly.	<p>The Contractor shall perform routine service orders to repair deficiencies and return Automatic Doors to normal working condition.</p> <p>Performance of routine service orders is not required outside of Government regular working hours.</p>	Routine service orders are completed within thirty (30) calendar days.
3.2	Preventive Maintenance (PM) Program	The Contractor shall develop and implement a PM program for Automatic Door	The Contractor shall submit a PM program to the KO for approval. The PM program shall be developed based on an economical approach,	Maintenance is accomplished in accordance with the Contractor's PM program and work

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		<p>systems and equipment to ensure proper operation, to minimize breakdowns, and to maximize useful life.</p>	<p>manufacturers’ recommended procedures, OEM standards, and maintenance required to satisfy equipment warranties.</p> <p>The Contractor shall perform any repairs up to a \$150.00 deductible (no additional government payment) per PM occurrence.</p> <p>Notification of repair work exceeding the PM limit shall be submitted to the KO within twenty four (24) hours of identification. Service calls or Non-recurring work orders may be issued for repairs exceeding the PM limit.</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 monthly PM schedule and an unaccomplished PM report. The PM program shall provide an economical approach manufacturers’ recommended procedures, 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>The Contractor shall assess and document equipment condition annually.</p> <p>The Contractor shall submit a monthly Repair Status Report per Section F.</p>	<p>schedule.</p> <p>PM is performed in accordance with manufacturers’ recommended procedures and OEM standards.</p>

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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 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.	