

<b>0100000 – General Information</b>		
<b>Spec Item</b>	<b>Title</b>	<b>Description</b>
1	General Information	
1.1	Outline of Services	<p>Except where otherwise stated, the Contractor shall furnish all labor, supervision, management, tools, materials, equipment, facilities, transportation, incidental engineering, and other items necessary to provide the services outlined below and described in this Performance Work Statement (PWS) at Naval Submarine Base NLON by means of a combination Recurring Work and Non-Recurring Work Contract</p> <p>The PWS is organized into annexes. Annex 1 is "General Information". Annex 2 contains the on-site project management and administration requirements. Annexes 3 through 18 contain the technical requirements. The annex numbers are identified as 1 through 18 in the description column, but the full expanded annex numbers include seven digits (e.g., Annex 1 expanded number is 0100000 as shown in the header row at the top of this page)</p> <p>Annex 1 General Information  Annex 2 Management and Administration  Annex 3 Command and Staff N/A  Annex 4 Public Safety N/A  Annex 5 Air Operations N/A  Annex 6 Port Operations N/A  Annex 7 Ordnance N/A  Annex 8 Range Operations N/A  Annex 9 Health Care Support N/A  Annex 10 Supply N/A  Annex 11 Personnel Support N/A  Annex 12 Morale, Welfare and Recreation Support N/A  Annex 13 Galley N/A  Annex 14 Housing N/A  <u>Annex 15 Facilities Support</u>  150200 Facilities Investment  Annex 16 Utilities N/A  Annex 17 Base Support Vehicles and Equipment N/A  Annex 18 Environmental N/A</p>
1.2	Project Location	<p>The work shall be performed at various locations throughout Naval Submarine Base NLON could vary from location to location. The following is the dispersion of work at the various locations.</p> <p>(1) Maintenance and Repair of Elevators and escalators: various locations</p>
1.3	Acquisition of Additional Work	<p>The Government reserves the right to acquire additional Maintenance and Repair of Elevators services at additional locations in addition to the services and locations identified in the recurring work requirements of this contract. Additional services will be incorporated into the contract in accordance with the CHANGES clause, SECTION I or ordered under the indefinite quantity provisions of the contract. Items of work not covered by this contract but within the general intent are considered in the scope of this contract.</p>

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1.4	Background Information	Naval Submarine Base New London is the Navy's first Submarine Base and the "Home of the Submarine Force". In 1868, the State of Connecticut gave the Navy 112 acres of land along the Thames River to build a Naval Station. Although physically located in Groton, CT, the base had their main offices and housing in the larger city of New London, hence was christened as Naval Submarine Base New London. Following World War I, the Navy established schools and training facilities at the base. Today, the Naval Submarine Base New London (SUBASE NLON), located on the east side of Thames River in Groton, CT, proudly claims its motto to be "The First and Finest." The main base currently occupies more than 687 acres and "homeports" sixteen attack submarines and the Navy's nuclear research deep submersible NR-1. The base also supports more than 70 tenant commands including, Commander Navy Region Northeast (CNRNE), Commander Submarine Group Two (CSG2), Naval Submarine School (SUBSCOL), Naval Submarine Support Facility (NSSF), three Submarine Squadron staffs, and the housing and support facilities for more than 21,000 civilian workers, active-duty service members and their families.
1.5	Verification of Workload and Conditions	Throughout the PWS, the workload data is generally referred to as being located in Section J. Section J provides data such as inventories, maps, floor plans, and tables to represent the type, quantity and location of services to be provided. However, offerors are encouraged to visit the project site during the site visit for offerors and to visit the technical library during posted hours as part of its due diligence to assess the nature of work and conditions under which work is to be performed.
1.6	Climate Patterns	Connecticut has a humid continental climate. The average yearly temperature along the coast is 51° F. Recorded temperatures in Connecticut range from -32° F, in 1943 at Falls Village, to 105° F, in 1926 at Waterbury. Throughout most of the state, yearly precipitation varies between about 44 and 48 in. Annual snowfall on the coast is about 27" with inland accumulations averaging 53". Violent storms in the state are rare, but several hurricanes have struck along the coast. A tornado, rare for this region, touched down North of Hartford in 1979 and did extensive damage.
1.7	Related Information	There are four types of Related Information that can be found in the Description and Related Information columns of the specification as follows:  Informational Notes as used throughout this PWS provides additional information to offerors to be used in developing a thorough understanding of the work to be performed in this contract. Any block of text marked "Informational Notes" throughout Annexes 1 through 18 is subject to this disclaimer. Offerors may not rely upon the "Informational Notes" as material representations of the Government. Information provided in "Informational Notes" does not create a contractual requirement on either party to this contract.  Clarifying Information describes client expectations in a more detailed manner than the Performance Objective and Performance standard alone.  Constraining Information describes limitations to the work performed to meet the Performance Objective and Performance Standard.  Requirement Information further describes client requirements associated with each Performance Objective.

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1.8	Navy Approach to Service Contracting	The Department of Navy (DoN) spends over \$1 billion in annual obligations to meet global requirements for facility operations and maintenance provided through Facility Support Contracts (FSC) and additional billions to provide other base operations support services (OBOS). The Head of the Contracting Activity (HCA) of the Naval Facilities Engineering Command (NAVFAC) has focused increased attention on re-engineering FSC contracts in response to customer and industry feedback, budget constraints, and the impact of a variety of contracting, program management and financial management regulations. The Navy also supports the following principles
1.8.1	Partnering Philosophy	The first principle is that the Navy views its contractors as partners and not just abstract service providers. The Navy wants its contractors to succeed because partners' success drives the Navy's successful mission completion. Within the bounds of acquisition policy the Navy intends to work to find solutions that will be beneficial to both the Government and its partners.
1.8.2	Contractor's Knowledge	The second principle is that the Navy will receive insightful management from its contractors. This management will include the knowledge, skills, authority and willingness to use contractor resources to find better ways of serving Navy clients' strategic and operational goals and objectives. The Navy's use of performance-based objectives evidences this principle. Although performance work statements will typically contain several levels of performance assessment, the Navy wants its contractors to exercise maximum discretion within bounds of prudent risk management to adjust processes and resources needed to reach specified objectives at the highest performance level
1.8.3	Industry Best Practices	The third principle is that the Navy will adopt industry best commercial practices and maintain state-of-the-art service delivery. It is the Navy's and contractor's responsibility as partners to reach this goal. To that end, the Navy's emphasis will be in evaluating performance objectives (end results).
1.9	Standard Template	<p>Key to implementing a programmatic approach is using a standard template that ensures Navy-wide consistency yet affords appropriate tailoring to meet local needs. This contract conforms to the standard template and has been tailored for this solicitation. NAVFAC intends to use this template-based approach for future service contracts. Offerors should develop an understanding of the template as part of performing due diligence in reaching an understanding of the Navy's requirements and expectations.</p> <p>The standard template contains 18 standard annexes. Annex 1 will always contain information that is relevant to the entire scope of the contract. Annex 2 contains on-site project management and administration requirements that are relevant to the entire scope of the contract. Annexes 3 through 18 contain the technical information and requirements peculiar to that technical annex. Within each technical annex, the organization of information and requirements are also standardized. Specification item 1 will always contain General Information. Specification item 2 will always contain the management and administrative requirements. Specification item 3 will always contain the Recurring Work requirements. Specification item 4 will always contain the Non-recurring Work requirements. Requirements and standards for higher level specification items apply to all subordinate specification items, e.g., Specification Item 3 standards apply to all recurring work specification items. Specification Item 3.1 is applicable to all 3.1 subordinate specification items. Specification Items 3.2 and 3.3 are not considered subordinate to 3.1. All costs associated with Annexes 1 and 2 and Specification items 1 and 2 must be priced and distributed within Specification Item 3 of Annexes 3 through 18</p>

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1.10	Navy PBSA Approach	The Navy's approach to performance-based service acquisition (PBSA) includes four component parts which are 1) performance outcomes, 2) measurable standards, 3) consideration of incentives, and 4) performance assessment plan.
1.11	Technical Proposal Certification	The Contractor warrants that its proposal incorporated herein by reference will meet or exceed the performance objectives set forth in this contract.