

PERFORMANCE WORK STATEMENT #05

BUILDINGS AND STRUCTURES

1.0 SCOPE. The contractor shall maintain, repair, rehabilitate and alter the interior and exterior of all buildings and structures at Fort Monmouth and its sub-posts specified in the Buildings lists attached in Section J. Maintenance, repair, rehabilitation and alteration of buildings and structures shall include work on foundations, walls, doors, windows, roofs, floors, floor coverings, porches, stairs, fixtures, hardware, controls, elevators and other equipment integral to the building. The contractor shall also maintain and repair fences, flag poles, guard and watch towers, grease racks, loading ramps, training facilities, monuments, grandstands, bleachers and other miscellaneous structures. Estimated workload data appears in paragraph 5.0.

1.1 Year 2000 Compliance. ALL INFORMATION TECHNOLOGY USED IN THE PERFORMANCE OF THIS PWS MUST BE YEAR 2000 COMPLIANT. Year 2000 compliant means that the information technology accurately processes date/time data (including, but not limited to, calculating, comparing and sequencing) from, into, and between the twentieth and twenty-first centuries, and the years 1999 and 2000 and leap year calculations.

2.0 APPLICABLE DOCUMENTS. The exact issue of all documents cited in this PWS appears in paragraph 4.0.

3.0 REQUIREMENTS.

3.1 General. The contractor shall maintain, repair, rehabilitate and alter the interior and exterior of all buildings and structures at Fort Monmouth and its sub-posts specified in the Buildings lists attached in Section J in accordance with this PWS and applicable documents cited in paragraph 4.0. All work required by this PWS, **excluding** Preventive Maintenance, shall be performed via Intermittent Work Request (IWR).

3.1.1 Personnel. The New Jersey Welding Society shall certify welders performing all metal working tasks affecting structural integrity or utility systems. All personnel performing locksmith duties shall obtain a DoD-granted SECRET security clearance in accordance with PWS #01.

3.1.1.1 Child Development/Youth Activities Centers. A full time Journeyman Maintenance Mechanic shall be dedicated to the Child Development/Youth Activities Centers (Buildings 2290 and 2566).

3.1.1.2 Lodging Areas. A full time Journeyman Maintenance Mechanic shall be dedicated to Lodging Areas (Buildings 259, 360, 363, 364, and 365).

3.1.2 Express Maintenance Services for Family Housing Units. The contractor shall provide express maintenance services for all Family Housing units. These services include minor electrical, plumbing, appliance repairs, and carpentry that are beyond the occupant's capability to accomplish by self-help. This service is available by appointment. Appointments are scheduled at least 48 hours in advance.

3.2 Preventive Maintenance (PM). The contractor shall perform PM three times per year on all buildings and structures cited in the Buildings lists attached in Section J, **excluding** Family Housing and the Child Development/Youth Activities Centers, in accordance with this PWS, applicable manufacturer's specifications, and applicable documents cited in paragraph 4.0. The contractor shall inspect stairs and platforms of above ground tanks in conjunction with Preventive Maintenance. Building Trustees shall be notified in writing 30 days prior to scheduled service, and by telephone two workdays prior to the visit. The COR will provide a list of Building Trustees upon contract award.

3.2.1 PM Plan (DI-MGMT-80004). The contractor shall submit a PM plan in accordance with DI-MGMT-80004 and CDRL E001. This plan shall address all PM tasks to occur within one year. Tasks shall be grouped by frequency of occurrence, e.g., daily, weekly, monthly, quarterly, annually, etc. The plan shall include a graphic depiction of tasks, with calendar time on the horizontal axis and tasks on the vertical axis. The following data shall be provided:

- a. Building Number.
- b. Scheduled date.
- c. Description of required PM. Applicable manufacturer's specifications and other documents shall be referenced.
- d. Location of work to be performed, if other than at equipment site.
- e. Estimated labor hours (by labor category) and material costs.

Once Government-approved, the contractor shall perform PM in accordance with the approved plan and approved changes for the duration of the contract.

CONTRACT DATA REQUIREMENTS LIST							
A. CONTRACT LINE ITEM NO.		B. EXHIBIT E		C. CATEGORY: TDP ___ TM ___ OTHER <u>MGMT</u>			
D. SYSTEM/ITEM			E. CONTRACT/PR NO.		F. CONTRACTOR		
1. DATA ITEM NO. E001		2. TITLE OF DATA ITEM Management Plan			3. SUBTITLE Preventive Maintenance Plan		
4. AUTHORITY (Data Acquisition Document No.) DI-MGMT-80004			5. CONTRACT REFERENCE PWS 05, paragraph 3.2.1		6. REQUIRING OFFICE SELFM-PW-CO		
7. DD 250 REQ DD	9. DIST STATEMENT REQUIRED	10. FREQUENCY SEE ITEM 16	12. DATE OF FIRST SUBMISSION See Item 16	14. DISTRIBUTION			
8. APP CODE A	11. AS OF DATE	13. DATE OF SUBSEQUENT SUBMISSION See Item 16	a. ADDRESSEE	b. COPIES		Draft	Final
				Reg	Rep		
16. REMARKS. Delete blocks 3, 7 and 10 of DI-MGMT-80004. Reports shall be submitted electronically, in contractor format, and provide the data required by paragraph 3.2.1. Submit initial draft via LT, 30 days after contract award. Government requires 30 days to review. Submit final via DD-250, 30 days after receipt of Government comments. Submit change pages as required, within 15 days after the need for revision is identified. Government requires 15 days to review/approve changes.				SELFM-PW-CO	1	1	
15. TOTAL					1	1	

3.3 Carpentry. The contractor shall perform carpentry work in accordance with FM 5-551 and fulfill the requirements as specified in the most current version of Title V Clean Air Act. Record keeping requirements shall be recorded in the "Title V Record Keeping LogBook" to be provided by DPW Environmental Office. The recordings shall follow the most current version of Title V document and any appendices and attachments. Carpentry work shall be planned and accomplished to offer maximum resistance to fungus, mildew, termites, water absorption and all other destructive effects of the environment. Materials replaced or incorporated within facilities shall be consistent with the construction of the existing structure.

3.3.1 Wood Treatments. All woods in contact with concrete and masonry shall be treated by pressure methods and marked in accordance with American Wood Preservers Institute standards. Wood treated with oil-based preservatives shall be free from surface oil and properly seasoned for use in building maintenance. Wood treated with water-borne preservatives shall be air-dried and kiln dried to

the moisture content specified for lumber and marked with the word "Dry".
Treated wood, which is cut, shall be brush-coated with a preservative agent.

3.3.2 Structural Framing. The contractor shall maintain and repair all structural framing. Structural framing shall not be altered from its original design without the prior written approval of the COR.

3.3.3 Hardwoods, Stairs, and Floor Coverings. The contractor shall maintain and repair hardwoods, stairs and floor coverings, including broken surfaces, chipped tile, inlay units and damaged underlayment. The contractor shall sand and refinish or replace worn sections of hardwood flooring.

3.3.3.1 Carpet. The contractor shall repair tears and gauges, stretch, trim and refit carpet. Carpet includes both tackless and glued installation.

3.3.4 Windows and Window Treatments. The contractor shall maintain, repair and replace windows, storm windows and screens, including fixed glass panels. This work shall include caulking, weather-stripping, and repairing/replacing window treatments including blinds, shades, curtain/drapery hardware, window glass and frames.

3.3.5 Doors. The contractor shall maintain and repair all doors, including combination storm doors, garage doors, overhead, heavy overhead doors, high bay doors, roll-up, door frames, sills, trim and casing. The contractor shall repair/replace broken or damaged doors and hardware (manual and automatic), and repair/replace damaged weather-stripping, fittings and associated items. Doors include both residential and commercial.

3.3.5.1 Commercial/Heavy Overhead Doors. The contractor shall service, maintain, and repair commercial/heavy overhead doors and operators (electric, chain hoist and manual). Doors include those constructed of various materials including wood, aluminum, steel, and fiberglass. These doors are mainly warehouse type roll up and could contain insulation. Doors are sectional, traffic, and service design. The location of these doors can be found at **TABLE 05-3: Commercial/Heavy Overhead Doors**.

3.3.5.1.1 Semi-annually the contractor shall inspect each door listed in Table 05-3 to include as a minimum all tracks/rails, springs, door panels, hardware, operators, and safety devices. Inspections shall be made during the months of April and October annually. Upon completion of the inspection, the contractor shall submit an Overhead Door Inspection Report in accordance with DFMGMT-80227 and CDRL 002. This report shall address Fort Monmouth and its sub posts. The following information shall be provided:

- a. Building number.
- b. Location or identification number of door.

- c. Type of door.
- d. Condition of door.
- e. Date of inspections.
- f. Corrective action required/recommended (as required).
- g. Corrective action taken, to include work document number (as applicable).

CONTRACT DATA REQUIREMENTS LIST							
A. CONTRACT LINE ITEM NO.		B. EXHIBIT E		C. CATEGORY: TDP ___ TM ___ OTHER <u>MGMT</u>			
D. SYSTEM/ITEM			E. CONTRACT/PR NO.		F. CONTRACTOR		
1. DATA ITEM NO. E002	2. TITLE OF DATA ITEM Contractor's Progress, Status and Management Report			3. SUBTITLE Overhead Door Inspection Report			
4. AUTHORITY (Data Acquisition Document No.) DI-MGMT-80227		5. CONTRACT REFERENCE PWS 05, paragraph 3.3.5.1.1		6. REQUIRING OFFICE SELFM-PW-CO			
7. DD 250 REQ LT	9. DIST STATEMENT REQUIRED	10. FREQUENCY SEMI-ANNUAL	12. DATE OF FIRST SUBMISSION	14. DISTRIBUTION			
8. APP CODE	11. AS OF DATE See Item 16	13. DATE OF SUBSEQUENT SUBMISSION	a. ADDRESSEE	b. COPIES		Draft	Final
16. REMARKS. Delete blocks 3, 7 and 10 of DI-MGMT-80227. Reports shall be submitted electronically, in contractor format, and provide the data required by paragraph 3.3.5.1.1. Submit semi-annual report, within 5 business days after completion of each reporting period.			SELFM-PW-CO	Reg	Rep	1	
15. TOTAL						1	

3.3.5.2 Automatic Personnel Building Access Doors: The contractor shall service, maintain, and repair automatic personnel building access doors throughout Fort Monmouth and its sub-posts. These doors include automatic sliding, swing, revolving, and handicapped entrance doors. Table 05-4: Automatic (Electric) Door Inventory lists the locations of automatic doors.

3.3.5.2.1 Semi-annually the contractor shall inspect each door listed in Table 05-4 to assure smooth operation and include as a minimum all hardware, operators, and safety devices. Inspections shall be made during the months of April and October annually. Upon completion of the inspection, the contractor shall submit an Automatic Personnel Door Inspection Report in accordance with DI-MGMT-

80227 and CDRL 003. This report shall address Fort Monmouth and its sub posts. The following information shall be provided:

- a. Building number.
- b. Location or identification number of door.
- c. Type of door.
- d. Condition of door.
- e. Date of inspections.
- f. Corrective action required/recommended (as required).
- g. Corrective action taken, to include work document number (as applicable).

CONTRACT DATA REQUIREMENTS LIST							
A. CONTRACT LINE ITEM NO.		B. EXHIBIT E		C. CATEGORY: TDP ___ TM ___ OTHER MGMT			
D. SYSTEM/ITEM			E. CONTRACT/PR NO.		F. CONTRACTOR		
1. DATA ITEM NO. E003	2. TITLE OF DATA ITEM Contractor's Progress, Status and Management Report			3. SUBTITLE Automatic Personnel Door Inspection Report			
4. AUTHORITY (Data Acquisition Document No.) DI-MGMT-80227		5. CONTRACT REFERENCE PWS 05, paragraph 3.3.5.2.1		6. REQUIRING OFFICE SELFM-PW-CO			
7. DD 250 REQ LT	9. DIST STATEMENT REQUIRED	10. FREQUENCY SEMI-ANNUAL	12. DATE OF FIRST SUBMISSION	14. DISTRIBUTION			
8. APP CODE	11. AS OF DATE See Item 16	13. DATE OF SUBSEQUENT SUBMISSION	a. ADDRESSEE	b. COPIES		Draft	Final
16. REMARKS. Delete blocks 3, 7 and 10 of DI-MGMT-80227. Reports shall be submitted electronically, in contractor format, and provide the data required by paragraph 3.3.5.2.1. Submit semi-annual report, within 5 business days after completion of each reporting period.				SELFM-PW-CO	Reg	1	Rep
						15. TOTAL	1

3.3.6 Miscellaneous Carpentry Work. The contractor shall perform miscellaneous carpentry work, including fabricating, installing and repairing built-in fixtures, trim, floors, ceilings, walls, roofs, exterior siding (vinyl, aluminum and wood), wooden fences, mailboxes and signs.

3.3.7 Title V Requirement. In the operation of woodworking equipment, the contractor shall follow procedures outlined and specified in “Title V Record Keeping Logbook” provided by DPW Environmental Office. The recordings shall follow the most current version of Title V document, any appendices and attachments.

3.4 Masonry. The contractor shall perform masonry work in accordance with FM 5-742. This work applies to brick, concrete, mortar and stone structures and components. Masonry work includes:

- a. Mixing mortar, running lines and levels, and cutting, shaping and laying bricks, stone and block.
- b. Constructing forms, pouring and finishing concrete, placing reinforcements and other imbedded items, and removing formwork at the proper intervals.
- c. Constructing, maintaining and repairing chimneys, foundations, culverts and manholes.
- d. Maintaining, repairing and waterproofing all foundations, basement walls and floor slabs.
- e. Diverting water from exterior walls at ground level, filling in low spots of earth and extending downspouts.
- f. Maintaining and repairing all chimneys and fireplaces. Fireplace work shall include replacement of all deteriorated brick with similar material in sound condition. Chimney work includes repair and replacement of broken and missing bricks, flue tile, cap stones, dampers and spark screens.
- g. Maintaining and repairing all ceilings, walls and floors. This work shall include patching and/or replacing broken or cracked areas of plaster, stone, dry walls and ceramic tiles, touch-up painting of repaired areas, and replacing deteriorated plaster with dry wall.
- h. Application and repair of DRIVIT and STO siding systems.

3.5 Roofing, Gutters and Downspouts (DI-MGMT-80227). The contractor shall maintain and repair roofing, gutters and downspouts in accordance with TM 5-617. Temporary emergency repairs shall be made to damaged roofing during periods of inclement weather to stop water from leaking through the roof until permanent repairs are made. The contractor shall inspect all roofs, gutters and downspouts annually, between 1 April and 1 August. Roofs shall be cleaned in conjunction with annual inspection. The cleaning of gutters and downspouts shall be accomplished in conjunction with PM requirements cited in paragraph

3.2 of this PWS. The contractor shall submit a Roof/Gutter Inspection Report in accordance with DI-MGMT-80227 and CDRL E004. This report shall address Fort Monmouth and its sub posts. The following information shall be provided:

- a. Building number.
- b. Type of roof.
- c. Condition of gutters/downspouts.
- d. Date of inspections.
- e. Corrective action required/recommended (as required).
- f. Corrective action taken, to include work document number (as applicable).

CONTRACT DATA REQUIREMENTS LIST									
A. CONTRACT LINE ITEM NO.			B. EXHIBIT E		C. CATEGORY: TDP ___ TM ___ OTHER <u>MGMT</u>				
D. SYSTEM/ITEM			E. CONTRACT/PR NO.		F. CONTRACTOR				
1. DATA ITEM NO. E004		2. TITLE OF DATA ITEM Contractor's Progress, Status and Management Report			3. SUBTITLE Roof/Gutter Inspection Report				
4. AUTHORITY (Data Acquisition Document No.) DI-MGMT-80227			5. CONTRACT REFERENCE PWS 05, paragraph 3.5		6. REQUIRING OFFICE SELFM-PW-CO				
7. DD 250 REQ LT	9. DIST STATEMENT REQUIRED	10. FREQUENCY ANNUALLY		12. DATE OF FIRST SUBMISSION		14. DISTRIBUTION			
8. APP CODE		11. AS OF DATE See Item 16	13. DATE OF SUBSEQUENT SUBMISSION	a. ADDRESSEE		b. COPIES			
						Draft	Final		
							Reg	Rep	
16. REMARKS. Delete blocks 3, 7 and 10 of DI-MGMT-80227. Reports shall be submitted electronically, in contractor format, and provide the data required by paragraph 3.5. Submit report annually, within 5 days of August 15 of each year of contract performance.						SELFM-PW-CO		1	
15. TOTAL								1	

3.6 Metal Working. The contractor shall maintain the sheet metal shop (Building 280) equipment and provide full metal working and sheet metal capabilities, including shearing, bending, drilling, torch cutting, hammer forging, welding, grinding, sawing, and fitting and forming of metal parts. The contractor shall maintain, repair/replace and fabricate all metal components of buildings, structures and facilities in accordance with TM 5-625. Metal components include:

- a. Downspouts, ducts, flashing, handrails, gutters, metal fascia.

- b. Installed building equipment, dining facility and kitchen equipment.
- c. Security fences and components of fencing to include signs, posts, fabric, outriggers and barbed tape.
- d. Complete assemblies for metal components of buildings, and metal parts of installed building equipment.
- e. Utility systems, roadway structures, drainage structures, metal signs and sign posts.
- f. Metal chain link fences, fence posts and playground equipment.
- g. Anchorage in floors and walks.
- h. Sheet metal breaching from boilers to stacks.

3.6.1 The contractor shall report the total pounds of welding rods consumed annually in accordance with DI-MGMT-80227 and CDRL E005. This report shall address Fort Monmouth and its sub posts. The following information shall be provided:

CONTRACT DATA REQUIREMENTS LIST							
A. CONTRACT LINE ITEM NO.		B. EXHIBIT E		C. CATEGORY: TDP ___ TM ___ OTHER <u>MGMT</u>			
D. SYSTEM/ITEM			E. CONTRACT/PR NO.		F. CONTRACTOR		
1. DATA ITEM NO. E005		2. TITLE OF DATA ITEM Contractor's Progress, Status and Management Report			3. SUBTITLE Welding Rod Consumption Data Report		
4. AUTHORITY (Data Acquisition Document No.) DI-MGMT-80227			5. CONTRACT REFERENCE PWS 05, paragraph 3.6.1		6. REQUIRING OFFICE SELFM-PW-EV		
7. DD 250 REQ LT	9. DIST STATEMENT REQUIRED	10. FREQUENCY ANNUALLY		12. DATE OF FIRST SUBMISSION	14. DISTRIBUTION		
8. APP CODE		11. AS OF DATE See Item 16	13. DATE OF SUBSEQUENT SUBMISSION	a. ADDRESSEE		b. COPIES	
					Draft	Final	
						Reg	Rep
16. REMARKS. Delete blocks 3, 7 and 10 of DI-MGMT-80227. Reports shall be submitted electronically, in contractor format, and provide the data required by paragraph 3.6.1. Submit report annually, by close of business 20 February of each year of contract performance.					SELFM-PW-EV		1
15. TOTAL							1

3.7 Locksmithing. The contractor shall maintain, repair, replace and install locks and locking systems in accordance with AR 420-70, including interior and exterior door closures, keys, stay open devices, fire exit devices, fire exit alarms,

burglar alarms, gates, bars, doors and frames, electronic locks, card access devices, vault locks, desks, and cabinet locking devices. The contractor shall fabricate keys in accordance with applicable work request documentation. The contractor shall change combination locks on safes and/or security containers used for the temporary and/or permanent storage of classified documents, material or equipment, in accordance with applicable work request documentation. The contractor shall request a security escort from the Building Security Manager when performing locksmithing in secured areas and on secured containers.

3.8 Painting, Wallpaper, and Floor Refinishing. The contractor shall move, reset, and/or cover furniture, equipment and other property to protect it for painting, wallpapering and floor refinishing.

3.8.1 Painting. The contractor shall paint interior and exterior surfaces of buildings and stationary or mobile equipment in accordance with TM 5-618 and AR 210-50. Painting includes mixing of paints to match colors, preparation of surfaces, caulking, reputty of windows, and application of paints, stains, varnishes and other finishes. The contractor shall:

- a. Use interior paint colors approved by the COR.
- b. Not spray paint unless approved by the COR.
- c. Ensure touch-up paint shall blend with the color and texture of surrounding areas.
- d. Remove all debris, garbage, cans, etc. from the worksite when completed.

3.8.1.1 Interior. The contractor shall paint interior surfaces in accordance with applicable work request documentation. Upon completion of painting, electrical outlets, switches and cover plates shall be cleaned and clear of any paint. Windows, doors and cabinets shall be unstuck and move freely in guides or against closures. Hinges and latches shall be cleaned, adjusted, and lubricated to allow smooth, trouble-free operation.

3.8.1.2 Exterior. The contractor shall perform exterior painting in accordance with applicable work request documentation.

3.8.1.3 Steel Structures and Equipment Enclosures. Prior to painting, the contractor shall inspect enclosures for leaks and re-gasket and/or caulk as required. After painting is completed, the contractor shall re-stencil enclosure doors with the same identifying information that appeared on the door prior to painting, and clean, lubricate and adjust all enclosure doors and latches to provide smooth, trouble-free operation.

3.8.1.4 Fences and Gates. Prior to painting, the contractor shall repair loose and broken wooden/wire fences, straighten warped and bent gates and remove all "WARNING" and Facility Number signs. After painting has been completed,

the contractor shall install new "WARNING" signs of the same type and size as the previous sign, re-attach Facility Number signs, and clean, lubricate and adjust all enclosure doors and latches to provide smooth, trouble-free operation.

3.8.1.5 Paints Expended: The contractor shall report the total number of gallons of paint expended annually in accordance with DI-MGMT-80227 and CDRL E006. This report shall address Fort Monmouth and its sub posts. The report shall show total number of gallons of paint expended by type as follows:

- a. Water base
- b. Oil
- c. Alcohol base
- d. Other

CONTRACT DATA REQUIREMENTS LIST									
A. CONTRACT LINE ITEM NO.		B. EXHIBIT E		C. CATEGORY: TDP ___ TM ___ OTHER MGMT					
D. SYSTEM/ITEM			E. CONTRACT/PR NO.			F. CONTRACTOR			
1. DATA ITEM NO. E006		2. TITLE OF DATA ITEM Contractor's Progress, Status and Management Report				3. SUBTITLE Paint Consumption Report			
4. AUTHORITY (Data Acquisition Document No.) DI-MGMT-80227			5. CONTRACT REFERENCE PWS 05, paragraph 3.8.1.5			6. REQUIRING OFFICE SELFPM-PW-EV			
7. DD 250 REQ LT	9. DIST STATEMENT REQUIRED	10. FREQUENCY ANNUALLY		12. DATE OF FIRST SUBMISSION		14. DISTRIBUTION			
8. APP CODE		11. AS OF DATE See Item 16		13. DATE OF SUBSEQUENT SUBMISSION		a. ADDRESSEE		b. COPIES	
16. REMARKS. Delete blocks 3, 7 and 10 of DI-MGMT-80227. Reports shall be submitted electronically, in contractor format, and provide the data required by paragraph 3.8.1.5. Submit report annually, by close of business 20 February of each year of contract performance.						SELFPM-PW-EV		Draft	Final
								Reg	Rep
15. TOTAL								1	

3.8.2 Wallpaper. The contractor shall apply wallpaper in accordance with applicable work request documentation. Surfaces shall be properly cleaned and prepared. Material shall be installed per manufacturer's instructions.

3.8.3 Floor Refinishing. The contractor shall refinish wood floors in accordance with applicable work request documentation. This task shall include stripping,

sanding, filling and refinishing of one-tenth of the total square footage of the all hardwood floors each year. Two coats of polyurethane shall be applied for refinishing, with sanding and dusting between coats.

4.0 APPLICABLE DOCUMENTS. When “latest” is specified as the date in the following Table, the most current version of the document in effect at any time during the contract period shall apply.

TABLE 05-1: APPLICABLE DOCUMENTS FOR PWS #05

NUMBER	TITLE	DATE
Army Regulations		
AR 210-50	Family Housing Management	24 Apr 90
AR 415-20	Project Development and Design Approval	28 Mar 74
AR 420-10	Management of Installation Directorate of Engineering and Housing and Personnel	02 Jul 87
AR 420-16	Facilities Engineering Reports	30 Sep 87
AR 420-17	Real Property and Resource Management	02 Jul 80
AR 420-22	Preventive Maintenance and Self-Help Programs	06 Jul 76
AR 420-70	Buildings and Structures	29 Mar 92
AR 420-90	Fire Protection	1 Feb 85
Department of Army Pamphlets		
DA Pam 420-6	Facilities Engineering Resources Management System	15 Mar 78
DA Pam 420-8	Facilities Engineering Management Handbook	01 Mar 85
TM 5-609	Military Custodial Services Manual	02 Oct 82
TM 5-610	Preventive Maintenance: Facilities Engineering, Buildings and Structures	01 Nov 79
TM 5-611	Repairs and Utilities: Post Engineer Shops	07 Oct 60
TM 5-617	Facilities Engineering: Maintenance and Repair of Roofs	30 Jan 74
TM 5-618	Paints and Protective Clothing	15 Jun 81
TM 5-620	Buildings and Structures: Caulking and Glazing; Repairs and Utilities	10 May 90
TM 5-625	Repairs and Utilities: Sheet Metal	27 Mar 64
TM 5-654	Maintenance and Operation of Gas Systems	03 Nov 70
TM 5-745	Heating, Ventilating, Air Conditioning and Sheet Metal Work	29 Oct 68

TM 5-803-10	Planning and Design of Outdoor Sports Facilities	05 Apr 88
TM 5-803-11	Children's' Outdoor Play Areas	25 Apr 88
TM 5-803-12	Planning of Outdoor Recreation Areas	03 Sep 66
TM 5-805-6	Caulking and Sealing	31 Jan 85
Technical Manuals		
TM 5-805-7	Welding: Design, Procedures and Inspection	20 May 85
TM 5-805-8	Builder's Hardware	20 Jan 92
TM 5-805-14	Roofing Design	01 May 93
TM 5-809-1	Load Assumption for Buildings	01 Aug 93
TM 5-809-2	Concrete Structural Design for Buildings	20 May 92
TM 5-809-3	Masonry Structural Design for Buildings	30 Oct 92
TM 5-809-6	Structural Design: Structures Other Than Buildings	06 Dec 91
TM 5-809-10	Seismic Design for Buildings	20 Oct 92
TM 743-200-2	Storage Modernization	24 Nov 67
TM 743-200-3	Storage and Materials Handling	01 Jul 71

NUMBER	TITLE	DATE
Commercial Documents		
	Manual of Uniform Traffic Control Devices	Latest
	National Fire Codes	Latest
	The American Wood Preservers Institute Standards	Latest
Guide Specification		
	US Army Architectural and Engineering Instructions (AEI) Design Criteria	Dec 91
Army Corps of Engineers Manual		
EM 385-1-1	Safety and Health Requirements	Oct 92
Fields Manuals		
FM 5-551	Carpentry	23 Feb 84
FM 5-553	General Drafting	06 Jan 84
FM 5-742	Concrete and Masonry	14 Mar 85

5.0 WORKLOAD DATA. Table 05-2 provides estimated intermittent workload data for PWS 05. Preventive maintenance workload is **excluded** from this Table.

TABLE 05-2: ESTIMATED ANNUAL INTERMITTENT WORKLOAD FOR PWS #05

(EXCLUDES PREVENTIVE MAINTENANCE)

TASK/LOCATION	ESTIMATED ANNUAL HOURS
Family Housing Maintenance	4,000
Carpentry	18,000
Locksmith	3,000
Painting	3,600
Mason	500
Roof	1,800
Welding/Metalworking	1,200
CDC/YAC	1,868
Lodging	1,868
TOTAL	35,836

TABLE 05-3: COMMERCIAL OVERHEAD DOOR INVENTORY

BUILDING NUMBER	<u>NUMBER OF DOORS</u>
105	1
116	1 (Southside)
117	1 (Southside)
159	6
280	3
282	5
290	5
482	11
484	3
600	1
601	2
602	1
699	5
750	6
753	4
754	4
761	2
1000	2
1007	6
1122	16
2502	2
2506	2
2507	5
2541	1
2560	6
2700	2 (At freight elevator)
2707	2
2715	1
2718	2

TABLE 05-4: AUTOMATIC (ELECTRIC) DOOR INVENTORY

<u>BUILDING</u>	<u>LOCATION</u>	<u>NUMBER OF DOORS</u>	<u>TYPE OF AUTOMATIC DOOR</u>
206	Rear	1	Handicapped
270	Main Entrance	1	Handicapped
500		2	Handicapped
550	Rear	2	Handicapped
600		2	Handicapped
695		2	Automatic
1000		3	Automatic
1005		2	Handicapped
1007		8	Automatic
1075	Outpatient	1	Revolving Handicapped
1075	Outpatient	1	Manual/Automatic Handicapped
1075	Front Entrance	2	Automatic
1075	Back Entrance	2	Handicapped
1075	Emergency	1	Automatic slider
1075	Emergency	1	Automatic swing
1150		2	Handicapped
1152		2	Handicapped
1200E		2	Handicapped
1200W		2	Handicapped
1201E		2	Handicapped
1201W		2	Handicapped
1201	Courtyard	1	
1202E		3	Handicapped
1202W		3	Handicapped
1207	Front Entrance	2	Handicapped
1207	Back Entrance	1	Handicapped
1208/1209		1	Handicapped (swing)
1208/1209		1	Handicapped (slide)
1208E	Ground floor	2	Handicapped
1208E	1 st floor	4	Handicapped
1208E	Basement	4	Handicapped
1209		5	Handicapped (swing)
1209		1	Handicapped (slide)
1210		3	Handicapped
2567	Main Entrance	1	Automatic slider
2700	Main Entrance	4	Handicapped (swing)
2700	Main Entrance	1	Handicapped (slide)

TABLE 05-5: AUTOMATIC (ELECTRIC) GATE INVENTORY
(This list is provided for information purposes only.)

BUILDING	LOCATION
117	
210	
1207	
1208	Loading dock
2506	
2700	Courtyard