

INTERGOVERNMENTAL SUPPORT AGREEMENT (IGSA)

BETWEEN THE

UNITED STATES

AND

THE PRESIDIO MUNICIPAL SERVICES AGENCY (PMSA)

**BASE OPERATIONS SUPPORT SERVICES AND FACILITIES MAINTENANCE
AND REPAIR [W6CGAA-IGSA-A2AEJ-17-01]**

This is an Intergovernmental Support Agreement (hereafter referred to as the IGSA or Agreement) between the United States and Cities of Monterey and Seaside, CA doing business as the Presidio Municipal Services Agency (hereinafter PMSA). PMSA is a Joint Powers Authority formed by the cities of Monterey and Seaside with the objective of providing municipal services to military installations.

The relationship between the PMSA and the U.S Army Garrison Presidio of Monterey (USAG POM) for installation support services has come to be known as the “Monterey Model” within the Department of Defense. This successful municipal relationship led directly to the passage of Title 10 U.S.C. §2679.

Preamble

This IGSA is entered into pursuant to Federal Law codified at 10 U.S.C. §2679. The statute authorizes the Secretary of the Army to enter into an IGSA on a sole source basis with a State or local government to provide, receive or share installation-support services. The Secretary of the Army has delegated the signature authority to execute a non-Federal Acquisition Regulation (FAR) agreement on behalf of the Army for Municipal Services, Base Operations Support Services and Facilities Maintenance and Repair to the IMCOM Commander. The IMCOM Commander further delegated signature authority to the USAG POM Garrison Commander (hereinafter GC).

When referred to collectively, the PMSA and the USAG POM are referred to as the “Parties”. The Parties may be either “Supplier” or “Receiver” for the purposes of this IGSA.

1. BACKGROUND.

1.1. USAG POM has been receiving installation support services from the PMSA since 1998 through Federal Acquisition Regulations (FAR) based contracts issued by the Army Contracting Command. Based on the analyses performed by the USAG



POM, in conjunction with the PMSA, it is clear that a non-FAR IGSA is financially beneficial to both parties and meets the intent of the law.

2. PURPOSE.

2.1. The purpose of this IGSA is to outline the roles and responsibilities of the Parties, identify the services to be furnished by the PMSA, the prices to be paid by the United States, and the appropriate reimbursement, indemnification, liability, and quality control procedures. The Parties undertake this Agreement in order to provide installation-support services, facility maintenance and facility repairs as defined by 10 U.S.C. §2811 and supplies to the United States, to achieve cost savings for the Department of the Army (DA), and to provide additional revenues to local governments and their workforces.

2.2. USAG POM on behalf of the DA and the PMSA have assumed leading roles in implementing this new authority.

2.3. This IGSA is the result of the Parties' mutual efforts to reduce costs, create efficiencies, build relationships and enhance mission effectiveness. The IGSA is intended to promote collaboration between the Parties by creating economies of scale and leveraging each Party's strengths. Existing or future mutual aid agreements for police and fire protection services are not affected by this IGSA and cannot be circumvented. This IGSA does not include security guard or fire-fighting functions.

3. RESPONSIBILITY OF THE PARTIES.

3.1. The PMSA shall perform the installation-support services as stated in this IGSA and Attachments. The term "installation support services" means those services, supplies, resources, and support typically provided by a local government for its own needs and without regard to whether such services, supplies resources, and support are provided to its residents generally, except that the term does not include security guard or firefighting services.

3.2. This is a non-personal services agreement. Each Party is responsible for all costs of its personnel including pay, benefits, support and travel. Each Party is responsible for supervision or management of its personnel.

3.3. The tasks, duties and responsibilities set forth in this IGSA may not be interpreted or implemented in any manner that results in PMSA personnel creating or modifying Federal policy, obligating appropriated funds of the United States, or overseeing the work of Federal employees. Under no circumstances, shall PMSA employees or contractors be deemed federal employees.

3.4. If the PMSA shall provide services through a contract, the contract must be awarded through competitive procedures. (This requirement does not apply to collective bargaining agreements between the PMSA and its employees.) Employees of the

United States may not perform services for or on behalf of the PMSA without the approval of the GC.

3.5. The USAG POM will:

3.5.1. Request required services using Scheduled Maintenance, a Demand Maintenance Order (DMO) or Individual Job Order (IJO), herein collectively referred to as Order.

3.5.2. Provide the PMSA a detailed scope of services to be obtained and the period of performance required.

3.5.3. Obligate funding required to furnish the services described in the Order's scope of services and in accordance with the performance period stated in the Order.

3.5.4. Negotiate with the PMSA to ensure a fair and reasonable price for the services ordered is obtained. Validate the final negotiated amount required to furnish the scope of services using applicable price and cost analysis techniques as determined necessary to protect the interests of the Army and the United States.

3.5.5. Pay the PMSA promptly upon receipt of monthly invoices for services rendered and accepted by the USAG POM and in accordance with any specific or supplemental procedures described in the Order.

3.5.6. Promptly respond to communications involving claims or litigation, including settlement and funding communications, from the PMSA regarding disputes related to this IGSA and Orders hereunder.

3.5.7. Promptly provide approval or disapproval of any settlement offers.

3.6 The PMSA will:

3.6.1. Provide the services described in the Order using its own personnel or contractors or a combination thereof, in accordance with local procurement and State labor laws in effect at the time of the Order.

3.6.2. Promptly begin providing the services as soon as the Order is accepted by the PMSA.

3.6.3. Negotiate the most reasonable costs with its personnel and/or contractors to provide the services ordered while also ensuring all discounts are applied such that the



USAG POM is receiving no less favorable rates than what it costs PMSA for goods, services, and repairs.

3.6.4. Ensure any delays in the provision of services and/or any sub-standard quality is immediately remedied and handled in accordance with the Quality Control and Inspection procedures described in the Order.

3.6.5. Promptly invoice the USAG POM on a monthly basis after services are furnished and accepted by the USAG POM.

3.6.6. Obtain approval in writing from the IGSA Manager (IGSAM) or IGSA Technical Representative (IGSATR) on an approved IGSA Order Modification before commencing or performing any work not contemplated or included in the scope of services and the amount of funding provided in the Order. Any work performed that has not received advance written approval from the IGSA Manager or IGSATR as appropriate will be at the expense of the PMSA.

3.6.7. Promptly notify the USAG POM and the IGSA Manager of any anticipated disputes or litigation and any claims from the PMSA contractors or employees in relation to this IGSA.

3.6.8. Notify the USAG POM of any proposed settlements with employees and/or contractors in relation to this IGSA and Orders hereunder. Obtain written approval from the IGSA Manager before entering into any settlement agreements.

3.6.9. When applicable, comply with the requirements of the Single Audit Act Amendments of 1996 (31 U.S.C. §§7501-7507).

3.7. Both parties will:

3.7.1. Cooperate to ensure mutual goals are met and issues are promptly resolved.

3.7.2. Promptly notify the other party of any concerns and communicate openly and transparently to ensure any concerns or issues are promptly dealt with in order to not impede performance under this IGSA.

3.7.3. Mutually negotiate reasonable prices for furnishing services.

3.7.4. Resolve to work out disputes to the extent feasible before initiating termination procedures.

3.7.5. To the extent permitted by the laws governing each party, the parties shall protect personal information and also shall maintain the confidentiality of other exchanged information when requested to do so by the providing party.

3.7.6. Comply with public requests for information related to this IGSA pursuant to the Freedom of Information Act, 5 U.S.C. §552 and State law.

4. SUMMARY OF SERVICES AND PRICE.

4.1. This is a cost reimbursement agreement, and in consideration for the services to be provided by the PMSA, the United States agrees to pay the PMSA in accordance with (IAW) the following schedule:

Service	Quantity	Unit	Unit Price	Total
Scheduled Facilities Maintenance, Repairs, and Base Operations Support Services on a cost reimbursable basis per attached statement of work (estimated)	12	per month	\$585,250 Estimated Reimbursable Cost	\$7,022,997
Unscheduled Facilities Maintenance, Repairs, and Base Operations Support Services on a cost reimbursable basis per attached statement of work (estimated)	TBD	Individual Job Order (IJO)	Estimated Reimbursable Cost	\$1,150,664
Estimated Total				\$8,173,661

4.2. As of the effective date of this Agreement, the PMSA is authorized to perform Scheduled Facilities Maintenance and Base Operations Support Services for all efforts to be ordered hereunder for the first year estimated to be up to \$7,022,997. This amount is an estimate that is subject to adjustment by the Parties based on actual costs and is to be construed as the total financial responsibilities of the USAG POM. This constitutes a budget commitment of appropriated funds not to exceed \$7,022,997 for Scheduled Facilities Maintenance and Base Operations Support. If in the first year, should the actual cost exceed the estimate of \$7,022,997, the Parties shall amend this Agreement in writing and an additional commitment of appropriated funds will be recorded by USAG POM to fully reimburse the PMSA. The PMSA is responsible for notifying the IGSAM in writing when 75% of the estimated funds have been expended.



4.3. Annual funding estimates will be established in writing prior to the start of the federal fiscal year and signed by both Parties [with an effective date of 1 October XXXX].

4.4. Commitment of funds for Unscheduled Facilities Maintenance, Repair, and Base Operations Support Services orders will be issued separately and nothing herein shall represent, or give rise to, obligations of the United States for Unscheduled Facilities Maintenance and Base Operations Support Services.

4.5. Funds are only obligated by the USAG POM upon the certification of an amount on a funds commitment document by a proper funds certifying officer appointed by the Army, the signature of an individual Order by the IGSAM or IGSATR and acceptance of the Order by the PMSA for the scope of services delineated on the individual Order.

4.6. The specific services, maintenance and repair details and responsibilities are more specifically set forth in Attachments 1 through 12. These Attachments are incorporated into and are part of this IGSA.

5. TERM OF AGREEMENT.

5.1. This IGSA is being entered into for a term not to exceed five years. This IGSA automatically terminates after five years from the effective date. A new IGSA may be executed for subsequent periods not to exceed five years.

5.2. The initial term of this Agreement shall be for one federal fiscal year from the execution of the Agreement by the GC, and renewable for successive, one-year option periods for four (4) additional years. The United States shall only be obligated for one year of performance under the Agreement, as it has no authority to obligate additional periods of performance without appropriation of adequate funds by the Congress. The United States shall only be obligated for an additional year of performance upon receipt of such funds, and only upon written notice by the GC of an intent to proceed with the option for an additional year of performance. Each Party shall give notice to the other Party as to their intent to renew. The PMSA shall provide 180 days' notice of non-renewal, and the Government shall provide 90 days' notice of non-renewal, subject to the availability of funds. The GC may condition the renewal upon availability of funds, and may suspend performance of the renewed period at no additional cost to the United States, until adequate funds have been received.

5.3. Termination of Orders under this IGSA are addressed in the individual Order's terms and conditions.

6. INSPECTION OF SERVICES.

6.1. The Parties will only tender services and goods in conformance with the IGSA. The Directorate of Public Works (DPW), Operations and Maintenance Division, shall appoint

two (2) full time IGSA Technical Representatives (IGSATR) who will be responsible for inspecting all services performed. The PMSA will be notified of the identity of the IGSATRs, his/her alternate, and of any changes. If services are performed outside the installation, the IGSATR shall be granted access to areas where services are performed. The IGSATR shall have the right to inspect all services; inspections are to be conducted in a manner that will not unduly delay the performance of work.

6.2. If the IGSATR determines that services, maintenance or repairs do not conform to the requirements in the Agreement, the IGSATR can require the PMSA to perform the services, maintenance or repairs again, in whole or in part, at no additional cost to the government. Alternately, the IGSATR can reduce the price to be paid for services, maintenance or repairs to reflect the reduced value of the services, maintenance or repairs to be performed. If the services, maintenance or repairs, cannot be corrected by re-performance, the IGSATR can reduce the billed price to reflect the reduced value of the services, maintenance or repairs, to be performed. The IGSATR may alternately, in his/her sole discretion, waive price reductions or re-performance of an individual service, maintenance or repair. Such waivers shall not constitute a waiver of requirements in the IGSA unless approved in writing by the IGSAM.

6.3. If the PMSA is unable to perform any of the services, maintenance or repairs, due to an occurrence beyond the reasonable control of the Parties, such as acts of God, unusually severe weather, or government activities on the installation which impede the PMSA's performance, the PMSA shall promptly notify the IGSATR.

6.4. In those rare instances in which the PMSA fails to re-perform services or abandons performance, the United States may perform or contract for performance of the services, maintenance or repairs, and charge those costs to the PMSA. Except in an emergency, the United States will not exercise this authority without providing prior notice to the Senior Administrative Analyst POC designated by the PMSA to allow for amicable resolution of issues between the Parties.

6.5. The Parties may exercise their post-acceptance rights: (1) within a reasonable time (10 business days) after the deficiency was discovered or should have been discovered; and; (2) before any substantial change occurs in the condition of the item, unless the change is due to the deficiency in the item.

7. TITLE.

7.1. Unless specified elsewhere in this IGSA, title to items, such as tools and equipment identified in the Attachments, furnished under this IGSA shall pass to the Receiver upon acceptance, regardless of when or where the Receiver takes physical possession.

8. WARRANTY.

8.1. The PMSA warrants that the items delivered hereunder are merchantable and fit for use for the particular purpose described in this IGSA.

9. OPEN COMMUNICATIONS.

9.1. The Parties shall identify and present any issues and concerns that could potentially impede successful performance of the IGSA in a timely and professional manner. The Parties will perform their duties independently. Both Parties understand that the intent of the IGSA is to create a relationship that is based on the principles of sharing of risk and a joint vision of providing cost efficient services.

9.2. After its execution, an initial joint meeting of the Parties will be conducted to discuss the terms of the IGSA.

10. QUALITY CONTROL, QUALITY ASSURANCE AND PERFORMANCE MEETINGS:

10.1. The PMSA shall maintain a quality control plan to ensure all work is completed within the specified timelines and pursuant to the quality standards as set forth in the Attachments. USAG POM will maintain a Quality Assurance Plan to monitor the IGSA's performance. The Parties will meet regularly, but at least monthly, to discuss the terms and conditions of the IGSA. In addition, the Parties will discuss performance, operational issues, and future planning. The PMSA and USAG POM will prepare an agenda and the PMSA will submit monthly significant action and status reports to the IGSAM for acceptance. The IGSA's performance will be evaluated annually by assessing the performance objectives and criteria in the Attachments.

11. EXCUSABLE DELAYS.

11.1. The Parties shall be liable for default unless nonperformance is caused by an occurrence beyond the reasonable control of the Parties and without its fault or negligence, including force majeure events including but not limited to Acts of God, fire, floods, epidemics, quarantine restrictions, strikes, elevation of FPCON (threat level), freight embargoes, material availability and unusually severe weather or delays of PMSA's contractors or their subcontractors due to such causes.

11.2. The PMSA shall notify the IGSAM and IGSATR in writing as soon as it is reasonably possible after the commencement of any excusable delay. The notification shall set forth the full particulars of the delay, issue, or nonperformance.



11.3. Action shall be taken to mitigate the delay as soon as reasonably possible. The Parties are obligated to appropriately notify the other Party when the delay, issue, or nonperformance caused by the delay has been remedied. Any disagreement as to whether a delay is reasonable will be handled by the Claims and Disputes section of this Agreement.

12. PAYMENT.

12.1. The United States shall pay the PMSA for services based upon satisfactory completion of scheduled services on a monthly basis and for unscheduled services as provided by the terms of an IJO, normally at completion of the work.

12.2. Payment shall be based on services provided as set forth in this Agreement. Pursuant to the Office of Management and Budget 2 CFR Part 200, Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards, taxes that PMSA is legally required to pay are allowable, except for self-assessed taxes that disproportionately affect Federal programs. USAG POM shall not reimburse PMSA for any taxes in which the legal incidence of the tax falls on USAG POM.

12.3. The PMSA shall electronically submit invoices or payment requests to the IGSAM. The IGSATR and the IGSAM will review invoices and the IGSAM will authorize payment if all billed services have been satisfactorily completed. The IGSAM may reduce the amount(s) billed for unsatisfactory or partial performance, or for other reasons specified in this Agreement.

12.4. The Government will make payment in accordance with the Prompt Payment Act (31 USC 3903) and implementing regulations. Interest shall be paid for late payments as required by the Act, and shall be paid at the rate established by the Secretary of the Treasury for disputes under the Contract Disputes Act of 1978.

12.5. Payment will be made by the IGSAM through the General Fund Enterprise Business System (GFEBS). Direct and indirect cost reconciliation will be performed annually IAW 2 CFR Part 200.

12.6. The obligation of funds by the USAG POM is subject to the availability of appropriated funds. Detailed invoicing and payment procedures are provided in Attachment 7.

13. TERMINATION.

13.1. The IGSA may be terminated by mutual written agreement at any time. In the event of mutual termination, no rights, responsibilities, benefits, or liabilities shall accrue to either Party.

13.2. Each Party reserves the right to terminate this Agreement for its convenience at any time. When notified by the other Party of the termination, the Parties shall immediately negotiate a separate Termination Agreement and Schedule to define the roles and responsibilities and to mitigate impacts and all costs caused by the termination. The Parties may be paid a percentage of the agreed price reflecting the percentage of work performed prior to the notice or the cost of re-competing the remaining requirement as is appropriate for the non-terminating Party. The Parties shall not be paid for any work performed or costs incurred which reasonably could have been avoided.

13.3. Upon written notification by the Receiver, a DMO or IJO may be fully or partially terminated for the convenience of the Parties. The Parties shall immediately negotiate a separate Termination Agreement and Schedule to define roles and responsibilities and to mitigate impacts and all costs caused by the termination. The Parties shall take all necessary action to protect and preserve the property related to the DMO or IJO.

14. SUSPENSION OF AGREEMENT.

14.1. The United States reserves the right to suspend performance of the Agreement or access to the installation in event of emergencies, mobilizations, national security reasons, or for other reasons outside the control of the United States. In the event of a suspension, compensation for PMSA will continue subject to availability of funds and work not effected by the suspension.

15. APPLICABLE LAW.

15.1. The Parties shall comply with all applicable Federal, State and local laws, Federal executive orders, and Federal rules and regulations applicable to its performance under this IGSA. If any federal statute expressly prescribes policies or requirements that differ from the terms and conditions of this IGSA, the provisions of the statute shall govern.

15.2. This IGSA is not governed by standard acquisition contracting methods of competitive bidding as delineated in the FAR and supplements thereto. However, if PMSA shall provide services through a contract, the contract must be awarded through competitive procedures.

15.3. The provisions of 2 CFR Part 200 shall apply. PMSA shall submit an Indirect Cost Rate Proposal and Cost Allocation Plan to the IGSAM annually. An indirect cost rate must be able to be readily calculated and the IGSAM will be notified in writing within three weeks of any changes that arise in the the computed indirect cost rate.



16. CLAIMS AND DISPUTES.

16.1. If the Parties are in disagreement over any material aspect of either this IGSA, or any Order placed pursuant to the IGSA, the Parties agree to use reasonable and best efforts to resolve the controversy or issue prior to the submission of a claim. Reasonable efforts shall include ADR and mediation as described below.

16.2. A claim is an assertion by one of the Parties pertaining to any matter arising under or relating to the IGSA or an Order placed under the IGSA. When a claim by or against the Parties cannot be satisfied or settled by mutual agreement and a decision on the claim is necessary, then it shall be elevated to the GC.

16.3. Before elevating a claim to the GC the Parties may request Alternative Dispute Resolution (ADR) to resolve disputes. If the PMSA requests mediation, a mediator will be selected mutually by the Parties from the Monterey County Superior Court's Court-Directed Mediator Panel list. If the Parties cannot agree upon a satisfactory mediator in the Monterey County Superior Court's list, the Parties may mutually agree to use other mediators. The duration of any such mediation shall not exceed 2 hours unless otherwise agreed to by the parties. The cost of the mediation (including fees of mediators) shall be borne equally by the Parties, and each Party shall bear its own costs of participating in mediation. The mediation shall take place within the City of Monterey. The Parties recognize and agree that the mediator does not have the power to render a binding decision or force an agreement on the Parties.

16.4. Final Decision. In the event the Parties do not agree with the determinations of the ADR, and are otherwise unable to mutually resolve a claim, dispute, or disagreement then the claim, dispute or disagreement will be reviewed by the GC for final decision.

16.4.1. The Garrison Commander shall:

- (1) Review the facts pertinent to the claim;
- (2) Secure assistance from legal and other advisors;
- (3) Coordinate with the IGSA and the IGSA, as appropriate; and
- (4) Prepare a written decision that shall include—
 - (i) A description of the claim or dispute;
 - (ii) A reference to the pertinent IGSA terms;
 - (iii) A statement of the factual areas of agreement and disagreement;
 - (iv) A statement of the Garrison Commander's decision, with supporting rationale;
 - (v) A paragraph substantially as follows:

"This is the final decision of the Garrison Commander. The IGSA is subject to the Contracts Dispute Act (CDA) and jurisdiction to appeal the Garrison Commander's decision is dictated by the CDA. You may appeal this decision to either the Armed Services Board of Contract Appeals (ASBCA) or the Court of Federal Claims. If you decide to appeal, you must, within 90 days from the date you receive this decision, mail or otherwise furnish written notice and provide a copy to the Garrison Commander



from whose decision this appeal is taken. The notice shall indicate that an appeal is intended and reference the Garrison Commander's final decision and the IGSA."

16.5. The Parties shall use their best efforts to resolve any disagreement or disputes they may have regarding this IGSA at the lowest level possible. To minimize disputes, the Parties will meet periodically, at least on a monthly basis, to discuss performance and any other issues they may have. The IGSAM and IGSATR shall represent the Government in such meetings.

16.6. Contractor or employee disputes. All claims and disputes by employees of the PMSA, shall be resolved in accordance with state law and local governing policies and procedures. All claims and disputes by PMSA contractors arising under or relating to any contracts or similar agreement awarded by the PMSA pursuant to or related to this IGSA or any IGSA Orders hereunder, shall be resolved in accordance with state law and the terms of the individual contract. All litigation costs, including settlements and judgments, incurred or agreed to in defense of claims and disputes made by contractors and employees of the PMSA are the responsibility of the PMSA unless otherwise agreed to in writing by the GC.

17. NOTICES, POINTS OF CONTACT (POCs).

17.1. The following POC will be used by the Parties to communicate issues pertaining to the implementation of this IGSA. Each Party may change its POC upon reasonable notice to the other Party. The POCs for this IGSA are:

17.2. For the PMSA:

Deputy City Manager for Plans and Public Works, (831) 646-3764, pick@monterey.org, c/o City of Monterey, City Hall, Monterey CA 93940.

General Services Superintendent, (831) 646-3445, helms@monterey.org, c/o City of Monterey, City Hall, Monterey CA 93940.

Senior Administrative Analyst, (831) 646-3442, levendowski@monterey.org, c/o City of Monterey, City Hall, Monterey CA 93940.



17.3. For the United States:

IGSA Manager (IGSAM), 831-242-5600, usarmy.pom.usag.mbx.igsa-manager-email-inbox@mail.mil, and 1759 Lewis Road, Building 614, Suite 101, Monterey, CA 93944-5004

POM IGSA Technical Representative (IGSATR), 831-242-7779, usarmy.pom.usag.mbx.igsa-technical-representative-email-inbox@mail.mil, and P.O. Box 5004, Building 4455, Room 13, Monterey, CA 93944-5004. For FEDEX: Building 4455 Gigling Rd, Room 13, Seaside, CA 93955.

17.4. Unless otherwise specified, all notices under this Agreement shall be provided to the POCs specified above. The POCs and a management official at least one level above the POCs as well as the GC shall meet annually to discuss the IGSA, and consider any amendments to the Agreement.

18. AMENDMENTS.

18.1. Any Party can propose amendments at any time. All amendments must be produced in writing and incorporated by amendment into the Agreement by the IGSA Manager. The amendment shall be signed by the Parties in order to be effective. An example of action requiring an amendment includes the addition of new structures, new equipment or an increase in scope.

19. DUTY TO PROTECT GOVERNMENT PROPERTY ON THE INSTALLATION.

19.1. The PMSA shall conduct a visit of the facility with the IGSA Manager and IGSA Technical Representative prior to performance to satisfy itself of the general and local conditions existing at the facility where services will be performed.

19.2. The PMSA shall take measures to protect and not damage any property of the United States during performance of services. Should the PMSA damage such property, the PMSA may replace the item or restore it to its prior condition at its own cost or reimburse the United States for such costs. If the PMSA does not take measures to replace or restore damaged property, the United States reserves the right to deduct replacement or restoration costs from amounts billed by the PMSA each month.

19.3. The IGSA Manager shall provide written notice of the Government's intent to offset costs against billings within 90 days to allow the Parties to resolve the matter amicably. Such resolution can include a schedule for payments to cover the loss or restoration of Government property over the term of the current period of performance.

20. CONTINUITY OF SERVICES.

20.1. The PMSA recognizes that the services under this Agreement are vital to the United States and must be continued without interruption, and performed even in event

of a dispute between the Parties.

20.2. Should the United States terminate this Agreement for any reason, the PMSA agrees to furnish phase-in training to any successor contractor and exercise its best efforts and cooperation to effect an orderly and efficient transition of services.

21. HOLD HARMLESS/INDEMNIFICATION.

21.1. Except as otherwise provided in this Agreement, the PMSA shall indemnify and hold the USAG POM harmless against any and all judgments, expenses, liabilities, damages, claims, suits, and charges of whatever kind or nature that may arise as a result of the activities of the PMSA or its employees in performance of this Agreement or any Order issued hereunder, whether tortious, contractual, or other, except for damages due to the fault or negligence of the USAG POM or its employees, and except to the extent PMSA is prohibited from doing so by California or Federal law.

21.2. Nothing in this Agreement is intended, nor may be construed, to create any rights, confer any benefits, or relieve any liability, of any kind whatsoever in any third person not a party to this IGSA, nor does this Agreement limit the application of the Federal Tort Claims Act.

22. LIMITATION OF LIABILITY.

22.1. The Parties will not be liable to one another for consequential damages resulting from any defect or deficiencies in accepted items except as otherwise provided by an express warranty.

23. WAGES AND LABOR LAW PROVISIONS.

23.1. These provisions apply to the PMSA and any contractor performing services under this IGSA on behalf of the PMSA.

23.2. The PMSA shall be exempt from Federal labor statutes, provided it pays its employees at wage grades or rates normally paid by the PMSA, and complies with all applicable PMSA labor laws and standards. Existing wage scales of the PMSA apply to the cities of Monterey and Seaside employees rather than Davis-Bacon Act or Service Contract Act rates.

23.3. In no event, however, shall any employee be paid at wage rate below the minimum wage established in the Fair Labor Standards Act.

23.4. The PMSA shall comply with all applicable Federal, State and local occupational safety and health requirements and standards. If the PMSA has knowledge that any actual or potential labor dispute by its employees may delay or threaten to delay performance of the contract, the PMSA shall immediately notify the IGSAM and the GC. The PMSA shall provide timely updates until the dispute is resolved.

24. NON-DISCRIMINATION AND SEXUAL ASSAULT/HARASSMENT.

24.1. This provision applies to PMSA and its contractors. The PMSA agrees not to discriminate against any employee based upon race, color, religion, sex, national origin, or sexual orientation, or to allow any employee to engage in discriminatory practices or conduct while performing work under this IGSA.

24.2. The PMSA shall not permit employees which engage in sexual assault, sexual harassment or trafficking to perform services under this IGSA. The PMSA shall not engage in age discrimination, and shall comply with the Americans with Disabilities Act with respect to the hiring and accommodation of employees performing services under this IGSA.

25. DOD LEVEL 1 ANTITERRORISM STANDARDS.

25.1. Pursuant to DOD Instruction Number 2000.16, "DOD Antiterrorism (AT) Standards," dated October 2, 2006, each service provider employee requiring access to a Federally-controlled installation, facility and/or Federally-controlled information system(s) shall complete Level I AT Awareness Training on an annual basis and receive a certificate of completion. The training is accessible from any computer and is available at <http://jko.jten.mil/courses/at1/launch.html>.

25.2. The PMSA is responsible for ensuring that all applicable employees have completed antiterrorism awareness training and shall certify that their workforce has completed the training through the submission of completion certificate(s) to the USAG POM IGSAM within 60 calendar days after the IGSA is signed.

26. PUBLIC DISCLOSURE.

26.1. Requests for information received from the general public related to this IGSA directed to USAG POM shall be complied with pursuant to the Freedom of Information Act (5 USC 552), and requests for information directed to PMSA shall be complied with pursuant to the California Public Records Act (California Govt. Code §6250 et seq.).

26.2. PMSA agrees to notify USAG POM of any such requests for information made under the California Public Records Act.

27. ADDITIONAL PROVISIONS.

27.1. Attachment 4 provides Definitions and Acronyms in use by this IGSA.

27.2. Attachment 5 identifies USAG POM Furnished Property, Equipment, and Services.

27.3. Attachment 6 identifies PMSA Furnished Items and Services.

27.4. Records. The parties shall develop procedures for maintaining books, records, documents, or other evidence pertaining to costs and expenses under this IGSA and Orders hereunder for a minimum of six years, three months after the expiration of the IGSA. To the extent permitted under applicable Federal laws and regulations, the parties shall each allow the other to inspect such books, records, documents, or other evidence.

28. TRANSFERABILITY.

28.1. This Agreement is not transferable except with the written authorization of the Parties.

29. ACTIONS OF DESIGNEES.

29.1. Any act described in the IGSA to be performed by an individual or official can be performed by the designee of such individual or official, with the exception of the GC.

30. ENTIRE IGSA.

30.1. It is understood and agreed that this IGSA, to include Attachments 1 through 12, which are incorporated herein by reference, embodies the entire Agreement between the Parties.

31. EFFECTIVE DATE.

31.1. This IGSA takes effect beginning on 1 January, 2017.

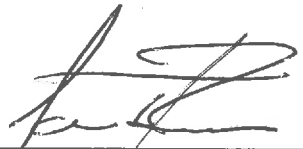
32. EXPIRATION DATE.

32.1. This IGSA is effective for a period not to exceed five (5) years, with an initial one year term renewable for successive, one-year option periods for four (4) additional years and expires September 30, 2021, unless terminated in accordance provisions above. Follow-on IGSA may be entered into by the Parties.



IN WITNESS WHEREOF, the Parties have caused this IGSA to be executed by their duly authorized representatives.

United States of America acting through the Commander, U.S. Army Garrison Presidio of Monterey, CA	Presidio Municipal Services Agency, DBA City of Monterey, Monterey CA
---	---



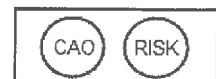
Lawrence T. Brown
Colonel, US Army
Commanding

11 October 2016



Michael McCarthy
City Manager

11 October 2016



- Attachment 1: General Installation Support Services available under this IGSA
- Attachment 2: Performance Requirements Summary (PRS)
- Attachment 3: Specified Tasks
- Attachment 4: Definitions and Acronyms
- Attachment 5: USAG POM Furnished Property, Equipment, and Services
- Attachment 6: PMSA Furnished Items and Services
- Attachment 7: Invoicing and Reimbursement Procedures
- Attachment 8: Request for Proposal, Cost Analysis and Evaluation and Approval Process
- Attachment 9: Negotiated Indirect Cost Rate
- Attachment 10: Scheduled and Unscheduled Services and Project Proposal Procedures
- Attachment 11: Installation Security Measures and Miscellaneous Requirements
- Attachment 12: Technical Exhibits
 - Technical Exhibit 1: Sewage Spill Protocol
 - Technical Exhibit 2: Fire Alarm / Sprinkler Systems
 - Technical Exhibit 3: Government Facilities List
 - Technical Exhibit 4: HVAC Systems Inventory
 - Technical Exhibit 5: Emergency Generators and Associated Fuel Storage Tanks
 - Technical Exhibit 6: Back Flow Prevention Devices Inventory (POM & OMC)
 - Technical Exhibit 7: Environmental Review Checklist
 - Technical Exhibit 8: Environmental Related Training Requirements
 - Technical Exhibit 9: Water and Energy Management – Low Cost / No Cost (LCNC)



Attachment 1 – General Installation Support Services

This attachment describes the Scope of Work for the common installation support services to be provided by the PMSA to the USAG POM under this Agreement. The list is not all inclusive, and the support services descriptions may be modified with mutual consent of the parties as may be needed to meet USAG POM's mission requirements and the availability of the service from the PMSA.

When necessary, the PMSA may combine or subdivide these categories to permit tracking of incremental direct costs.

1. Facilities Sustainment. The maintenance and repair activities necessary to keep facilities in the DOD real property inventory in good working order, including regularly scheduled adjustments and inspections, preventive maintenance tasks, and emergency response and service calls for minor repairs. Facilities sustainment also includes major repairs or replacement of facility components that are expected to occur periodically throughout the life cycle of a facility. Responsibility for funding facilities sustainment must be reflected in the Real Property Inventory database.

1.1. Facilities Restoration and Repair. Restoration includes repair and replacement work to address facilities damage or degradation attributable to acts of nature, inadequate sustainment, excessive age, or other causes. Repair is work as defined by 10 USC 2811. Repair may include alteration of facilities to implement a new, higher standard or to replace building components that typically last more than 50 years.

1.2. Disposal and Demolition. The removal from the DOD real property inventory of obsolete or excess facilities, including buildings or any other permanent or temporary structure as well as pavements and other supporting infrastructure.

1.3. Facilities Operations.

1.3.1. Custodial Services. The activities associated with cleaning installation facilities and purchase of cleaning supplies. Custodial services include activities such as carpet cleaning, window washing, cleaning and stocking bathrooms, and replacement of interior building light bulbs.

1.3.2. Grounds Maintenance and Landscaping. Landscaping activities and plant and tree growth management of improved, semi-improved, and unimproved land.

1.3.3. Pavement Clearance. Sand, mud, and debris removal from paved areas including streets, walkways and parking lots; and pavement sweeping of streets, parking lots, and walkways.

1.3.4. Pest Control. Facility and grounds pest monitoring, pest response and removal, and installation pest education programs.

1.3.5. Real Property Management and Engineering. Facility management, administration, and installation engineering services including public works management, contract management, material procurement, facility data management, furnishings management, real estate management, annual inspection of facilities, master planning, overhead of planning and design, overhead of repair management, and non-sustainment and restoration modernization service calls. Services provided to the USAG POM shall not include personal services or inherently governmental functions.

1.3.6. Refuse Collection and Disposal. Includes all disposal operations, trash collection, and recycling operations (other than housing).

1.3.7. Environmental Compliance. Actions to achieve and maintain compliance with Federal, State, interstate, and local environmental requirements (other than restoration), including DOD policies, applicable binding agreements, and installation compliance plans.

1.3.8. Environmental Conservation. Actions to sustain and enhance natural and cultural resources thereby promoting mission capability and facilitating DOD access to air, lands, and waters.

1.3.9. Environmental Pollution Prevention. Actions to reduce pollutants, more efficiently use natural resources, recycle, and reduce emissions of toxic and other undesirable materials or wastes.

1.3.10. Environmental Restoration. Actions under the Defense Environmental Restoration Program and the Safe Drinking Water Act to address releases of contamination.

1.3.11. Information Technology Support. Actions to support the organization's information technology program.

1.3.12. Project Management. Provide all aspects of project management to include inspection oversight of repair and service contracts performed by entities not part of this Agreement to ensure compliance with specifications, budgeted funds and completion dates. Services provided to the USAG POM shall not include personal services or inherently governmental functions.

1.3.13. Traffic Engineering Services. The surveying, analysis and recommendation for traffic flow, safety and traffic regulatory compliance.

1.3.14. Energy Management and Energy Project Development. Identification of energy savings and energy programs, development and implementation of energy savings projects and program and the collaborative setting and reporting of energy goals. Such energy management includes, but is not limited to, the use of Power Purchase Agreements, Solar, cogeneration, energy efficient boilers and other mechanical equipment and energy efficient lighting, interior and exterior.

1.3.15. Master Planning. Analysis of existing installation footprint, future growth, impact on neighboring Cities, coordination with applicable Federal, State and local regulatory entities, public outreach to affected entities and implementation of any and all plans.

1.3.16. Low Cost No Cost. Low-cost/no-cost initiatives. Energy and water consumption in Army facilities will be reduced through low-cost, common sense management actions, and preventative maintenance. These include the following:

1.3.16.1 Establishment of installation energy and water management plans and policies.

1.3.16.2 Establishment of an energy awareness program including such measures as delamping, turning off unneeded lights, use of automatic occupancy temperature set point controls, closing doors and windows to prevent loss of energy required for heating and cooling, establishment of installation “energy waste/abuse hotlines,” and appointment and training of building energy monitors.

1.3.16.3 Establishment and performance of scheduled maintenance activities (inspections, operational checks, and replacements/repairs/adjustments) on building systems that impact energy and water consumption, such as heating, cooling, and water distribution systems and the integrity of the building envelope, to obtain efficiencies.

1.3.17 Use of outside air to heat and cool buildings in accordance with equipment specifications and design criteria.

Attachment 2 – Performance Requirements Summary

Performance Work Statement Tasks	PWS Paragraph Number	Performance Standards	Acceptable Quality Levels of Service Performed
Energy and Water Conservation Programs.	3.1.	Supplier is in compliance with program.	75%
		Supplier makes quantitative progress each year towards low cost/no cost standard practices.	90%
Water Lateral System Maintenance.	3.2.	Supplier is in compliance with regulations.	100%
		Supplier responds to disruption of water supply.	100%
Water Distribution Systems.	3.3.	Supplier is in compliance with regulations.	100%
		Supplier is in compliance with program reporting.	95%
Inspection.	3.4.	Supplier is in compliance with inspecting serviced buildings for cross connections to ensure adequate backflow prevention devices are in place.	100%
Scheduled System Outages and Planning Meetings.	3.5.	Supplier will coordinate all scheduled outages 14 days in advance.	95%
Operate the Water Lateral System.	3.6.	Supplier is in compliance with verbal reporting requirements within 1 hour of discovery.	97%
Maintain Drawings.	3.7.	Supplier is in compliance with drawing requirements.	75%
Waste Water Lateral System Maintenance.	3.8.	Supplier is in compliance with regulations.	100%
		Supplier keeping wastewater system operating without unreasonable disruption in service.	95%

Waste Water System.	3.9.	Supplier is in compliance with system requirements.	95%
Waste Water System Maintenance and Repair.	3.10.	Supplier is in compliance with maintenance and repair requirements.	90%
Sewage Spills.	3.11.	Supplier is in compliance with spill response procedures.	97%
Storm Water Collection and Drainage System Maintenance.	3.12.	Supplier is in compliance with program requirements.	97%
Storm Drainage System.	3.13.	Supplier is in compliance with program requirements.	97%
Storm Water Discharge.	3.14.	Supplier is in compliance with regulations.	95%
Storm Drain and Catch Basin Maintenance.	3.15.	Supplier is in compliance with program requirements for 20% of storm drain and catch basin maintenance.	85%
Maintain Drawings and Provide Limited Utility Locator Services.	3.16.	Supplier is in compliance with redlining of systems.	85%
		Supplier is in compliance with limited utility location.	90%
		Supplier is in compliance with providing updates within 90 days of project completion.	95%
Wash Racks, Oil/Water Separators.	3.17.	Supplier is in compliance with M&R report within 5 days.	97%
Streets and Surfaced Areas Maintenance.	3.18.	Supplier is in compliance with maintenance and repair requirements.	90%
General Maintenance Requirements.	3.19.	Supplier is in compliance with maintenance and repair requirements for surfaced areas such as potholes.	90%
Inspection of All Paved Surfaces.	3.20.	Supplier is in compliance with inspection requirements.	85%
		Supplier is in compliance with reporting within 20 days.	95%
Perform Pavement Sweeping.	3.21.	Supplier is in compliance with street sweeping schedule.	95%



Potholes.	3.22.	Supplier is in compliance with inspection timeline and repairing of potholes.	90%
Shrinkage and Surface Cracks.	3.23.	Supplier is in compliance with inspection timeline and repair of all shrinkage and surface cracks.	90%
Vegetation Control.	3.24.	Supplier is in compliance with weed removal and disposal of vegetation.	75%
		Supplier is in compliance with herbicide guidelines.	100%
Street, Curb and Parking Lot Striping, Marking or Painting.	3.25.	Supplier is in compliance with striping, marking or painting requirements.	97%
		Supplier is in compliance with POM Installation Parking Policy.	100%
Maintain Traffic, Regulatory and Miscellaneous Signs.	3.26.	Supplier maintains and repairs all damaged missing or missing traffic, regulatory control, and miscellaneous signs.	97%
Force Protection.	3.27.	Supplier is in compliance with inspecting quarterly and repairing GRAB, MEVA, HRT devices.	100%
Fire Alarms Operation and Maintenance.	3.28.	Supplier is in compliance with fire alarms operations and maintenance requirements.	95%
		Supplier is in compliance with fire sprinkler system maintenance.	95%
		Supplier is in compliance with reporting within 10 days of inspection completion.	90%
		Supplier is in compliance with annual flow test by a licensed contractor.	95%
		Supplier in compliance with 5 day reporting timeline after test is performed.	95%
Fire Suppression System Maintenance.	3.29	Supplier is in compliance with NFPA 25 and conducts appropriate quarterly inspections and repairs.	97%
		Supplier provides results of semi-annual inspections within 10 working days upon completion.	90%

Inspection of Fencing.	3.30.	Supplier is in compliance with semi-annual inspection schedule and 60 day time line for initial inspection after IGSA is executed.	95%
Elevator Maintenance.	3.31.	Supplier is in compliance with providing state inspector certificate to IGSA.	95%
		Supplier is in compliance with elevator maintenance program.	90%
		Supplier is in compliance with call back timelines.	95%
Facilities Maintenance.	3.32.	Supplier is in compliance with facilities maintenance requirements.	90%
		Supplier utilizes the Environmental Review Checklist when appropriate.	97%
		Supplier is in compliance with priority levels and response times.	95%
		Supplier is in compliance with LBP and ACM requirements.	100%
Pest Control.	3.33.	Supplier is in compliance with POM's installation Integrated Pest Management Plan.	95%
		Supplier is in compliance with regulations.	100%
		Supplier provides a monthly pesticide report.	90%
Back-Flow Prevention Maintenance, Cross-Connection Control and Back-Flow Prevention Devices.	3.34.	Supplier is in compliance with annual testing schedule.	90%
Locksmith Services.	3.35.	Supplier is in compliance with 1 hour response time requirement.	95%
		Supplier is in compliance with "DO NOT DUPLICATE" requirement.	100%
		Supplier is in compliance with background check requirements for Locksmith.	100%
Other Municipal Services.	3.36.	Supplier is in compliance with inspections, appropriate codes, and applicable industry standards.	95%



Historic Properties.	3.37.	Supplier is in compliance with National Historic Preservation Act and Programmatic Agreement.	95%
		Supplier is in compliance with one maintenance worker receiving 30 hours of historical training.	97%
Automation.	3.38.	Supplier is in compliance with using the Hansen work management system.	97%
Service Call Procedures.	3.39.	Supplier is in compliance with service call hours.	100%
Note: This is a cost reimbursable agreement, as such this criteria only applies to actual work performed.			

Attachment 3 – Specified Tasks

3. Technical Requirements.

3.1. Energy and Water Conservation Programs:

3.1.1. General. The Installation conservation programs were established for the judicious use of energy and water in accordance with published regulations and guidance from higher headquarters and installation plans. Ultimately, the Installation is evaluated on energy consumption per square foot basis. The following defines the purpose and scope of the Installation Conservation Program.

3.1.2. PMSA Participation. Energy efficient operation and maintenance of real property will ultimately determine the success of the energy conservation programs. It is essential to the Installation and incumbent upon the PMSA to execute work, with adequate consideration given to energy conservation measures.

3.1.3. Energy Conservation Measures. The PMSA shall report conditions that are contrary to energy/water efficiency and shall recommend energy conservation measures, discovered during Scheduled Maintenance and when processing a DMO or IJO.

3.1.4. Replacement Parts. When replacing parts, PMSA shall use the most energy efficient replacement available. DPW will review submittals to ensure compliance with retrofit programs and the Army Energy Policy AR 11-27. Disposal of lamps, ballasts, and items deemed hazardous materials shall be coordinated with the Installation Environmental office. A list of standards shall be developed by the PMSA in coordination with the Garrison Energy Manager and reviewed/updated annually as part of the Low-Cost/No-Cost Standard Operating Procedure (SOP).

3.1.5. Low-Cost/No-Cost standard practices. Technical Exhibit - 9 lists the standard LC/NC measures the Army requires reporting on each year. In coordination with DPW, the PMSA shall establish an SOP deliverable within 90 days of execution of this agreement outlining how these LC/NC measures will be integrated into the annual course of work. The PMSA will maintain records of progress on these LC/NC measures and review every 6 months with the Garrison Energy Manager. While it is recognized that each LC/NC measure may never be fully complete, quantitative progress shall be made each year. An annual report validating this progress shall be presented to IGSAM and DPW by the end of October for the previous fiscal year to allow reporting to IMCOM as part of the DPW Annual Energy Report.

3.1.6. Energy and Water Management Technical Assistance. The PMSA shall provide technical assistance to the energy conservation program, including, but not limited to the following: temporary metering of electrical, gas, or water systems; logging/trending of systems including run-times of pumps, motors, boilers

etc.; HVAC zone identification; system diagram development; lighting circuit identification; HVAC controls verifications/retro-commissioning and trend analysis; pump optimization through impeller trimming; electrical load analysis and balancing.

3.1.7. Rebate documentation. All projects that have energy savings potential shall be submitted to PG&E for utility rebates. Applicant shall be listed as "US Army, Presidio of Monterey" so that rebate checks will be disbursed directly to the Presidio. The PMSA shall provide DPW with copies of applications and all associated documentations.

3.1.8. Portable Heater Requests. The garrison energy policy prohibits any portable heaters not provided by DPW. The policy outlines the process when temperatures in the work spaces are not within the proper range:

3.1.8.1. Building occupant submits a service request to the PMSA.

3.1.8.2. The PMSA logs temperature with data loggers that are placed in an area that is representative of the ambient temperature in the zone.

3.1.8.3 If it is determined that the space does not meet the proper temperature range, the PMSA shall provide a portable space heater temporarily until the zone temperature can be brought within the proper range. Space heaters shall be tracked and stored by the PMSA.

3.1.8.4. The PMSA shall keep record of all Too hot/Too cold service requests/ orders and provide data annually.

3.1.9. Photovoltaic panel cleaning. The PMSA shall provide annual cleaning of solar PV panels to ensure maximum power production. Panels should be cleaned after the pine pollen has stopped falling. Cleaning of panels shall not contain any soap or chemicals and only potable water (if required) shall be utilized. All cleaning discharge shall not enter the street or storm drain system.

3.2. Water Lateral System Maintenance. The PMSA shall operate, inspect, maintain, repair, schedule, control, and perform all work necessary to keep the USAG POM's water systems safe and operating without unreasonable disruption of water service. USAG POM owned water systems include water lateral pipes, backflow protection devices, and building internal plumbing systems. PMSA responsibility for water lateral systems extends from the meter to point-of-use. (See Definitions and Acronyms for definition of Lateral and Meter). All water system work shall be in compliance with California Department of Health Services (CDHS) regulations including, but not limited to, compliance with the requirements of the CDHS Drinking Water System Permit (No. 02-88-017), California Health and Safety Code Sections 116270-116751 inclusive, Code of Federal Regulations Title 40 Parts 141 and 142, associated EPA standards

and requirements, and applicable State of California Plumbing Codes. These requirements include Monterey Peninsula Water Management District, Marina Water District, other local ordinances, and the PMSA's USAG POM-approved PM program and associated PM checklists. The PMSA shall immediately notify the USAG POM IGSATR if any water lateral or related system fails to operate properly. The PMSA, when required, shall provide sampling of water systems for chemical testing (i.e., lead, copper, and other contaminates), as requested by the IGSATR.

3.3. Water Distribution Systems. The California-American Water Company (Cal-Am) supplies water to the POM. POM is serviced by individually metered connections. The water distribution system is essentially a closed loop. Four pressure zones control water pressure on the POM because of the considerable differences in ground surface elevation between the eastern and western portions of POM. Treated water is pumped from the Cal-Am water mains to two water storage tanks for distribution. Concrete piping has been installed to service buildings constructed more recently in the eastern portion of POM, and galvanized iron piping serves the older portions of POM. Since 2003, Cal-Am has been incrementally modifying and upgrading the POM water system, including the replacement of existing pipe mains with plastic water mains. Marina Coast Water District (MCWD) supplies water to OMC. OMC is serviced by individually metered connections. Satellite Communication Facility, Camp Roberts (SATCOM) water is drawn from on-site, Army owned and operated wells for the entire water infrastructure, from well to point-of-use, at each SATCOM facility. In addition, the PMSA shall perform all testing mandates of the County of San Luis Obispo, SATCOM's water regulatory agency, and fully operate and maintain all parts of the water system, including 5-year tank inspections, which will be issued through an IJO. The water system operator and any personnel conducting maintenance or inspection duties on the SATCOM water system shall be certified/licensed per local, State, and Federal regulations; and will provide a copy of the license/certificate to the IGSTR prior to conducting any required work or operation. The designated drinking water system operator must ensure that the system meets the local, State, and regulatory requirements for a non-transient non-community water system per the San Luis Obispo County Public Health Department. The PMSA shall also ensure that any and all documentation required to be completed on the water system per the applicable regulations is done in accordance with the drinking water permit. All documentation, reports, and sample results shall be submitted immediately to the IGSATR. Any non-compliance that occurs shall be immediately addressed with the IGSATR, who will then coordinate with the Certified Operator and DPWE.

3.4. Inspection. The PMSA shall inspect all serviced building(s) for cross-connection controls to ensure adequate back-flow prevention devices are in place. Any personnel conducting maintenance or inspection duties shall be certified per local, State, and Federal regulations; and will provide a copy of the certificate to the IGSTR prior to conducting any required work or operation. If there are no cross-connection controls or adequate back-flow prevention devices in place at the affected buildings, the PMSA shall immediately notify the IGSATR with recommendations for corrective action. If installed equipment malfunctions or is tested and found to be defective, the PMSA shall make necessary repairs in coordination with the DPWE. Inspections of systems that are connected to water systems shall also be inspected such as oil



water separators, wash racks, and cooling towers throughout the installation.

3.5. Scheduled System Outages and Planning Meetings. The PMSA shall coordinate all scheduled water lateral system shutdowns with the IGSATR. Such interruptions shall be coordinated at least fourteen (14) days in advance of the scheduled interruption and the PMSA shall follow up with a reminder notification to the customer(s) during duty hours on the day preceding the planned outage. The PMSA shall send a representative, as applicable, to planning meetings that may affect the water systems they operate and maintain. The IGSATR will notify the PMSA at least seventy-two (72) hours in advance of planned meetings, when time permits. Emergency shutdowns are exempt from advance notifications.

3.6. Operate the Water Lateral System. The PMSA shall operate all Government-owned water systems, from the meter to the point-of-use, at each building covered under this agreement on POM and OMC. The PMSA, when required, shall be called upon to make repairs on any, or all, of the system components at SATCOM. Any PMSA-discovered deficiencies that may affect the safety of the water supply shall be verbally reported to the IGSATR (who will coordinate with DPWE) within one (1) hour of discovery. A DMO containing basic conversation, date, time of incident, person reported to, and the person making the report shall be retained within the Hansen system. Subsequent dates and times of repairs and the Point of Contact (POC) making repairs shall also be noted in a DMO.

3.7. Maintain Drawings. The PMSA shall maintain and update Government-owned water system drawings and “redline” the drawings to indicate any changes made by, or discovered by the PMSA. Drawings shall be submitted in electronic Environmental System Research Institute (ESRI) shape files upon the government’s request.

3.8. Waste Water Lateral System Maintenance. The PMSA shall maintain and perform all repair work necessary to keep Government-owned wastewater systems safe and operating without unreasonable disruption of service. System services shall comply with Central Coast Regional Water Quality Control Board (CCRWQCB), Monterey County Department of Health Services (MCDOHS), Monterey Regional Water Pollution Control Agency (MRWPCA), County of San Luis Obispo Environmental Health Services (applicable for new septic tank installations only), and Federal EPA standards and requirements. These include, but are not limited to, compliance with the requirements of all MRWPCA Ordinances, Code of Federal Regulations Title 40 Parts 401 and 403, Porter-Cologne Water Quality Control Act Sections 13267, 13271, 13272, and all other associated regulations. The PMSA shall also comply with the requirements of the POM Municipal Storm Water Management Program and the Municipal Separate Storm Sewer System (MS4) permit. All projects at POM, OMC, and SATCOM are required to comply with the MS4 permit, if repairs are needed and will exceed one acre or larger of disturbance. Maintenance shall include all serviceable and active oil water separators, wash racks, and cooling towers.



3.9. Waste Water System. Wastewater is collected from POM buildings via a network of building connections and Government-owned lateral sewers, with the wastewater then being transferred to City of Monterey owned major trunk sewers. At OMC waste water is collected from buildings via Government owned sewer laterals and transferred into sewer main lines owned and operated by Marina Coast Water District. Next, the wastewater moves on to interceptors owned and operated by the Monterey Regional Water Pollution Control Agency and is transported through the consolidated transmission line, where it is then pumped to the Monterey Regional Pollution Control Treatment Facility. Two (2) City-owned lift stations, located at Facilities 828 and 860 on POM, augment the sewage mains. The Government-owned Wastewater System contains grease traps located in buildings 627, 838, and 843 on POM. Note: There will be additional grease traps/interceptors installed. As new grease traps/interceptors become operational, additional funding will be required. These disposal system components are shown on site maps and drawings located in the Computer Assisted Design and Drafting/Geographic Information System (CADD/GIS) Room in Building 4455. SATCOM wastewater is transported from building plumbing fixtures to underground, on-site septic tanks which are routinely pumped out by a local disposal through the PMSA.

3.10. Waste Water System Maintenance and Repair. The PMSA shall be responsible for the maintenance and repair (M&R) of building wastewater laterals (the point where the service line branches from the main sewer to the building) and wastewater service throughout the facilities. In addition, grease traps shall be cleaned semi-annually or as directed by the IGSATR. Maintenance and Repair (M&R) to SATCOM wastewater systems, including houseline (building) plumbing, lateral pipes to sewage mains, and lateral pipes to septic systems shall be included herein. The pumping of effluent from septic tanks is not included in this IGSA, with the exception of SATCOM.

3.11. Sewage Spills. The PMSA shall develop a Sewage Spill Response Plan that will be in accordance with the installation's "Sewage Spill Protocol" in Technical Exhibit-1. The PMSA's points of contact and responsible parties, spill response procedures, sewage spill cleanup and disinfecting procedures, regulatory notification procedures, spill reporting forms, and associated spill response equipment inventories shall be prepared and forwarded to the IGSATR within 90 days of the IGSA approval. The Sewage Spill Response Plan shall comply with all local, State, and Federal regulations, including requirements of the MS4 permit, and the POM Municipal Storm Water Management Program. Any sewage spill, bypass, or overflow shall be reported via phone immediately to the IGSATR. Any sewage spill, bypass, or overflow that enters a stormdrain shall be reported via phone immediately to the IGSATR and the DPWE. A completed Sewage Spill and Bypass Report Form (most current version available) shall be provided to the IGSATR. Information must be complete and immediate in order for DPWE to further provide this information to CCRWQCB and the MCDOHS, and the State Office of Emergency Services. The PMSA shall be liable for all sewage spills that are a direct result of the PMSA's negligence. The USAG POM will be financially responsible for all spills originating from its facilities, not as a result of the PMSA's negligence.

3.12. Storm Water Collection and Drainage System Maintenance. The PMSA shall inspect, maintain, minor repair, schedule, control, and perform all work necessary for the storm drainage system described below and as shown on site maps and drawings located in the CADD/GIS Room in Building 4455. System services shall comply with all Federal, State, and local regulations and ordinances, including applicable National Pollutant Discharge Elimination System (NPDES)/MS4 permit requirements and the most current version of the POM Municipal Storm Water Management Program. The PMSA shall immediately notify the IGSATR if any storm water collection or drainage system overflows, clogs, or fails to operate properly. This includes wash racks and oil water separators. As of the writing of this agreement there are several non-conforming or otherwise compromised storm water collection and/or drainage pipes. Upon completion of the pending storm water collection and drainage system survey, recommendations will be made to repair all deficiencies through the IJO process.

3.13. Storm Drainage System. The POM storm drain system consists of approximately 15,000 linear feet (LF) of paved drainage ditches and approximately 69,000 LF of storm drains. The system also includes approximately 70 culverts, 150 catch basins, 85 drainage manholes, and five (5) underground storm water retention fields. The OMC and former Fort Ord storm drainage system consists of approximately 17,520 LF of paved drainage ditches and approximately 179,630 LF of storm drains. The system also includes approximately 47 culverts, 461 curb inlet basins, 103 out fall basins, 655 inlet basins, and 310 manholes. These components are shown on site maps and drawings located in the CADD/GIS Room in Building 4455. The POM and OMC currently discharge storm water runoff to the Pacific Ocean and Monterey Bay through five (5) storm drains and two (2) natural stream channels. A small portion of storm water is collected by diversion to cisterns located on the POM. The storm drainage system at the POM is divided into six (6) zones as indicated in the storm water system drawings.

3.14. Storm Water Discharge. The CCRWQCB, regulates storm water discharges through the National Pollutant Discharge Elimination System (NPDES) permit process. Discharges are required to conform to applicable NPDES permit requirements, including the MS4 permit, and the POM Municipal Storm Water Management Program. Activities such as repair and demolition that disturb 2500 sf or more are subject to requirements of Energy Independence and Security Act (EISA) Section 438, NPDES permit requirements and the POM Municipal Storm Water Management Program, in addition to low impact development and post construction Best Management Practice (BMP) requirements. Discharges other than storm water shall be reported immediately to the IGSATR and DPWE, for further coordination with the CCRWQCB and the MCDOHS. The PMSA will assess O&M activities for potential discharge of pollutants in storm water and develop and implement best management practices (BMPs) consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP handbooks, to reduce the discharge of pollutants in storm water. The PMSA must comply with all storm water BMPs, good housekeeping practices, and standard operating procedures identified under the POM Municipal Storm Water Management Program.



3.15. Storm Drain and Catch Basin Maintenance. The PMSA shall develop and implement an annual maintenance and inspection program that is in accordance with the Presidio's MS4 permit and the POM Municipal Storm Water Management Program. The PMSA shall maintain and inspect all storm drains, and catch basin systems, to ensure they are free of debris and have proper flow of water. Maintenance must include inspection, rooting, cleaning, and flushing of the systems. Inspection, maintenance, and training shall be done in accordance with the MS4 permit and the POM Municipal Storm Water Management Program, and prior to the start of the rainy season or upon request by the IGSATR. Within five (5) working days upon completion of the inspections and no later than June 1st, the PMSA shall provide their findings to the IGSATR, along with any recommended corrections to deficiencies discovered. Flushing that involves discharge to the storm drains shall be coordinated in advance with the IGSATR and DPWE. The PMSA shall also maintain storm drain labels for all storm drains that discharge to the bay and shall coordinate any labeling with the IGSATR and the DPWE.

3.16. Maintain Drawings and Provide Limited Utility Locator Services. Locator services are limited to Government-owned water laterals, sewer, storm and underground non-PG&E electrical and gas lines. The PMSA shall maintain and update the storm water and catch basin drawings and "redline" these drawings to indicate changes made/discovered and provide to the IGSATR. Drawings shall be maintained as Geographical Information System (GIS) Shape-files. System components shall be identified in the GIS tables. Storm drain inlets shall be numbered using the city's numbering system. The dimensions, age, condition and material of all system components shall be identified. The PMSA shall provide limited utility location and marking for digging permits that will be issued by the DPW. For PMSA designated projects, updates of drinking water, wastewater, and stormwater utilities shall be provided to the IGSATR within 90 days of project completion.

3.17. Wash Racks and Oil/Water Separators. The PMSA shall inspect and maintain all wash racks and oil/water separators on POM, OMC, and SATCOM, in accordance with all applicable local, State, and Federal regulations. Additionally, the PMSA shall establish and maintain an inspection and maintenance form to log M&R activities. Frequency of inspections shall occur semi-annually beginning six months following the establishment of the IGSA. Within five (5) working days upon completion of the inspections, the PMSA shall provide their findings to the IGSATR, along with any recommended corrections to deficiencies discovered. This schedule shall be forwarded to the IGSAM for approval. Any related documents shall be forwarded to the IGSATR for review. The DPWE must be notified prior to the start of any work requiring a non-stormwater discharge to verify and ensure regulatory compliance. Any oil water separator that needs maintenance shall be reported to the program manager and done in a timely manner in accordance with applicable California State Laws.

3.18. Streets and Surfaced Areas Maintenance. The PMSA shall schedule and perform M&R of all surfaced areas, to include paved roads, sidewalks, streets, curbs, and parking lots. The Presidio of Monterey surfaced areas include approximately 220,000 Square Yard (SY) of streets and roadways, 194,628 SY of parking areas

containing 3,122 parking spaces, and 65,113 SY of sidewalk. OMC surfaced areas include 643,000 SY of streets and roadways, 329,000 SY of parking areas containing approximately 5,900 parking spaces, and 44,686 SY of sidewalk. SATCOM surfaced areas include 4,864 SY of pavement and 1 mile of paved roads.

3.19. General Maintenance Requirements. The PMSA shall maintain and repair surfaced areas in accordance with the same California Transportation Department (CALTRANS) Standard Specifications as applicable to the City of Monterey. The PMSA shall repair street and other paved areas such as pothole repair. The PMSA shall also repair cracks and seal alligating and spalling, as well as perform resurfacing and rehabilitation through an IJO when applicable.

3.20. Inspection of All Paved Surfaces. The PMSA shall inspect all paved surfaces annually of each IGSA year. All major cracks, potholes, upheavals or uneven surfaces, and other similar discrepancies must be recorded and reported, in writing, to the IGSATR within twenty (20) working days of completion of the inspection. The report shall include a marked up blue print map (scale 1 inch = 100 feet) of the Installation with the discrepancies located. Based on the inspection results, the PMSA shall provide the IGSATR a schedule of the PMSA's deficiency repairs and recommendations and justification for sections of paved areas that require major repaving work. Any repairs required within or near the POM Landfill, must be provided to the IGSATR for review and approval by DPWE. Surfacing requirements identified by the pavement management system shall be provided to the IGSATR once annually.

3.21. Perform Pavement Sweeping. The PMSA shall sweep all paved streets and designated parking areas once a month on POM and OMC, or as directed by the IGSATR. Rotary brush and vacuum sweepers shall be used. This requirement does not apply to Army Family Housing areas. Annually by the week of June 1st, upon completion of the sweeping activities, the PMSA shall provide a log indicating the date the street sweeping occurred and the street that was swept. A full sweep of Presidio and of the Garrison's roads on OMC shall be done before the anticipated first rains of the season known as the "first flush."

3.22. Potholes. The PMSA shall identify and repair all potholes in streets and paved areas. A biannual inspection will be performed and work orders will be executed to repair potholes as needed, through an IJO as applicable. Potholes can also be reported through the dynamic portal,

<http://edynamicportal.ci.monterey.ca.us/DP1/Metroplex/Monterey/customerservice/stathere.asp> and will also be repaired when discovered by streets crew when on site.

3.23. Shrinkage and Surface Cracks. The PMSA shall identify and repair all shrinkage and surface cracks in streets and paved areas. A biannual inspection will be performed and work orders executed to repair as needed under an IJO when applicable.

3.24. Vegetation Control. The PMSA shall remove and dispose of all vegetation found in transverse, longitudinal, and random cracks in streets, parking lots, curbs, sidewalks, and gutters throughout areas covered by these Specified Tasks, upon approval by the IGSATR. Weeds shall be removed without damaging pavement. Herbicide use shall comply with the Installation's Integrated Pest Management Plan and shall be consistent with the provisions described under item 1.8.32, Pest Control.

3.25. Street, Curb and Parking Lot Striping, Marking or Painting. The PMSA shall schedule and repaint all existing center lines, crosswalks, stop bars, parking limit lines, and directional arrows on streets, as well as parking stall, no parking, curb, and handicapped parking space markings. The PMSA shall schedule road striping, curb painting and marking to coincide with slurry sealing or upon the IGSATR's request. All parking space markings shall comply with the POM's Installation Parking Policy. Repainting not coinciding with the Pavement Management Program will be accomplished on an as needed basis by IJO when warranted.

3.26. Maintain Traffic, Regulatory and Miscellaneous Signs. The PMSA shall maintain all traffic, regulatory control, and miscellaneous signs throughout the areas identified in these Specified Tasks. The PMSA shall repair or replace as necessary any damaged or missing traffic, regulatory control, and miscellaneous signs.

3.27. Force Protection. Mechanically Installed Devices, Ground Retractable Automobile Barrier (GRAB), Mission Essential Vulnerable Areas (MEVA) and High Risk Targets (HRT).

3.27.1. Ground Retractable Automobile Barrier. The GRAB system is designed to stop high-speed vehicles when activated. Note: The system is normally kept in a stowed position, unless deployed by security forces. The PMSA shall be responsible for inspecting, maintaining, and repairing the GRAB system in the vicinity of Private Bolio Gate on POM at a quarterly basis. The PMSA shall comply with all of the manufacturer's warranty requirements and recommended maintenance schedule(s). The PMSA shall coordinate with the system's installer for all warranty-related work. The PMSA shall also inspect the GRAB system after any vehicle collision with the system, or as required by the IGSATR.

3.27.2. Mission Essential Vulnerable Areas and High Risk Targets. The MEVA and HRT force protection systems are composed of K4 rated fencing systems and crash-arm barriers designed to restrict any mobile entry onto mission essential and hard risk activities. These systems are installed at various buildings on POM and OMC. Note: The crash-arm barriers are normally kept in a stowed position, unless deployed by security forces. The PMSA shall be responsible for inspecting, maintaining, and repairing the MEVA and HRTs. These systems shall be inspected once every quarter.

3.28. Fire Alarms Operation and Maintenance. The PMSA shall be responsible for scheduling and performing the work necessary for proper and efficient operation of the fire alarm systems and to maintain the systems in compliance with National Fire Prevention Association (NFPA) standards and UFC regulations per the authority

having jurisdiction (AHJ) [Presidio of Monterey Fire Prevention Office (POMFPO)]. Any deviations shall be approved by the POM Fire Chief. The PMSA shall maintain, on file, all drawings, operating manuals, and the results of all testing and inspection. Repairs, service, maintenance and testing shall be conducted/completed by a qualified entity. Inspections shall be scheduled during weekends and off hours, as needed. Overtime shall be approved by IGSATR when required. All documents shall be made available for inspection by the IGSATR and/or Fire Chief upon request.

3.28.1. Fire Alarm Systems. There are 100 buildings at POM, 16 buildings at OMC, and 17 buildings at SATCOM that have fire alarm panels installed. (See Technical Exhibit - 2 for locations of fire alarm system panels and testing frequencies.)

3.28.2. Central Station Service. The PMSA shall provide twenty-four (24) hour monitoring at an approved Central Station. This applies only to those facilities identified in Technical Exhibit - 2 as a central monitored facility. Central Control Station shall be UL listed/approved and owned/operated by servicing company (third-party or "co-op" monitoring stations are not approved). Central Control Station shall provide uninterrupted communication between all fire alarm system components, Central Control Station and local/regional dispatch. Documentation shall be made available to the IGSATR within ten (10) working days upon request. Communication lines are not the responsibility of the PMSA.

3.28.3. Testing and Inspections. All testing and inspections shall be done in accordance with applicable NFPA standards. The frequency intervals are identified in Technical Exhibit – 2. The testing of all systems shall include, at a minimum, the following:

- Control Panels and Control Equipment;
- Batteries and Power Supplies;
- Audibility and Visibility of Notification Appliances;
- Communication Systems;
- Notification Appliance Supervising Circuits;
- Initiating Device Supervising Circuit; and
- Digital Alarm Communicator Transmitter.

Inspection shall reach the 100% "annual" requisite of smoke/heat detectors. During inspections, routine maintenance must also be performed to ensure consistent operation of all devices. Smoke detectors are to be cleaned if warranted, during inspections. More frequent cleaning may be required due to environmental conditions, or as directed by the IGSATR. The PMSA must provide their findings to the IGSATR within ten (10) working days after each quarterly inspection.

3.28.4. Emergency Response. The PMSA shall respond to all systems in trouble within one (1) hour after the time of the signal or the Central Control Station receiving the call. The system shall be made safe for the building/inhabitants before the PMSA's personnel leave the scene or a fire watch posted if system requires repairs.

3.28.5. Service Calls. A service call is defined as a response, whether emergency or routine, that is the result of a fire alarm signal to the Central Control Station, a telephonic call made by the Staff Duty Officer after hours, or the IGSATR during normal business hours.

3.29. Fire Suppression System Maintenance. The PMSA shall provide a Certified Fire Suppression Technician to evaluate, inspect, test, maintain and repair wet fire sprinkler and suppression systems at the Presidio of Monterey and Ord Military Community in compliance with applicable NFPA standards. The NFPA states quarterly visual inspections are to be conducted. The PMSA shall coordinate with Facility Managers for regularly scheduled facility inspections and evaluations. The PMSA shall also maintain permanent records of completed Inspection, Testing and Maintenance (ITM) tasks. Records shall be maintained for each facility. See Technical Exhibit - 2 for a list of fire sprinkler systems. The PMSA shall be responsible for providing repair, service, maintenance and testing of all facility fire suppression systems (to include water-based, non-water-based, and hood-type systems and all associated system components) at the POM, OMC and SATCOM IAW applicable current NFPA standards and UFC regulations per AHJ [POMFPO]. The PMSA shall also inspect, maintain, and repair all under-the-hood-type Fire Suppression Systems and Clean Agent Suppression Systems, excluding all existing non-compliant systems.

3.29.1. Testing, Cleaning and Inspections. All testing, cleaning and inspection requirements shall be done in accordance with applicable NFPA standards. The frequency intervals are identified in Technical Exhibit – 2. The PMSA shall perform semi-annual inspections of all fire suppression systems to ensure proper operations and functions. The PMSA shall make any necessary repairs identified during the inspections in accordance with the procedures and cost limitations. The PMSA shall provide the results of the semi-annual inspection to the IGSATR within ten (10) working days upon completion.

3.29.2. Fire Pump House. The PMSA shall perform an annual flow test on the existing SATCOM fire pump in accordance with NFPA standards, and applicable NPDES permit requirements. The test shall be performed by a certified/licensed fire system technician. The PMSA shall notify the IGSATR prior to conducting the annual flow test. The PMSA shall divert and/or install BMPs to minimize discharge into the storm drains. Results shall be provided to the IGSATR within five (5) days after the test is performed.

3.30. Inspection of Fencing. The PMSA shall perform an inspection of existing fencing and gates within sixty (60) days of IGSA start and every six months after the initial inspection. Inspection results shall be provided to the IGSATR within five (5) working days of inspection completion. Repairs required as a result of the inspection shall be processed through an DMO from the PMSA or IGSATR. Upon completion of approved work, all posts shall be set tight in concrete, wires securely fastened and stretched tight with no sags or holes, and all damage repaired.

3.30.1. Fencing System Maintenance and Repair. The PMSA shall maintain and repair existing chain-link perimeter fencing and associated wood fencing on POM and SATCOM. Repairs include, holes/tears, sags, or other damaged areas.

3.30.2. Test Completed Work. The PMSA shall inspect and test the work upon completion of repairs, or replacement of fencing or fencing components to ensure it is properly installed, operates properly and complies with the requirements in this section and in accordance with USACE STD 872-90-03.

3.31. Elevator Maintenance. The PMSA shall perform elevator and chair lift M&R work in strict accordance with the most current Safety Code for Elevators, ASME A17.1, applicable NPDES permit requirements, and manufacturers' recommendations to ensure proper, correct and continuous operation of elevators or chair lifts located in Buildings 208, 326, 417, 607, 610, 611, 613, 617, and 848. The chair lift at building 454 is excluded.

3.31.1. Certified Elevator Personnel. The PMSA shall have, or be able to provide as needed, certified elevator mechanical personnel to allow the PMSA to comply with work time requirements listed in these Specified Tasks.

3.31.2. Perform Preventative Maintenance (PM) and Certification of Elevators and Chair Lifts. The PMSA shall perform PM and certification services on all elevators and chair lifts located in buildings 208, 326, 417, 607, 610, 611, 613, 617 and 848. The chair lift at building 454 is excluded. The PMSA shall acquire the services of an independent, California state-certified inspector to perform safety and operation certifications. The inspector shall not be an employee of the PMSA. The inspector's state inspector certificate shall be provided to the IGSATR prior to any elevator/chair lift maintenance or inspections occur. The Elevator Inspection Certificate shall be posted on or near each elevator or chair lift, or at an approved location which will indicate when each system's current certification expires.

Written results shall, at a minimum, include the following information:

Name, address, and telephone number of the firm performing the inspection;
Name of the PMSA's representative in charge of the inspection;
Date(s) the inspection was performed.

3.31.3. Correcting Deficiencies. Work required to correct deficiencies will be accomplished up to DMO funding limits. Work required beyond the DMO funding limits, will be funded through an IJO. The PMSA shall correct all deficiencies determined as maintenance repairs within seven (7) calendar days. Exceptions are to be approved by IGSATR for existing conditions or deficiencies requiring more than seven days.

3.31.4. Out-Of-Service Elevators and Chair Lifts. The PMSA shall prepare procedures that will assure repairs to an out-of-service elevator within five (5) working days of notice of failure. In the event that the elevator cannot be repaired within this period, the PMSA shall notify the IGSATR as to the estimated time of completed repair and the reason for the delay. The chair lift at building 454 is excluded.

3.31.5. Schematic Wiring Changes. The PMSA shall not make wiring changes and/or alterations, without prior written approval from DPW's Engineering Division, ATTN: Electrical Engineer, through the IGSATR. The PMSA shall reflect any approved changes on all appropriate wiring diagrams and related sequence of operating literature.

3.31.6. Emergency and Routine Call-Back Service. The PMSA shall respond to emergency calls within one (1) hour from the time of the call logged by the PMSA. Emergency calls are considered to be health, life, and safety related. Routine calls shall be responded to within four (4) hours during normal working hours.

3.32. Facilities Maintenance. The PMSA shall provide municipal support services such as maintenance and repair as defined in 10 U.S.C. 2811, for all facilities, except Family Housing facilities, Army lodging, out buildings owned or installed by battalion, squadron, unit and tenant improvements owned and operated by USAG leases, at POM, OMC, and SATCOM. A list of facilities is provided at Technical Exhibit - 3. Work shall include unscheduled maintenance using approved service calls, scheduled maintenance, as well as repairs as specified on service calls. All work shall be performed in accordance with the technical requirements specified herein, and where applicable, with all local, State, and Federal laws and regulations, all applicable permits, and POM installation management plans. New work shall require the issuance of a Form 4283 with the prior approval of the IGSATR.

3.32.1. Scheduled Facilities Maintenance, Repair, and Base Operations Support Services. The PMSA shall schedule, manage and perform routine maintenance, including preventative or other scheduled maintenance and recurring services defined in these Specified Tasks for all functional areas up to the USAG POM's annual funding limit of \$7,022,997 (See IGSA paragraph 4.1). Should the PMSA's actual cost of providing these services exceed said funding limit, USAG POM shall appropriate sufficient additional funds in order to fully reimburse the PMSA and the IGSA shall be amended to reflect this increased funding limit (See IGSA paragraph 4.2). A preventative maintenance schedule shall be provided to the IGSATR annually before work is to be performed. The PMSA may provide services under this IGSA utilizing subcontractors or its own workforce. The PMSA shall coordinate scheduling of all maintenance and repair work with the IGSATR and building coordinator(s), whenever services to a building or buildings will be disrupted. The PMSA may provide services under this IGSA utilizing subcontractors or its own workforce. All scheduled work shall be prioritized and executed in the order of three categories: Priority 1-Emergency, 2-Urgent or 3-Routine.

3.32.1.1. Environmental Planning and Compliance. Scheduled work shall comply with all local, State, and Federal environmental laws and regulations, all applicable permits, and POM installation management plans. All scheduled work shall be evaluated by completing the Environmental Review Checklist (Checklist) (See Technical Exhibit-7.1) as a preliminary screening tool for compliance with the National Environmental Policy Act (NEPA). The Checklist shall be completed at the earliest possible time to provide a project description and adequately answer Checklist questions. Any work that triggers a "yes" response in Section II of the Checklist shall

be referred to the IGSATR as the work will require further environmental review and compliance coordination by DPWE prior to commencement of work.

3.32.2. **Unscheduled Facilities Maintenance, Repair, and Base Operations Support Services.** The PMSA shall be responsible for performing individual instances of unscheduled maintenance work related to all functional areas up to the USAG POM's annual funding limit of \$1,150,664 (See IGSA paragraph 4.1), as further identified in Attachment 8. Should USAG POM require additional unscheduled facilities services beyond said funding limit, USAG POM shall appropriate sufficient additional funds in order to fully reimburse IGSA for its actual costs in providing such services. Unscheduled maintenance work is generated by individual job orders (IJO) and is requested from DPW's Business Operations and Integration Division (BOID), and by inspections carried out by either the IGSAM or the IGSATR. The PMSA may provide services under this IGSA utilizing subcontractors or its own workforce. All unscheduled work shall be prioritized and executed in the order of three categories: Priority 1- Emergency, 2-Urgent or 3-Routine.

3.32.2.1. **Environmental Planning and Compliance.** Unscheduled work shall comply with all local, State, and Federal environmental laws and regulations, all applicable permits, and POM installation management plans. All unscheduled work shall be evaluated by completing the Environmental Review Checklist (Checklist) (See Technical Exhibit-7) as a preliminary screening tool for compliance with the National Environmental Policy Act (NEPA). The Checklist shall be completed at the earliest possible time to provide a project description and adequately answer Checklist questions. Any work that triggers a "yes" response in Section II of the Checklist shall be referred to the IGSATR as the work will require further environmental review and compliance coordination by DPWE prior to commencement of work.

3.32.3. **Priority 1 - Emergency Work.** Emergency work takes priority over all other work and requires immediate action, to include diverting craftsman from other jobs. Usually, emergency work is where the situation presents immediate threat to health, safety, security and/or serious damages to government property. All overtime shall be approved by the IGSATR or the IGSAM. An after hours call generated by the SDO (Staff Duty Officer) shall constitute prior approval of overtime from the IGSATR.

3.32.3.1. **Examples of Emergency work** includes overflowing drains, broken water or steam pipes, gas leaks, major utilities service failures, broken electrical components that may cause fire or shock, stopped up commodes (when only one is available for use), accidental spills, sewer overflows, tank removals, situations where hazardous materials may pose a threat, or require spill response cleanup services, and accidental lock-ins of personnel.

3.32.3.2. **Normal response time to emergency work** is one (1) hour upon receipt of the request, and completion within three (3) calendar days. Once started, work shall continue until the emergency is completed or downgraded to Urgent or Routine. Exception to this time requirement shall only be for sub-contracting, material and/or part(s) lead time, and shall only be approved by the IGSATR or the IGSAM. Priority 1 work that began during normal working hours and carries over into after-hours work to

mitigate a health, life or safety issue constitutes automatic approved overtime from the IGSATR.

3.32.4. Priority 2 - Urgent Work. Urgent work is to mitigate a situation so as not to become an emergency, could seriously affect morale, or has command emphasis.

3.32.4.1. Examples include heating and warm water supply outages, air conditioning systems failures, electrical outages or functional failures that could cause part of a real property facility to be unusable.

3.32.4.2. The PMSA shall develop procedures to respond to urgent work within at least two (2) working days upon receipt of the request, and completion within seven (7) calendar days. Exception to this time requirement shall only be for sub-contracting, material and/or part(s) lead time, and shall only be approved by the IGSATR or the IGSAM.

3.32.5. Priority 3 - Routine Work. Routine work is categorized as other than emergency or urgent type requirement, and if not accomplished, would only continue an inconvenience, unsightly condition or energy/water waste. Additionally, work in this category shall normally be accomplished on a first-come, first-served basis. The PMSA shall develop procedures to respond to and complete routine and unscheduled work within 30-45 calendar days of reception.

3.32.6. Lead Based Paint (LBP). All PMSA employees, contractors, or anyone doing work on the Government's behalf shall follow all Local, State, and Federal Rules and Regulations regarding work with LBP. This includes at a minimum training for workers in mitigation and hazards for any renovation project that has the potential to disturb LBP. This training is in conjunction with the Law in the State of California and Federal Regulations. All work shall follow strict guidelines for mitigation and disposal of LBP as a hazardous waste in an approved landfill or other refuse site. Proper safety protocol for health and human safety shall always be paramount. Any debris created that has LBP, LBP dust, or residue shall be disposed of properly, and in accordance with State and Federal Law. Any work conducted in a facility that has not been surveyed or identified to contain LBP shall first do a proper LBP test with an approved method for the particular property being worked on or work can be performed accordingly with the assumption that LBP is present. All property is assumed to contain LBP if it was built prior to 1978, in order to fully insure the safety of workers, and Installation staff, a copy of any and all testing shall be provided to the IGSATR and will be available for review. In some cases, the installation program plans may be more stringent than the Law and is a requirement for performing work on the Installation.

3.32.7. Asbestos Containing Materials (ACM). All Parties, sub-contractors, or anyone doing work on the Government's behalf shall follow all local, California State, and Federal laws and regulations regarding work with ACM. This includes that all workers are fully trained per the State and Federal regulations when conducting any work that may involve disturbance of ACM. Copies of certifications and medical surveillance documents shall be provided to the IGSAM at the beginning of each IGSA year and

after any certification or medical surveillance renewals occur. Any debris created that has ACM shall be disposed of properly, and in accordance with State and Federal law. All work shall follow strict environmental guidelines to ensure proper handling of ACM, including disposal of ACM as a hazardous waste in an approved landfill or other refuse site. All property is assumed to contain ACM, unless sample results indicate otherwise. Any work conducted in a facility that has not been surveyed or identified to contain ACM shall first do required sampling for ACM using the most current EPA approved method or work can be performed under the assumption that ACM is present. All building inspections and sampling shall be conducted by California State certified personnel. In order to fully ensure the safety of workers and installation staff, a copy of any and all testing shall be available to the IGSATR for review prior to any work being conducted. Any person performing work on the installation or on the government's behalf shall follow the Installation Asbestos Management Plan, in addition to all local, State, and Federal regulations. In some cases, the Plan may be more stringent than the Law and is a requirement for performing work on the Installation.

Prior to any work involving ACM over 100 feet being conducted, the following shall be submitted to the Asbestos Program Manager for review: Project start/end date and Scope of Work; Asbestos survey and sample results, including a map showing where samples were taken; Asbestos Abatement Plan; 10 Day Notification to Monterey Bay Air Resources District (MBARD) if required by National Emissions Standards for Hazardous Air Pollutants (NESHAP) or District Rule 424 guidance; PMSA or PMSA's contractor certifications and medical surveillance documentation.

The following documents shall be submitted to the IGSATR upon the completion of any project involving ACM: Completion Reports, indicating what was removed/encapsulated and what was left in place. This must include a map showing the location and the amount that was removed/encapsulated or left in place; Air monitoring results if required by regulation; and Any additional documentation required by local, State, or Federal regulations to be kept on file.

The PMSA shall provide all ACM and Lead data, documents, sample results, regulatory compliance notifications, worker certifications, etc., to the IGSATR.

3.32.8. General Requirements. The PMSA shall perform maintenance, repair, or alteration of POM, OMC and SATCOM facilities and other real property as authorized by the IGSAM, and approved Service Calls. Work shall be performed in accordance with the appropriate and applicable priority time table, and result in a quality level that is equal to, or greater than the original level of quality. The resulting condition created by work shall also match existing conditions, where appropriate. Work sites shall be kept in a state that ensures the safety of all personnel in an around the work site. Access to work sites by personnel other than work crews or select Government officials shall be prevented. Escorting PMSA contractors will be provided, in conjunction with FPCON levels. Escorting will be compensated through a DMO or in the case of projects, will be attributed to an IJO. Work sites shall be cleaned at the end of each day and at the end of the job. The PMSA shall coordinate with the customer prior to starting work. Work requirements include electrical, gas, carpentry



plumbing, masonry, insulation, tiling, floor finishing, painting, glazing, cabinetry, environmental, and other facility maintenance related work. The PMSA shall provide materials, supplies, tools, vehicles and vehicle fuel, supervision, uniformed labor, training and certifications, transportation, equipment, facilities (except those specified as Government-furnished) and any other items authorized by the IGSATR necessary to provide these services.

3.32.9. Utility Demarcation Points. The PMSA shall be responsible for the M&R of electric, gas, and water systems throughout each facility. The point at which the PMSA responsibility begins is the point immediately beyond the metering device, or the junction where a meter would have been installed. This requirement also applies to sub-components of those systems. The PMSA shall also be responsible for the M&R of wastewater systems, and sub-components thereof. The PMSA responsibility shall be for all lateral lines, and sub-components, up to the point where the system reaches the main.

3.32.10. Heating, Ventilation, Air Conditioning (HVAC), and Hot Water Systems Maintenance Services. The PMSA shall operate, inspect, maintain, repair, alter, replace, balance, and service HVAC and domestic hot water systems, including boilers, furnaces, air handling units and their associated components. Work shall be accomplished in a manner that shall render the systems and equipment reliable, efficient, and safe in accordance with manufacturer's manuals or specifications. Any new equipment or major repairs to existing equipment shall be coordinated with DPWE prior to purchase/install/repair.

3.32.10.1. See Technical Exhibit - 4 for a list of buildings that must be serviced, equipment types, descriptions of units, and sizes of units. Facilities and equipment may be removed and added as the Government's inventory changes. All required documentations, inspections, and reporting shall be conducted/completed and in accordance with regulatory equipment permits. Periodic inspections shall be conducted to verify permit compliance and to ensure that all required documentation is completed. Annual reporting and any inspections shall be coordinated with the IGSAM.

3.32.10.2. Upon notification that the air district annual reports are due, the PMSA shall have (14) business days to provide annual report data for all air districts permitted equipment for POM/OMC/SATCOM.

3.32.10.3. Standard programmable thermostats with 7-day control and lock-out capability shall be provided where possible. As part of the "no-cost/low-cost" the PMSA shall develop a Standard Operations Procedure (SOP) that shall include replacement of all non-programmable thermostats over a 5 year period. HVAC services shall include maintenance of controls, both pneumatic and direct digital controls (DDC). Also included shall be servicing, scheduling, tuning, integration, and information assurance (including patching, updates, and scans) of Building Automation Systems (BAS). A full day of preventative maintenance, tuning, and servicing shall be done twice a month or on a bi-weekly schedule. This may be done with either in-house or contracted personnel. In addition, field level support shall be

provided to repair and maintain field devices. In addition to the field level service, PMSA shall provide a licensed mechanical engineer to perform macro-design and review of controls logic programming. An Engineer shall certify that HVAC design concepts, controls sequences and logic comply with Title 24 standards and provide for efficient operations of mechanical systems. The Engineer shall be knowledgeable in the capabilities and operations of the various controls systems at the Presidio so that proper review of implemented sequences can be completed. Pneumatic Devices should be replaced with DDC devices as they fail and where possible. The contract shall track and maintain the DDC/BAS inventory. Inventory shall be updated annually and provided to the Government. Work shall be done by a certified mechanical engineer or California certified controls technician.

3.32.10.4. Ozone Depleting Substances (ODS). The PMSA shall ensure compliance with applicable ODS regulatory requirements and installation program plans for all required equipment. Inspection, maintenance, testing, and repair must be in accordance with all local, State, and Federal regulations governing ODS.

3.32.11. Preventative Maintenance (PM). The PMSA shall maintain the existing PM program for the equipment and systems listed in Technical Exhibit - 4. The PMSA shall develop and implement a PM program for the HVAC systems prior to performing any work. A copy of the PM program shall be submitted to the IGSATR for approval thirty (30) days prior to implementation.

3.32.12. Warranty Data. The PMSA shall maintain and update warranty data for all existing warranted equipment throughout the IGSA term. A report shall be provided to the IGSAM on an annual basis, indicating which warranties have expired, and any new items with warranties. The IGSAM will provide the PMSA with warranties upon project completion obtained via other contract vehicles.

3.32.13. Warranty Repairs/Services. The PMSA shall perform all coordination required to obtain warranty repairs/services for all equipment or work covered by warranty. The PMSA shall comply with warranty provisions necessary to preserve the warranties. The PMSA shall not perform maintenance or repair work on equipment covered by warranty, except when authorized by the IGSATR. In an emergency, the PMSA shall immediately confer with the IGSATR for guidance. The PMSA shall provide a monthly schedule of all warranty maintenance work to be performed to the IGSATR thirty (30) calendar days prior to performing the work. The actual date of work shall be coordinated between the PMSA and the IGSATR prior to start of work.

3.32.14. Supply and Return Ducting. The PMSA shall perform annual inspection of all HVAC supply and return ducting in facilities covered under these Specified Tasks. The PMSA shall provide the results to the IGSATR ten (10) working days after each inspection. The PMSA shall clean, supply, and return registers, including their covers. The PMSA shall inspect 15% sampling of ducts each year using cameras. In cases where dust or dirt has accumulated, a duct cleaning plan shall be established. Recommended cleaning will be addressed through an IJO.

3.32.15. Independent Ventilation Systems. The PMSA shall maintain all free-standing ventilation systems which serve USAG POM facilities listed in Technical Exhibit-4. Ventilation systems shall be maintained so as to operate in the manner for which they were designed to operate in accordance with manufacturer's recommended specifications.

3.32.16. Electrical. The PMSA shall maintain and repair electrical services for all government facilities covered under these Specified Tasks. The PMSA shall perform maintenance, repairs, and minor alterations to facility electrical systems and components. Low voltage electrical systems pertaining to this section include the complete building and structure wiring systems and back-up emergency electrical generation distribution system technologies (generators). See Technical Exhibit-5 for listing of emergency generators and associated fuel storage tanks. The PMSA shall also be responsible for the inspection, maintenance, and repair of built-in electrical appliances, government owned meters, and all government-owned Uninterruptible Power Supply (UPS) systems. The PMSA shall maintain a GIS Shape file with all exterior lights including pole number, height, fixture type, wattage, etc.

3.32.17. Generators and Fuel Tanks. Work shall be accomplished in a manner that will render the systems and equipment reliable, efficient, and safe in accordance with manufacturer's manuals and specifications. The PMSA is to provide generator fuel. Any new equipment or major repairs to existing equipment shall be coordinated with DPWE prior to purchase/install/repair. See Technical Exhibit-5 for a list of generators and associated fuel tanks that must be serviced. Facilities and equipment may be removed and added as the Government's inventory changes and may require an amendment to the IGSA. All required documentation, inspections, and reporting shall be conducted/completed and non-compliance for all generators and tanks that have regulatory permits with the local air district. Required inspections shall be conducted to verify permit compliance and to ensure that all required documentation is completed. Inspection/maintenance/repair/testing data shall be made available at each site for the IGSATR for compliance review.

3.32.18. Cooling Towers. Work shall be accomplished in a manner that will render the systems and equipment reliable, efficient, and safe in accordance with manufacturer's manuals and specifications. Cooling tower operation and discharge shall be in compliance with the Clean Water Act and any requirements set by the California Central Coast Regional Water Quality Board. Maintenance and repair shall be conducted by a California certified person to ensure safety and proper operation of the equipment. Any alterations, major repairs, or changes in operation of the cooling towers shall be coordinated with the DPWE before any work or changes can commence. Sampling shall be conducted by California certified person properly trained in taking water quality samples. Sampling shall also be conducted in accordance with any waivers or water quality regulations set forth by the Central Coast Regional Water Quality Board. Sample results shall be provided to the IGSATR as acquired.

3.33. Pest Control. The PMSA shall provide Pest Control services at POM, OMC, and SATCOM on all grounds and facilities excluding the Family Housing Area, Army lodging, out buildings owned or installed by battalion, squadron, unit and tenant improvements owned and operated by USAG leasees. The PMSA shall comply with and implement the POM Installation Integrated Pest Management Plan (IPMP). The PMSA shall prevent infestations, control and eliminate rodents, insects, arachnids, arthropods and other nuisance pests in a manner consistent with the IPMP and with the review and approval of the Installation Pest Management Coordinator (IPMC).

3.33.1. Pest control management techniques include, but are not limited to:

3.33.1.1 Structural and procedural modifications to reduce food, water, harborage, and access for pests; Pesticide compounds, formulations and application methods that present the lowest potential hazard to humans and the environment; Non-pesticide technologies such as monitoring, surveillance and trapping; Coordination amongst all facilities management programs, including facility lessees that have a bearing on the pest control effort and; Quality Control Program accepted by the government.

3.33.1.2 The PMSA shall accomplish pest control work requested via Work Requests. Top priority for treatment methods shall be given to the use of non-chemical pest control techniques. The PMSA may use chemical control methods only after maximizing the use of non-chemical controls, or after determining that the use of non-chemical controls would be unfeasible. The PMSA shall ensure that all work will be performed by qualified personnel in accordance with applicable local State and Federal laws and/or regulations and Installation requirements.

3.33.2. Specific Pests. For the following pests the PMSA may be allowed to perform a combined pest control assessment site visit and treatment to minimize occupant discomfort and reduce pest control costs:

Mice and rats using glue board and/or snap traps treatment; and
Ants and cockroaches using bait traps and/or gel treatment.

In these cases, the PMSA will provide after treatment information in the same format and requisite information as required when the IPMC gave pre-approval to insure accurate and complete tracking of time, costs, pesticide amount usage. For all other pests the process identified herein shall be followed with the IPMC providing approval of the PMSA's assessment and recommended treatment prior to application.

3.33.3. Pesticides. Only pesticides on the installation's annual approved list shall be used. Personnel applying and/or supervising the application of pesticides shall be trained and maintain all current required certifications in all pest management categories by the appropriate certifying agencies in accordance with DoD Instruction 4150.07. State licenses/certificates of all pesticide applicators and businesses shall be submitted to the IPMC for review and approval prior to treatment. The PMSA shall furnish a pesticide usage report to the IPMC on a monthly basis. The information may

be provided on DD Form 1532-1, Pest Management Maintenance Record, or an equivalent computer-generated form approved by the IGSAM and IPMC. The report shall contain at a minimum, the following information: date of application, pesticide name, EPA registration number, product formulation, % Active Ingredient, target species, sites and area treated, percent concentration, amount applied, labor time and applicator name. The PMSA shall comply with manufacturers' labels, including requirements for handling, applying, and disposing of pesticides. Mixing and storing of pesticides on POM and OMC is not permitted. Mixing may be accomplished at SATCOM with prior approval of the IPMC. Pesticide applications shall be clear of water sources, drainage outfalls or other drain areas to prevent contamination of water systems unless the product is registered for such use and pre-approved by the IPMC.

3.33.4. Pesticide Treatment. Prior to any pesticide treatment, the PMSA shall submit to the IGSATR for review and approval by the Quality Assurance Evaluator (QAE) and IPMC, an email notification stating the pest management issue, building number, point of contact information, and any other pertinent information regarding the work order request. The QAE or IPMC may conduct a site visit or provide recommendations or guidance for proceeding with work order request, this may include, but is not limited to, recommending inspections prior to treatment, implementing cultural practices (i.e. ensuring tenants or building occupants are sealing food and disposing of trash regularly), use of specific treatments for pest control (i.e. placing sticky traps for rodent control, checking and disposing of sticky traps, placement of ant bait stations, use of Terad3 Blox for rodent control, use of specific formulations of pesticides), and/or requiring special coordination requirements for bee, raccoon, or skunk control, etc. If requested by the QAE and IPMC, PMSA or its contractor is to provide a pesticide treatment proposal that includes pesticide name(s), EPA registration number, target species, application methodologies and site(s). Only pesticides on the installation's annual approved list shall be used. The contractor may propose to use pesticides not currently on the approved list, however the IPMC would need to get approval from Army Environmental Command (AEC) prior to use. Personnel applying and/or supervising the application of pesticides shall be trained and maintain all current required certifications in all pest management categories by the appropriate certifying agencies in accordance with DoD Instruction 4150.07. State licenses/certificates of all pesticide applicators.

3.33.5. Food Areas. Food handling areas including dining facilities and food storage, service and sale areas will be inspected/monitored not later than the 28th day of each monthly. Surveillance reports shall be provided within ten (10) working days of inspection.

3.33.6. Animal remains. Animal carcass removal shall be performed as part of pest control. Certain carcasses including those exhibiting possible signs of mountain lion attack, poisoning or disease shall be inspected by the DPW Natural Resource Specialist within two hours of notification. In cases where the Natural Resource Specialist is unable to respond Images will be taken and the animal carcass will be disposed.

3.33.7. Termites. The PMSA shall inspect 25% of buildings and susceptible facilities for termites annually and provide report with recommendations for treatments for each facility to the IGSAM. A list of buildings scheduled for inspection each year is to be supplied to the IGSATR.

3.34. Back-Flow Prevention Maintenance, Cross-Connection Control and Back-Flow Prevention Devices. The PMSA shall perform PM and inspection of the cross-connection controls and back-flow prevention devices on the Potable Water and Fire systems listed in Technical Exhibit-6. The devices identified shall be inspected and tested on an annual basis. The PMSA shall perform PM on the components of all Government-owned water systems. Minor repairs, such as tightening loose fittings, nuts, bolts, and screws shall be included in the PM. The PMSA, as part of PM, shall provide all fittings, fasteners, lubricants, handles and knobs. The PMSA shall perform back-flow device testing, repairs and maintenance on all back-flow preventers annually, provide a copy of the test log to the IGSATR and keep the original results on file for review by the Government and/or the State of California Department of Health officials. Additionally, the PMSA employee(s) shall be California State certified to conduct Back Flow/Cross Connection Control testing.

3.35. Locksmith Services. The PMSA shall provide a locksmith to repair, replace, overhaul, modify, test and install a variety of locking devices typically found on doors, windows, built-in safes/vaults, storage and other real property components; and shall be certified with knowledge on operation, maintenance, repair, and functional characteristics of locking devices, duplication of keys, resetting safe and cipher combinations, neutralizing lockouts and a variety of installations and repairs. The locksmith shall be bonded, and as a minimum, shall be cleared through a local "National Agency Check" process as required by DOD Policy - NAVFAC ESC-UG-2040-SHR. Clearance processing shall be performed through the local U.S. Army Garrison Physical Security Agency. In addition, the PMSA and locksmith shall adhere to the installation's Physical Security Standard Operating Procedure, POM 190-13, paragraph 7. Policies will be made available to the PMSA, and must be easily-accessible in the work place. The locksmith may perform his/her maintenance and operations in Building 271, Presidio of Monterey.

3.35.1. Response. The locksmith shall respond to perform services only when directed by the established PMSA Portal Service, PMSA Service Order Desk, IGSATR or Chief of Operations and Maintenance Division, and PMSA's After Duty Answering Service through the Presidio of Monterey Staff Duty Officer/NCO. Emergency services shall be performed within one (1) hour upon notification, which applies to both on and after duty. An after hours call generated by the SDO (Staff Duty Officer) shall constitute prior approval of overtime from the IGSATR. The PMSA does not provide lockout services unless prior approval has been granted.

3.35.2. Repair. The locksmith shall provide services, repairs, replacements and maintenance of keyless entry locking mechanisms and systems. Keyless lock mechanisms and systems are predominantly found at the troop barracks buildings and various other administrative and operations type facilities.



3.35.3. Keys. All new keys and duplications shall be for "Government Use Only." The wording "DO NOT DUPLICATE" shall be stamped on each key made, reproduced and/or duplicated.

3.36. Other Municipal Services. The PMSA shall schedule and perform work up to the DMO limit, excluding new work, including installation, maintenance, replacement, technical support, and repair work in accordance with the technical requirements specified in these Specified Tasks listed in 3.36.1-3.36.21.

3.36.1. General Inspection. The PMSA shall inspect all pathways, courts, site furnishings, signage, lighting, trees, and recreation facilities annually sixty days following the start of the IGSA, when requested by the IGSATR. All major deficiencies shall be recorded and reported, in writing, to the IGSAM within twenty (20) working days upon completion of the inspection. The report shall include a marked-up map of the Installation with the deficiencies located thereon. Based upon the inspection results, the PMSA shall provide the IGSAM with recommendations for repair of noted deficiencies and a proposed schedule for accomplishing the work. Inspections shall be coordinated so as to supplement the Army's annual ISR reports. The PMSA may be requested to provide building inspection services on projects which are either SRM funded or tenant funded projects. Building inspection services would typically involve two things: design review and design and code compliance.

3.36.2. Design. Design reviews shall be to ensure that work is being designed to code and ensure that work will be done in such a way to allow proper maintenance to be done upon completion. The PMSA may be requested to provide design reviews of MILCON projects. The primary intent is to ensure that systems to be installed are consistent with standardized systems that have been established at POM. It is also to review for maintenance compatibility, accessibility, etc.

3.36.3. Repair Inspection. Prior to repair inspections, the PMSA shall provide an estimated number of hours and corresponding cost to the IGSATR. A repair inspection card (based on city of Monterey's building department permit card) shall also be generated for each project to determine how many inspections will be required.

3.36.4. Maintenance and Repair (M&R). All work shall be completed in accordance with applicable Industry Standards, and be consistent with the Army's Installation Design Guide. A copy of the Installation Design Guide can be obtained through the IGSATR. See section 3.32.6-7 (Facilities Maintenance) for LBP and ACM applicable requirements.

3.36.5. Pathways. Pathways are considered hard-surfaced, well-lighted walkways. The PMSA shall ensure that these hard-surfaced pathways are maintained in a safe condition, including the repair of any decomposed granite surfaces to return them to a smooth state, the repair and re-compacting of any washouts, controlling vegetation growth on and over the pathway, repair of lighting systems, installation of new lighting systems when requested through an IJO, a DMO, or a Form 4283, as well as any



other repairs necessary for ensuring safety to personnel utilizing the pathway(s).

3.36.6. Recreational Paths. Recreational paths are soft-surfaced. Recreational paths shall be maintained with a smooth surface in order to accommodate patrons and ensure their safety. Said paths shall be kept free of ruts, washouts, animal holes, fallen branches or other obstacles that would impede patrons. All equipment located within these recreational trails shall be kept in good working condition. The PMSA shall keep the equipment free of rust, repair or replace any loose or protruding bolts, and repair chipped or splintered wood. Any repairs or maintenance associated with recreational paths or ground disturbance shall be approved by the IGSATR and the DPWE prior to the commencement of any work.

3.36.7. Playgrounds. The PMSA shall provide monthly inspections of all playground equipment and surfaces at the following playground sites: POM: 309 Fitch Avenue, 565 Play Area, and 360 Army Street. OMC: Building 7693 (Child Development Center) and Building 4283 (Porter Youth Center). The inspection shall include, at a minimum, checking equipment for loose bolts, jagged edges, foundation problems, frame cracks, damaged links in swing chains, damaged or displaced hard plastic perimeter edging, and loose bolts or screws. The PMSA shall make corrections and adjustments to the equipment at the time of inspection (if necessary). The PMSA shall submit a DMO for any repairs or component replacements.

3.36.8. Courts. Courts include surfaced areas that support tennis, basketball, and other sports, and may include fencing, netting, lighting, and other related facilities. The PMSA shall maintain all outdoor tennis and basketball courts. This work consists of repairing the playing surfaces; repairing or replacing tennis or basketball nets; enclosure fences; painting, sanding, and power wash cleaning. Any work resurfacing playing surfaces will be accomplished through an IJO.

3.36.9. Site Furnishing. Site furnishing (those items built in place owned by the USAG POM) includes, but are not limited to, bike racks, monuments, flagpoles, memorials, bollards, and planters (government installed). The PMSA shall maintain and repair all site furnishings.

3.36.10. Signage. Signage includes, but not limited to: installation entrance signs, regulatory, location maps, directional signs, facility entrances, building numbers, street names, storm drain inlet plaques, activities/organizations and temporary signs (including command and leadership designation). Signage work shall include, but not limited to, removal and installation, painting, repairing and/or replacement. Where appropriate, signage will be replaced to retroreflectivity standards.

3.36.11. Lighting. The exterior lighting system includes, but is not limited to, traffic, building area lights, perimeter lighting, pathway lighting, security lighting, stadium and other recreation facilities lighting, and street lighting. The PMSA shall be responsible for all lighting in the areas covered under these Specified Tasks, including lighting over parking lots, but not lighting over streets. Lighting work shall include repairing, replacing, designing and installing lighting systems. The PMSA shall be able to service a large variety of light fixtures. All exterior lighting maintained within these Specified Tasks shall be inspected by the PMSA regularly to ensure proper lighting.

as coordinated with the IGSATR. A map with all exterior lights shall be maintained as a GIS Shape file and provided to the government. The map shall identify which building circuits control the exterior lights.

3.36.12. Tree Maintenance. Tree Maintenance includes, at a minimum, trimming, maintenance, planting and stump removal. All tree maintenance shall be supervised by an ISA-certified arborist and be conducted IAW the installation's Integrated Natural Resources Management Plan (INRMP).

3.36.13. Tree Inspection. The PMSA shall employ an ISA-certified arborist to inspect for hazardous dead, damaged, and diseased trees and limbs biannually, or when requested by the IGSATR, and shall give recommendations to the IGSAM within ten (10) working days after inspection.

3.36.14. Tree Pruning. The PMSA shall trim all tree limbs that are damaged, unsightly, or that present unsafe conditions, and remove all debris. Also included is the trimming of all limbs within six (6) feet of any electric line, telephone line or line-of-sight for vehicular traffic, all limbs which hang below seventeen (17) feet over surfaced areas, and all limbs which overhang or touch a building or structure. All tree pruning shall be approved by a certified arborist.

3.36.15. Tree Removal. The PMSA shall remove trees and all associated debris, as necessary. Debris generated from the removal of Monterey pines may be used on the installation for conditioning the soil or for forest restoration with advanced coordination and approval of the DPWE through the IGSATR. All tree removals shall be IAW the installation's INRMP and be coordinated with, and approved by, the IGSATR.

3.36.16. Stump Removal. The PMSA shall remove tree stumps and associated roots in developed areas to a minimum of eight (8) inches below the surface. The area shall be backfilled with topsoil two (2) inches above the existing grade, and then seeded IAW the installation's INRMP and mulched.

3.36.17. Landscape Design and Plant Establishment. Upon request, the PMSA shall provide landscape design and plant establishment services on POM, OMC and SATCOM. The design and plant establishment methods shall be approved by the DPWE.

3.36.18. Repair and Maintenance of Recreation Facilities. The PMSA shall provide semi-annual inspections, and make necessary repairs, of all installation-owned recreation facilities (i.e. pavilions) or upon request by the IGSATR.

3.36.19. Soldier Field. Soldier Field located at POM is currently leased to the City of Monterey. The PMSA shall be responsible for the maintenance of the field, including grounds maintenance, trash removal, and cleaning of water fixtures.

3.36.20. Drainage Ditch. The PMSA shall monitor the drainage ditches on a quarterly basis and clean drainage ditches as directed by the IGSATR. Specifications and

methods to accomplish the work shall be approved by DPWE through the IGSATR. Upon completion of this task, drainage ditches shall be free of interference from shrubbery, branches, leaves, litter, debris, shrubs, twigs, trash, and other obstructions. Any shrubbery, branches, leaves, litter, debris, shrubs, twigs, trash, and other obstructions removed from drainage ditches within the endangered species conservation areas shall not be placed in the area outside of the drainage ditch and shall be immediately disposed of offsite.

3.36.21. Power Washing. All power washing conducted shall be in compliance with local, State, and Federal regulations. Power washing shall not contain any soap or chemicals and only potable water shall be utilized. All power washing discharge shall be contained and cannot enter the street or storm drain system. Discharge shall be directed onto pervious surfaces or vegetated areas where the water can infiltrate into the ground. Power washing shall be done in a manner that does not impact endangered species, cause damage to existing vegetation, or cause soil disturbance.

3.37. Historic Properties. Renovation and repair work conducted on any building or structure within the Presidio of Monterey Historic District shall be completed in compliance with the National Historic Preservation Act (16 U.S.C. 470 et seq.) and the provisions set forth in the “Programmatic Agreement among the U.S. Army, the Advisory Council on Historic Preservation and the California State Historic Preservation Office Regarding Routine Maintenance of Historic Properties at the Presidio of Monterey” (Programmatic Agreement). Actions not covered under the Programmatic Agreement will require a separate Section 106 consultation (pursuant to 36 CFR Part 800) with the State Historic Preservation Office and/or the Advisory Council on Historic Preservation. Section 106 will be completed by DPWE for actions occurring within the installation and work will not commence until this process has been completed.

3.37.1. Before and After Photographs. The PMSA shall be responsible for completing projects in accordance with the requirements of the Programmatic Agreement or the stipulations set forth in the Section 106 consultation. For projects completed under the Programmatic Agreement, the PMSA shall furnish the DPWE Historic Preservation Officer with “before” and “after” photographs of all renovation and repair work completed on historic buildings by way of an annual report.

3.37.2. Work Requirements on Historic Facilities. PMSA employees and their contractors that will perform work on historic facilities shall meet the training requirements stipulated in the Programmatic Agreement as follows: “At least one direct supervisor of the work to be accomplished under this agreement shall have received a minimum of 30 hours of training in preservation maintenance. At least one additional maintenance worker shall receive a minimum of 30 hours of such training during every 12 month period thereafter. Training is available on the California State Parks Office of Historic Preservation web page under “eLearning” (http://ohp.parks.ca.gov/?page_id=27295) and the National Parks Service web page for on-line training (<http://www.nps.gov/tps/education/online-training.htm>) .

3.37.3. Archaeology. The PMSA when performing archaeological work (i.e., archaeological studies or repair monitoring) shall meet the Secretary of the Interior's Professional Qualification Standards per 36 CFR-61, Appendix A (See Technical Exhibit - 8).

3.37.3.1. Archaeological Discovery. In the event of an inadvertent discovery of cultural resources during ground disturbing activities (i.e., projectile points, modified shell, horseshoes, etc.) or during repair to historic structures (i.e., letters, bottles, graffiti, etc.), the PMSA shall redirect work at least 100-feet from the discovery and immediately notify the IGSATR for the evaluation of the resource(s). [Inadvertent discoveries of cultural resources requires DPWE to implement procedures set forth in the Presidio of Monterey's Integrated Cultural Resource Management Plan (ICRMP) and AR 200-1, which may include consultation in accordance with Section 106 of the National Historic Preservation Act (16 U.S.C. 470f; 36 CFR Part 800).]

In the event of an inadvertent discovery of human remains, funerary objects, sacred objects, or objects of cultural patrimony, the PMSA will immediately stop work in the area, protect the discovery, and immediately notify the IGSATR for the evaluation of resource(s). [Inadvertent discoveries of human remains requires DPWE to implement procedures set forth in the Presidio's ICRMP and AR 200-1, which includes consultation in accordance with Section 3 of the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001 et seq.; 43 CFR 10) and Section 106 of the National Historic Preservation Act (16 U.S.C. 470f; 36 CFR Part 800).]

3.37.4. Landfill. Per the Comprehensive Environmental Response, Compensation, and Liability Act, any work on the closed landfill on POM will require notification to the DPWE through the IGSATR using Technical Exhibit - 7 or 7.1.

3.38. Automation. The PMSA may maintain their user-friendly work management system (Hansen) to allow the Government to obtain and/or be provided with "real time" reports.

3.39. Service Call Procedures. The PMSA shall maintain a log of all service order calls and be able to provide the log to the IGSATR or IGSAM upon request. The telephone procedures for "During Duty Hours" and "After Duty Hours" are provided below.

3.39.1. Normal Duty Hours. Service Order Desk - (831) 242-5526. This number shall be used for routine, urgent, and emergency service order requirements.

3.39.2. After Duty Hours. Emergency and urgent service order calls shall be directed to the Installation's Staff Duty Officer/NCO at 242-6912, ext. 0. The SDO/SDNCO will then contact PMSA's after-duty answering/stand-by number (831-264-4504) to request assistance. An after-hours call generated by the SDO shall constitute prior approval of overtime from the IGSATR.

The SDO/SDNCO will provide, at a minimum, the following information:

Building/Facility number;
Nature of requirement/problem;
SDO/SDNCO's name and telephone number;
Customer 's (caller) name and telephone number.

3.39.3. Service Call Hours.

a. Normal Duty Hours: 8:00 a.m. - 4:30 p.m., Monday – Friday (PMSA Service Order Desk).

b. After Duty Hours: 4:30 p.m. – 8:00 a.m., Monday – Friday, Weekends and Holidays (SDO/SDNCO).

3.40. Additional Elective Services. In addition to the Scheduled Facilities Maintenance, Repairs and Base Operations items set forth in the Specified Tasks set forth above, the USAG POM and PMSA may also agree to performance of the additional, “second tier” work outlined below. These Additional Elective Services are those activities and tasks that are beyond the scope of the scheduled Specified Tasks, which shall be funded either through budget or cost savings from the PMSA, or by allocation of additional funds provided by USAG POM. Because the Additional Elective Services outlined below are over and above the “base” contracted activities, they shall not be reflected in the Performance Requirements Summary.

3.40.1. Request for Elective Services. If an elective service is requested by the USAG POM, a PMSA cost proposal will be provided to the IGSAM, the IGSAM will proceed with amending the IGSA and process the necessary budget appropriation to allow the PMSA to bill for additional services rendered on a cost-reimbursement basis.

1. GFEBs Data. The Army's General Fund Enterprise Business System (GFEBs) web-based application will be utilized to process financial, real property, cost management, and performance data electronically. At a minimum, the PMSA shall be able to provide the Government with the following through data entry and manipulation:

1.1 Type/Description of / Demand Maintenance Order (DMO) and Individual Job Order (IJO) requirements

1.2 SO/DMO/IJO code/number

1.3 Facility/Site number [and GFEBs Functional Location]

1.4 Date /DMO/IJO received

1.5 Date /DMO/IJO completed

1.6 Final Costs

1.7 Remarks/Comments

1.8 Computers and Computer Support. The PMSA will utilize Government furnished computers to manipulate these features as well as computer support provided by USAG POM in a timely manner. The PMSA will receive initial and refresher training hosted or provided by USAG POM in a timely manner.

1.9 GFEBs Capability. The PMSA will provide personnel to perform GFEBs data entry and manipulation for USAG POM. Selected employees will be provided training, GFEBs certification and granted Common Access Cards (CAC) to enable their use of government furnished computers and the GFEBs application. Note that these employees will undergo security background checks prior authorization and issuance of the CACs.

2. Leak Detection. The PMSA shall test 20% of buildings each year for leaks using automated leak detection devices, such as ultrasonic flow meters. Leak test shall cover a range of time when the building is unoccupied when there is no expected flow. Leak detection can only occur after hours, weekends or during holidays. Overtime pay is authorized for achieving this task after hours.
3. Pavement Resurfacing and Rehabilitation. The PMSA shall initiate in the first year of the IGSA, a survey, under an IJO, of all paved areas. Upon completion of a survey, a Pavement Management Plan (PMP) will be established annually. The PMSA shall schedule resurfacing and rehabilitation based on the PMSA's survey, with those paved areas in the most need of resurfacing in accordance with the survey. The resurfacing and rehabilitation will incorporate necessary ADA compliance.
4. Turnstiles. There are three turnstiles; one located at Taylor street gate, one located at High street gate, and one located at Franklin Street gate. Maintenance and repair of these turnstiles is to be provided by the PMSA upon request. Software upgrades are not included in the IGSA.
5. Smoke Detector Cleaning. Cleaning of smoke detectors base wide if required.
6. Portable Fire Extinguishers. Annual inspection of fire extinguishers at POM, OMC and SATCOM are to be provided by the PMSA as per NFPA standards by a person certified to perform portable fire extinguisher inspections. Monthly inspections are to be performed by the building POC's or assigned USAG personnel. Replacement or recharge of portable extinguisher is to be addressed on a DMO basis. Six year service and hydrostatic testing of fire extinguishers will be addressed by means of an IJO.

7. Grey Water Systems. An additional strategy for potable water reduction is the use of grey-water for irrigation and for toilet flushing. The PMSA shall maintain grey-water processing systems and the associated pumps, filters, etc. Water quality shall be checked and preventative maintenance shall be done to assure proper functionality and compliance with applicable codes. The PMSA shall ensure staff are trained and qualified to work on the Grey Water Systems, per local, State and Federal regulations.
8. Fuel Abatement. Upon request, the PMSA shall provide vegetation management to reduce fire risk. Specifications and methods to accomplish the work shall be approved by DPWE through the IGSATR.
9. Cisterns. As part of a garrison-wide effort to reduce potable water usage, 5 large underground cisterns have been installed. The 35,000 gallon cistern south of Building 613 stores water for toilet flushing at buildings 607 and 613. Two 20,000 gallon cisterns east of building 613 and two 20,000 gallon cisterns in the parking lot just west of building 566 store water for irrigation. The PMSA shall inspect, maintain, and repair these cisterns; and shall maintain a log to show when inspections were performed. Inspections shall be performed semi-annually, or as required by health code. Draining or emptying of any cistern requires coordination with DPWE. Maintain Cisterns to optimize water savings. The PMSA shall provide maintenance to cisterns and associated equipment including pumps, filters, back-flow devices, controls, etc. Water quality shall be checked and tracked, and preventative maintenance such as filter replacement shall be done.

10. SATCOM.

10.1 Electrical Panels. There are forty-four (44) electrical panels servicing the computer systems and other supporting infrastructures of SATCOM. A preventative maintenance schedule shall be established to service each panel once every three years.

10.1.1 Enclosures. Ensure that all enclosure panels, doors, and structures are well maintained in accordance with the manufacturer's specifications. During de-energized maintenance, enclosures are to be vacuumed clean of all loose dirt and. Buildup of dirt or other contaminates that will not come off with vacuuming should be cleaned with lint free rags using cleaning solvents, such as *SpliceMaster* recommended by the manufacturer. All vents and fan grills are to be cleaned of all dust and/or dirt accumulations. Ensure that ventilation openings are not obstructed. Inspect seals or gaskets and replaced as necessary. The tops of electrical equipment enclosures should be examined for evidence of water damage.

10.1.2 Thermal Check. A thermal imager shall be utilized to survey the electrical panel while under load. Anomalies, such as damaged fuses or loose connection, are to be identified and repaired. Other issues such load imbalances are to be

documented and addressed by means of a separate IJO.

10.1.3 Insulators, Supports, and Connectors. Inspect insulators and conductor supports for signs of cracking, broken pieces, and other physical damage or deterioration. Clean all loose dirt with lint free rags. For contaminants that are not easily removed, use solvents approved by the manufacturer. Examine for evidence of moisture that may lead to tracking or flashover while in operation. Examine surrounding areas for signs of tracking, arcing, or overheating. Repair or replace damaged insulators and supports as necessary. Examine all bolts and connecting devices for signs of deterioration, corrosion, or overheating. Ensure that bolts and connecting devices are tight, according to manufacturer's specifications. Be careful not to over torque bolts and connecting devices since insulators are easy to damage and difficult to replace. Where copper and aluminum conductors and/or connectors are used together, examine connections for signs of galvanic action. Ensure that the connectors are properly used and installed in accordance with manufacturer's specifications. Apply an antioxidant compound such as *Noalox* to all aluminum-to copper connections.

10.1.4 Conductors. Examine insulation for signs of deterioration, cracking, flaking, or overheating. Examine all connections for signs of overheating, cracked or broken connectors, and signs of tracking or arcing. Ensure that conductors are clean and dry. Examine and clean all connections, and torque to manufacturer's recommendations.

10.1.5 Breakers. Breaker should be examined for signs of overheating, cracking or evidence of coronal damages. When necessary wires should be trimmed and breakers resecured to the buss bar or lug depending on the type of breaker. Damaged breaker should be replaced with like kind breakers.

10.2 HVAC Chillers. There are two (2) chillers. Chillers shall be checked daily for serviceability; and a log book shall be maintained to record activities (date/time, maintenance status, operator name, etc.). Repairs shall be performed when required by means of a DMO and/or IJO. Full system checks shall be performed each quarter to include flow rate adjustment, compressor oil check, purge system of noncondensables, check refrigerant charge, and check starters and motors.

10.3 Air Conditioning Units. Eighteen (18) units shall be checked daily for serviceability; and a log book shall be maintained to record activities (date/time, maintenance status, operator name, etc.). Repairs shall be performed when required by means of a DMO and/or IJO.

10.4 Uninterrupted Power Supply (UPS). There are nine (9) UPSs. Initial checks shall be performed that will identify for cover lose connections, burned insulation or any other

signs of wear and tear. Repairs shall be performed when required. Log book shall be maintained to record activities (date/time, maintenance status, operator name, etc.). The following schedule shall be exercised:

10.4.1 Daily Check & Battery monitoring system

10.4.2 Semiannual. Visually check for liquid contamination from batteries and capacitors, clean and vacuum UPS equipment enclosures, and check HVAC equipment and performance related to temperature and humidity.

10.4.3 Annually. Conduct thermal scans on electrical connections to ensure all are tight and not generating heat, which is the first and sometimes only indication of a problem. Retorque if thermal scan provides evidence of a loose connection, and provide a complete operational test of the system, including a monitored battery-rundown test to determine if any battery strings or cells are near the end of their useful life. Semiannually test UPS transfer switches, circuit breakers and maintenance bypasses.

10.5 Generator. Maintain one (1) additional generator. The generator is maintained to the same standard as section 3.32.17. Perform monthly preventive maintenance and perform annual load bank testing. Log book shall be maintained to record activities (date/time, maintenance status, operator name, etc.). **Note:** there are two other generators on site that are being maintained through a separate contractor.

10.6 Perimeter Fence Vegetation Control. There is approximately 4,653 LF of perimeter fence. A clear zone shall be maintained through periodic trimming of vegetation, which includes bush, shrub, and grass. The inner clear zone shall not be more than 20 feet wide. Vegetation shall be trimmed when it exceeds 12 to 18 inches in height. The frequency of this undertaking will be on an "as needed" basis.

11. Defense Manpower Data Center (DMDC)

11.1 General. The Defense Manpower Data Center (DMDC) has the requirement for preventative and remedial maintenance for the DOD Center, Monterey Bay at 400 Gigling Road (Building 4385); Seaside, California. DMDC may wish to contract under the IGSA the maintenance for the following six (6) functional areas: (1.) Air Conditioning Systems Maintenance, (2.) Chiller Plant Maintenance, (3.) Fire Alarm Maintenance, (4.) Energy Management Maintenance, (5.) Generator Maintenance, and (6.) Elevator Maintenance. DMDC has the additional requirement to have management oversight and to provide Emergency repairs. This action is required to provide equipment reliability at the DOD Center, which will insure mission success.



11.2 Objective. Should this “Additional Elective Service” be amended to the IGSA, the objective of this DMDC section is to provide complete and full preventative maintenance and emergency repairs within the six functional areas listed above. All system modifications or alterations should equipment need replacement in the facility shall be performed as additional work and an Individual Job Order (IJO), previously known as a Task Order, will be issued. All issued IJOs will be written and services will be provided for additional cost. Any work not specifically mentioned, which is required to complete maintenance and is within the intent of this IGSA, shall also be performed at additional cost. The PMSA or its Subcontractor shall perform, coordinate and complete the requirements of the tasks in cooperation with any other contractors or trades performing work at the DOD Center, promptly, diligently, and in a good workmanlike manner to the full and complete satisfaction and acceptance of Department of Defense. The PMSA or its Subcontractor shall perform the requirements of the tasks in a manner that will not impede or obstruct the ongoing business activities of any tenants at the DOD Center.

11.3 Air Conditioning System Maintenance.

(1) The work to be performed by the PMSA or its Subcontractor under this contract shall consist of furnishing all labor, tools and equipment necessary to provide full preventative maintenance service and emergency response on the equipment. Technical exhibits for air conditioning system maintenance to be provided upon amendment to the IGSA. The PMSA or its Subcontractor shall provide all materials needed to complete the Preventive Maintenance as outlined in the appropriate technical exhibits.

(2) Any work not specifically mentioned but which is needed to make the preventive maintenance complete is within the intent of this IGSA and shall be performed at cost.

(3) The PMSA or its Subcontractor shall perform, coordinate and complete the requirements of the IGSA, in cooperation with any other contractors or trades then doing any work at the DOD Center, promptly, diligently, and in a good workmanlike manner to the full and complete satisfaction and acceptance of Department of Defense. The PMSA or its Subcontractor shall perform the requirements of the IGSA in a manner that will not impede or obstruct the ongoing business activities of any tenants at the DOD Center.

(4) The PMSA or its Subcontractor declares that they are capable of maintaining this equipment to its original design capabilities based on the equipment condition as surveyed and all the technical information available at time of award of this IGSA.

(5) Technical exhibits for this work will be provided upon amendment to the IGSA. Time expended on routine service shall consist of examination, minor



adjustment, cleaning and lubricating the equipment. All lubrication frequencies and types of lubricants shall meet the manufacturer's specifications. All repairs or replacement of equipment is considered additional time beyond that required for routine service and will be compensated at a time and materials rate.

(6) Exclusions. The following work is excluded from this task contract and is not the responsibility of the PMSA or its Subcontractor:

- a. Power supply feeders to the main disconnect located on the air conditioner.
- b. Other items caused by vandalism or negligence by persons other than the PMSA or its Subcontractor, its representative and employees, excluding wear and tear. The PMSA or its Subcontractor shall obtain Contracting Officer's written approval to repair vandal related problems. Payment will not be made for any unauthorized work.

(7) Conditions of Service. The PMSA or its Subcontractor shall maintain all Equipment in operating condition IAW manufacturer's specifications and should conditions warrant, repair or replace the Equipment when authorized by DMDC in writing.

(8) Housekeeping. All debris generated by the PMSA or its Subcontractor during the performance of this IGSA shall be promptly removed and properly disposed of by the PMSA or its Subcontractor.

(9) Stock of Materials. The PMSA or its Subcontractor shall maintain repair parts in a warehouse within one hundred (100) miles of the DOD Center or reasonably obtainable within 24 hours.

(10) Service Manuals. A complete set of service manuals for the Air Conditioners covered under this IGSA shall be maintained in the facilities maintenance office. All changes made by the PMSA or its Subcontractor shall be properly recorded to include the date of change and name of person making the change. The service manuals are the property of the Department of Defense and are to remain in the facilities maintenance office.

(11) Schedules and Records:

- a. The PMSA or its Subcontractor shall provide a work schedule for each air conditioner unit.
- b. These work schedules shall be designed for each type of equipment to be serviced, such as evaporators and condensers and shall conform to the manufacturer's recommended practice for the particular equipment concerned. They shall show the type and frequency of service and lubrication proposed by the PMSA or its Subcontractor for the duration of the IGSA.

c. All inspections, lubrication, adjustments, tests, cleaning, routine repairing and other preventative maintenance activities shall be performed IAW manufacturers recommendations and submitted on a schedule submitted by the PMSA or its Subcontractor.

d. Schedules posted shall be of the chart type which shall be print/signature by the technician when each scheduled inspection is performed.

e. The PMSA or its Subcontractor shall also maintain an accurate and complete log of all work performed in addition to routine service at each Air Conditioner location. These logs shall include call back service describing the nature of all complaints and their resolution. The logs shall be kept in the room serviced by the air conditioner. In addition to the specified air conditioners, the PMSA's or its Subcontractor's workmen or supervisor shall log in and out of the facility on each and every visit with building security. This includes, but is not limited to, routine maintenance, trouble calls, repairs and supervisor's visits. These logs shall remain the property of the Department of Defense.

f. The PMSA or its Subcontractor, on a bi-monthly basis, shall deliver to the Department of Defense a copy of the callback and repair log.

g. All forms required for the above schedules, bi-monthly work sheets, call back records and performance reports shall be approved by the Department of Defense.

(12) Personnel. The PMSA or its Subcontractor certifies that all services shall be performed by personnel directly employed and supervised by the PMSA or its Subcontractor. All repairs shall be performed by a certified technician that is certified to work on that specific manufacturer's brand as a journeyman Level Mechanic as a minimum. The DMDC reserves the right to request a copy of the Mechanic's certification when the mechanic is performing repairs on a specific brand of equipment. Helpers/Apprentices may not work alone but may assist the Mechanic as needed. In the event that the Department of Defense becomes dissatisfied with the performance of any persons assigned to perform the services under this IGSA, The PMSA or its Subcontractor agrees, upon request from Department of Defense, to assign other qualified personnel subject to the approval of the IGSA to perform these services.

(13) Special Provisions.

a. Performance Guarantee. In the event of catastrophic failure of Air Conditioning equipment that serve mission critical computer systems, the PMSA or its Subcontractor shall be responsible for furnishing a temporary Air Conditioner unit of the appropriate size to keep the space cool while repairs are being made. Labor to connect the unit would be at a time and materials rate plus the rental rate for the rental air conditioner.



b. In the event of catastrophic failure of Air Conditioning equipment that serve mission critical computer systems, the PMSA or its Subcontractor shall be responsible for furnishing a temporary Air Conditioner unit of the appropriate size to keep the space cool while repairs are being made. Labor to connect the unit would be at a time and materials rate plus the rental rate for the rental air conditioner.

c. Changes in Work. Department of Defense, without nullifying the IGSA, may request additional work not covered under the Maintenance Contract price. The Department of Defense must authorize the work based on an agreed cost or based on time and material.

d. Trouble Calls. Call back service shall be furnished upon request at a time and material cost to the government.

11.4 Chiller Plant Maintenance.

(1) The work to be performed by the PMSA or its Subcontractor under this contract shall consist of furnishing all labor, tools and equipment necessary to provide full preventative maintenance service and emergency response on the equipment described. Technical exhibits for chiller plant maintenance will be provided upon amendment to the IGSA. The PMSA or its Subcontractor is to provide all materials needed to complete the Preventive Maintenance listed in the appropriate technical exhibits.

(2) Any work not specifically mentioned but which is needed to make the preventive maintenance complete is within the intent of this IGSA and shall be performed without additional cost.

(3) The PMSA or its Subcontractor shall perform, coordinate and complete the requirements of the IGSA, in cooperation with any other contractors or trades then doing any work at the DOD Center, promptly, diligently, and in a good workmanlike manner to the full and complete satisfaction and acceptance of Department of Defense. The PMSA or its Subcontractor shall perform the requirements of the IGSA in a manner that will not impede or obstruct the ongoing business activities of any tenants at the DOD Center.

(4) The PMSA or its Subcontractor agrees that they are capable of maintaining this equipment to its original design capabilities based on the equipment condition as surveyed and all the technical information available at time of award of this IGSA.

(5) Provide servicing of equipment in accordance with the appropriate technical exhibits. Time expended on routine service shall consist of examination, minor adjustment, cleaning and lubricating the equipment.

All lubrication frequencies and types of lubricants shall meet the manufacturer's specifications. All repairs or replacement of equipment is considered additional time beyond that required for routine service and will be compensated on a time and material basis.

(6) Exclusions. The following work is excluded from this IGSA and is not the responsibility of the PMSA or its Subcontractor.

a. Power supply feeders to the main disconnect located on the chillers. All others are the PMSA's or its Subcontractor's responsibility.

b. Other items caused by vandalism or negligence by persons other than the PMSA or its Subcontractor, its representative and employees, excluding wear and tear. The PMSA or its Subcontractor shall obtain IGSA's written approval to repair vandal related problems. Payment will not be made for any unauthorized work.

(7) Conditions of Service. The PMSA or its Subcontractor shall maintain all Equipment in good operating condition IAW manufacturer's specifications and should conditions warrant repair or replace the Equipment when authorized by DMDC in writing.

(8) Housekeeping. All debris generated by the PMSA or its Subcontractor during the performance of this IGSA shall be promptly removed and properly disposed of by the PMSA or its Subcontractor.

(9) Stock of Materials. The PMSA or its Subcontractor shall have repair parts in a warehouse within one hundred (100) miles of the DOD Center or reasonably obtainable within 24 hours:

(10) Service Manuals. A complete set of service manuals for the chillers and cooling tower covered under this IGSA shall be maintained in the facilities maintenance office. All changes made by the PMSA or its Subcontractor shall be properly recorded to include the date of change and name of person making same. The service manuals are the property of the Department of Defense and shall remain in the facilities maintenance office.

(11) Schedules and Records.

a. The PMSA or its Subcontractor shall provide a work schedule for each chiller and the cooling tower. These work schedules shall be designed for each type of equipment to be serviced, such as evaporators and condensers and shall conform to the manufacturer's recommended practice for the particular equipment concerned. They shall show the type and frequency of service and lubrication proposed by the PMSA or its Subcontractor for the duration of the IGSA.

b. All inspections, lubrication, adjustments, tests, cleaning, routine repairing and other preventative maintenance activities shall be performed IAW manufacturers recommendations and submitted on a schedule submitted by the PMSA or its Subcontractor.

c. Schedules posted shall be of the chart type which shall be print/signature by the technician when each scheduled inspection is performed.

d. The PMSA or its Subcontractor shall also maintain an accurate and complete log of all work performed in addition to routine service at each Chiller location. These logs shall include call back service describing the nature of all complaints and their resolution. The logs shall be kept in the mechanical room. In addition to the specified chiller, The PMSA's or its Subcontractor's workmen or supervisor shall log in and out of the facility on each and every visit with building security. This includes, but is not limited to, routine maintenance, trouble calls, repairs and supervisor's visits. These logs shall remain the property of the Department of Defense.

e. The PMSA or its Subcontractor, on a bi-monthly basis, shall deliver to the Department of Defense a copy of the callback and repair log.

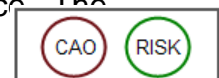
f. All forms required for the above schedules, bi-monthly work sheets, call back records and performance reports shall be approved by the Department of Defense.

(12) Personnel. The PMSA or its Subcontractor agrees that all services shall be performed by personnel directly employed and supervised by the Subcontractor. All repairs shall be performed by a certified journeyman Level Mechanic as a minimum on the specific make of equipment being maintained. The DMDC reserves the right to request a copy of the Mechanic's certification when the Mechanic is performing repairs on one of the above mentioned brands of equipment. Helpers/Apprentices may not work alone but may assist the Mechanic as needed. In the event that the Department of Defense becomes dissatisfied with the performance of any persons assigned to perform the services under this IGSA, The PMSA or its Subcontractor agrees, upon request from Department of Defense, to assign other qualified personnel to perform these services.

(13) Special Provisions.

a. Performance Guarantee. In the event of catastrophic failure of a chiller or the cooling tower, the PMSA or its Subcontractor shall be responsible for furnishing a temporary unit of the appropriate size to keep the space cool while repairs are being made. Labor to connect the unit would be at a time and materials rate plus the rental rate for the rental equipment.

b. Changes in Work. Department of Defense, without nullifying the IGSA, may request additional work not covered under the Maintenance Contract price.



Department of Defense must authorize the work based on an agreed cost or based on time and material.

c. Trouble Calls. Call back service shall be furnished upon request at a time and material cost to the government.

11. 5 Fire Alarm Maintenance.

(1) The work to be performed by the PMSA or its Subcontractor under this contract shall consist of furnishing all labor, tools and equipment necessary to provide full preventative maintenance and full monitoring service to include all notification on the equipment described the appropriate technical exhibit. Technical exhibits for fire alarm maintenance will be provided upon amendment to the IGSA.

(2) Work not specifically addressed but which is needed complete the maintenance within the intent of this IGSA if this elective service is selected, shall be performed without additional cost.

(3) The PMSA or its Subcontractor shall perform, coordinate and complete the requirements of the IGSA, in cooperation with any other contractors or trades performing work at the DOD Center, promptly, diligently, and in a good workmanlike manner to the full and complete satisfaction and acceptance of Department of Defense. The PMSA or its Subcontractor shall perform the requirements of the IGSA in a manner that will not impede or obstruct the ongoing business activities of any tenants at the DOD Center.

(4) The PMSA or its Subcontractor agrees that they are capable of maintaining this equipment to its original design capabilities based on the equipment condition as surveyed and all the technical information available at time of award of this IGSA.

(5) Provide servicing of equipment as indicated on the appropriate technical exhibits for service requirements. Service shall consist of examination, minor adjustment, and cleaning of the equipment. Programming and clearing of maps shall be performed as part of the scheduled maintenance.

(6) Exclusions. The following work is excluded from this IGSA and is not the responsibility of the PMSA or its Subcontractor: Power supply feeders to the fire alarm panels. All others are the PMSA's or its Subcontractor's responsibility.

(7) Conditions of Service. The PMSA or its Subcontractor shall maintain all Equipment in good operating condition in accordance with manufacturer's specifications. Should conditions warrant repair or replacement of the equipment, all parts shall be genuine Edwards System Technology parts, and installed by a certified technician. All deviations must be approved by DMDC. The other control panels shall be maintained in accordance with manufacturers recommended parts.



(8) Performance. The PMSA or its Subcontractor shall maintain the Fire Alarm and Suppression System IAW the appropriate technical exhibits. Technical exhibits for fire alarm and suppression systems will be provided upon amendment to the IGSA.

(9) Special Tests. All testing's shall be IAW NFPA 72. All audible and fire roll-up door testing will be conducted after 1800 hrs. A detailed report of the tests shall be sent to the customer within 2 weeks after the test has been completed for historical record. This test will be included in the task order price. All 24 firefighter handsets will be tested and every jack will be tested to insure that the calls are received at the main FACP.

(10) Housekeeping. All debris resulting from PMSA or its Subcontractor work shall be promptly removed and properly disposed of by the PMSA or its Subcontractor.

(11) Stock Materials. The PMSA or its Subcontractor shall have repair parts in a warehouse within fifty (50) miles of the DOD Center or reasonably obtainable within 24 hours.

(12) Wiring Diagrams. A complete set of all wiring diagrams for the Fire Alarm and Suppression System covered under this IGSA shall be maintained in the fire control panel room. All changes in circuitry made by the PMSA or its Subcontractor shall be properly recorded to include the date of change and name of person making the change. The wiring diagrams are the property of the Department of Defense and are to remain in their respective location.

(13) Schedules and Records:

a. The PMSA or its Subcontractor shall provide a work schedule for each Fire Alarm and Suppression System. These work schedules shall be designed for each type of equipment to be serviced, such as FM 200 Systems, and shall conform to the manufacturer's recommended practice for that particular equipment. They shall show the type and frequency of service proposed by the PMSA or its Subcontractor for the duration of the contract.

b. All inspections, adjustments, tests, cleaning, routine repairing and other preventative maintenance activities shall be performed IAW Manufacture's Recommendations and a schedule with timelines shall be submitted by the PMSA or its Subcontractor.

c. Schedules posted shall be of the chart type which shall be print/signature by the technician when each scheduled inspection is performed.

(14) Personnel. The PMSA or its Subcontractor agrees that all services shall be performed by certified Fire Alarm and Suppression System maintenance repair personnel, directly employed and supervised by the PMSA or its Subcontractor. All



work shall be performed by a Journeyman Level Mechanic certified to work on Edwards, and Chemtronics fire alarm equipment. DOD reserves the right to verify proper factory certification of mechanics performing maintenance as a minimum. Helpers/Apprentices may not work alone but may assist the Mechanic as needed. In the event that the Department of Defense becomes dissatisfied with the performance of any persons assigned to perform the services under this IGSA, the PMSA or its Subcontractor agrees, upon request from Department of Defense, to assign other qualified personnel to perform these services.

(15) Special Provisions.

a. Performance Guarantee. In the event of catastrophic failure of a Fire Alarm Control Panel (FACP), the PMSA or its Subcontractor shall restore the fire alarm system to operational status within 72 hrs.

b. Changes in Work. The Department of Defense, without nullifying the contract, may order additional work not covered under the Maintenance Contract price. The Department of Defense must authorize the work based on an agreed cost or based on time and material.

c. Trouble Calls. Call back service shall be furnished upon request at a time and material cost to the government.

11.6 Energy Management Maintenance.

(1) The work to be performed by the PMSA or its Subcontractor under this contract shall consist of furnishing all labor, tools and equipment necessary to provide full preventative maintenance service on the existing Energy Management System. The PMSA or its Subcontractor is to provide all materials required to complete the Preventive Maintenance listed in the appropriate technical exhibit. Technical exhibits for Energy Management Systems will be provided upon amendment to the IGSA.

(2) Any work not specifically addressed but which is required to make the maintenance complete within the intent of this contract shall be performed without additional cost.

(3) The PMSA or its Subcontractor shall perform, coordinate and complete the requirements of the IGSA, in cooperation with any other contractors or trades performing work at the DOD Center, promptly, diligently, and in a good workmanlike manner to the full and complete satisfaction and acceptance of Department of Defense. The PMSA or its Subcontractor shall perform the requirements of the IGSA in a manner that will not impede or obstruct the ongoing business activities of any tenants at the DOD Center.



(4) The PMSA or its Subcontractor agrees that they are capable of maintaining DMDC's equipment to its original design capabilities based on the equipment condition as surveyed and all the technical information available at time of award of this IGSA.

(5) Provide customer directed service on equipment as indicated on the appropriate technical exhibit. Technical exhibits for Energy Management Systems will be provided upon amendment to the IGSA. Time expended on routine service shall consist of examination, minor adjustment, troubleshooting, and repair, back up data base, run diagnostics, and check set points.

(6) Exclusions. The following work is excluded from this contract and is not the responsibility of the PMSA or its Subcontractor. Power supply feeders to the DDC panels, and any UPS's that DMDC installs. All others are the PMSA's or its Subcontractor's responsibility.

(7) Conditions of Service. The PMSA or its Subcontractor shall maintain all Equipment in good operating condition in accordance with manufacturer's specifications. Should conditions warrant repair or replacement, the equipment must be Backnet and or Honeywell compatible and installed by qualified technicians.

(8) Changes in work. DMDC, without nullifying the contract, may order additional work not covered under the Maintenance Contract price. DMDC must authorize the work based on an agreed cost or based on time and material.

(9) Performance. The PMSA or its Subcontractor shall maintain the DDC System with the appropriate technical exhibit. Technical exhibits for the DDC system will be provided upon amendment to this IGSA.

(10) Stock of Materials. The PMSA or its Subcontractor shall have repair parts in a warehouse within fifty (50) miles of the DOD Center or reasonably obtainable within 24 hours.

(11) Schedules and Records.

a. The PMSA or its Subcontractor shall provide a monthly work schedule for the DDC system thirty (30) days prior to service. However, in no case shall the schedule be less than the minimum requirement of on-site routine servicing man hours indicated in the appropriate technical exhibit.

b. All inspections, adjustments, tests, cleaning, routine repairing and other preventative maintenance activities shall be performed in accordance with schedules submitted by the PMSA or its Subcontractor.

c. Schedules posted shall be of the chart type which shall show Print Name/ Signature of technician when each scheduled inspection is performed.



d. The PMSA or its Subcontractor shall also maintain an accurate and complete log of all work performed in addition to routine service at each location. These logs shall include call back service describing the nature of all complaints and their resolution. The logs shall be kept at the DOD Center in the office next to the server. In addition to the specified log, The PMSA's or its Subcontractor's workmen or supervisor shall log in and out of the building on each and every visit. This includes, but is not limited to, routine maintenance, trouble calls, repairs and supervisor's visits. These logs will remain the property of the DMDC.

e. The PMSA or its Subcontractor, on a twice monthly basis, shall deliver to the DMDC a copy of the callback and repair log.

f. All forms required for the above schedules, twice monthly work sheets, call back records and performance reports must be approved by the DMDC.

(12) Personnel. The PMSA or its Subcontractor agrees that all services shall be performed by certified maintenance and repair personnel, directly employed and supervised by the PMSA or its Subcontractor. All work shall be performed by a Journeyman Level Mechanic as a minimum. Helpers/Apprentices may not work alone but may assist the Mechanic as needed. In the event that the DMDC becomes dissatisfied with the performance of any persons assigned to perform the services under this IGSA, the PMSA or its Subcontractor agrees, upon request from DMDC, to assign other qualified personnel to perform these services.

(13) Special Provisions.

a. Performance Guarantee. In the event of the DDC system failure, the PMSA or its Subcontractor is to respond within 2 hour via an on-line connection, or as directed by DMDC.

b. Hours of Work. All routine maintenance and customer directed service work under this IGSA is to be performed during the hours of 0730 to 1600 five (5) days per week. The work will consist of 8 hours onsite at a frequency as described in the appropriate technical exhibit. The technical exhibits will be provided upon amendment to the IGSA. The PMSA or its Subcontractor shall schedule with the facilities staff thirty (30) days prior to preventive maintenance visit.

c. If emergency work is required, the PMSA or its Subcontractor shall respond within 4 hours and work until the emergency is alleviated. DMDC will pay time and materials. Any parts that need to be replaced as part of the scheduled maintenance will be prior approved by DMDC before work commences.

11.7. Generator Maintenance.



(1) The PMSA or its Subcontractor shall furnish all labor, tools, equipment and material necessary to provide full preventative maintenance service on the equipment as described in the appropriate technical exhibit.

(2) Any work not specifically mentioned but is needed to make the maintenance complete is within the intent of this PWS and shall be performed by the PMSA or its Subcontractor.

(3) The PMSA or its Subcontractor shall perform, coordinate and complete the requirements of the PWS in cooperation with any other contractors or trades doing any work at the DOD Center, in a prompt, diligent, and good workmanlike manner to the full and complete satisfaction and acceptance of Government. The PMSA or its Subcontractor shall perform the requirements of the PWS in a manner that will not impede or obstruct the ongoing business activities of any tenants in the DOD Center.

(4) The PMSA or its Subcontractor shall maintain the equipment to its original design capabilities based on the equipment condition as surveyed and all the technical information available at time of award.

(5) The PMSA or its Subcontractor shall provide routine servicing of equipment as frequently as indicated in technical exhibits. Time expended on routine service shall consist of examination of generators and engines, to include minor adjustment, cleaning and lubricating of the equipment. All lubrication frequencies and types of lubricants will meet the manufacturer's specifications. Any repairs or replacement of equipment is to be considered as additional time beyond that required for routine service.

(6) Exclusions. The following work is excluded from this PWS and is not the responsibility of the PMSA or its Subcontractor:

a. On the 750KW generators, the power supply feeders after the main breaker in the Generator control panel, power supply feeders to the battery chargers, engine block heaters, and radiators. All others are the PMSA's or its Subcontractor's responsibility.

b. On the 2.5MW generators, the power supply feeders after the main breaker cabinet and power supply feeders to the generator power panel at each generator.

c. Other items caused by vandalism or negligence by persons other than the PMSA or its Subcontractor, its representative and employees, excluding wear and tear. The PMSA or its Subcontractor shall obtain the IGSAM written approval to repair vandal related problems. Payment will not be made for any unauthorized work.

(7) Conditions of Service. The PMSA or its Subcontractor shall maintain all equipment in good operating condition in accordance with manufacturer's specifications. Should conditions warrant repair or replacement of the equipment all parts shall be genuine Kohler parts, and installed by Kohler certified technician.

(8) Special Tests. Load Bank Testing shall be performed annually on each generator. Diesel engines require loads as close to full load as possible as continued inspection at low or no-load conditions can lead to build-up of excessive carbon deposits in the combustion chamber, fuel nozzles, and exhaust piping. Each generator shall be tested using a gradual increase of load for two (2) hours and then remain at full load on site for a minimum of two (2) hours utilizing resistive load banks. The total duration of each load test will be four (4) hours. During this testing, careful attention shall be given to application of amp load, pyrometers, oil, water, and engine temperatures. Testing of the high water temperature and low oil pressure shutdowns shall be tested at this time. A detailed report of the tests shall be sent to the IGSA Manager or IGSATR within two (2) weeks after the test has been completed for historical record.

(9) Housekeeping. All spills caused by the PMSA or its Subcontractor shall be cleaned up by the PMSA or its Subcontractor promptly to prevent slipping hazard around generators. All debris such as wiping rags, empty oil cans, Hazardous Waste, etc., resulting from this work shall be promptly removed and properly disposed of by the PMSA or its Subcontractor.

(10) Stock of Materials. The PMSA or its Subcontractor shall have repair parts in a warehouse within fifty (50) miles of the project or reasonably obtainable within twenty-four (24) hours.

(11) Wiring Diagrams. A complete set of all wiring diagrams for the generator systems covered under this SOW shall be maintained in their respective generator cabinets. All changes in circuitry made by the PMSA or its Subcontractor shall be properly recorded to include the date of change and name of person making same. The wiring diagrams are the property of the Government and shall remain in their respective generator cabinets.

(12) Schedules and Records.

a. The PMSA or its Subcontractor shall provide a work schedule for each generator to the IGSATR. These work schedules shall be designed for each type of equipment to be serviced, such as engine radiators engines, and generators, and shall conform to the manufacturer's recommended practice for the particular equipment concerned. They shall show the kind and frequency of service and lubrication proposed by the PMSA or its Subcontractor for the duration of the contract.



b. All inspections, lubrication, adjustments, tests, cleaning, routine repairing and other preventative maintenance activities shall be performed in accordance with schedules submitted by the PMSA or its Subcontractor.

c. Schedules posted shall be of the chart type which shall be initialed by the serviceman when each scheduled inspection is performed.

d. The PMSA or its Subcontractor shall also maintain an accurate and complete log of all work performed in addition to routine service at each location. These logs shall include call back service describing the nature of all complaints and their resolution. The logs shall be kept in the generator cabinet at each location. In addition to the specified generator log, The PMSA's or its Subcontractor's workmen or supervisor shall log in and out of each facility/building on each and every visit. This includes, but is not limited to, routine maintenance, trouble calls, repairs and supervisor's visits. These logs will remain the property of the Government.

e. The PMSA or its Subcontractor, on a semi-annual basis, shall deliver a copy of the callback and repair log to the IGSATR.

f. All forms required for the above schedules, semi-annual work sheets, call back records and performance reports must be approved by the IGSATR.

(13) Personnel.

a. All work shall be performed by a Kohler Certified Journeyman Level Mechanic as a minimum. Helpers/Apprentices may not work alone but may assist the Mechanic as needed. In the event that the Government becomes dissatisfied with the performance of any persons assigned to perform the services under this PWS, the PMSA or its Subcontractor agrees, upon request from the IGSA Manager, to assign other qualified personnel to perform these services.

b. The PMSA's or its Subcontractor's personnel shall wear uniforms which bear the PMSA's or its Subcontractor's name or other appropriate symbol which identifies them as employees of the PMSA or its Subcontractor and such uniforms shall be clean and in good condition.

c. The PMSA personnel shall wear government provided identification badges in plain sight at all times while working on the equipment or inside the DOD Center. Security back ground identification checks may be required to obtain identification badges.

(14) Special Provisions.

a. Performance Guarantee. In the event of catastrophic failure of a generator, or at the request of the IGSAM or IGSATR during long durations of a generator not being



available to operate, the PMSA or its Subcontractor shall be responsible for furnishing and connecting a rental generator at least equal to the size of the failed generator to the building transfer switch within twelve (12) hours of the failure or the request. The cost of the rental generator will be reimbursed by the Government.

b. Hours of Work. All normal work under this PWS shall be performed during the regular working hours, Monday through Friday. If overtime work is ordered, the PMSA or its Subcontractor shall request approval from the IGSAM or IGSATR.

c. Trouble Calls. Call back service shall be furnished upon request.

11.8 Elevator Maintenance.

(1) The PMSA or its Subcontractor shall furnish all labor, parts, materials, facilities, transportation, tools, equipment and all other items deemed necessary to provide full maintenance, to include regular and systematic inspection, of each of the elevators. During the inspection visit, the PMSA or its Subcontractor shall clean, adjust, and lubricate the equipment as specified below, determine the nature and extent of any work required to restore the elevators to satisfactory service, and if conditions warrant, furnish and install parts as listed in this PWS.

(2) Preventive maintenance schedule.

a. Weekly inspection of passenger and service type elevators required service shall be performed on a weekday during normal business hours and the schedule of this service shall be approved by the Government. In the event this day falls on a holiday, the required service shall be performed on the following workday.

b. Monthly test of the fire recall feature on elevators will be conducted as required by the 2006 or latest edition of the Life Safety Code section 9.4.6 per rule 1206.7 of the ANSI or ASME A17.1 standard.

c. The PMSA or its Subcontractor shall provide an independent elevator inspector and two (2) maintenance service representatives during the annual elevator inspection and certification.

d. Maintenance inspections shall be performed in accordance with the requirements of this PWS.

(3) Cleaning, Lubrication, and Adjustment Services:

a. As required, the machines, brakes, motors, generators, controllers, relay panels, selectors, leveling devices, operating devices, switches on car and in hoist-way, hoist-way door and car door or gate operating device, interlocks and contact, guide shoes, roller guides, guide grooves in hoist-way and car door sills, hangers for all doors and car doors or gates, signal system, car safety device, governors, tension frames and

sheaves in pit shall be cleaned, lubricated, and adjusted. Cleaning and refinishing of the interior of car and exterior of hoist-way doors and frames are excluded.

b. Cleaning Services. Guide rails, overhead sheaves and beams, counterweight frames, top to cars, bottoms of platforms, and machine room floors shall be brushed clean. All accumulated rubbish shall be removed from the pits.

c. Lubrication. All sheave bearings and hoisting ropes shall be lubricated; machine stuffing box and bearing on motor operated brakes shall be repacked and gear cases and guide lubricators shall be refilled when required.

d. Adjustment services. All hoisting ropes shall be examined and the tension equalized and, whenever necessary to ensure maintenance of adequate safety factors, all hoisting compensating and governor ropes shall be replaced. The exterior of the machinery and any other parts of the equipment, subject to rust, shall be kept properly painted and presentable at all times. The motor windings shall be periodically treated with proper insulation compound. The guide rails shall be kept free of rust where rolled guides are used and properly lubricated where sliding guides are used. Guide show rollers and gibs shall be renewed as required to ensure smooth and satisfactory operation. All electrical wiring and conductors extending to elevators from circuit breakers or main line switches in machine rooms and from outlets in the hoist-ways shall be repaired and/or replaced when required. Circuit breakers or main line switches, together with fuses for same, are excluded.

(4) Materials to be furnished. The PMSA or its Subcontractor shall furnish all lubricants, cleaning supplies, and tools necessary to perform the work described above. All lubricants shall be recommended by the manufacturer of the equipment.

(5) Parts to be Furnished and Installed or Repaired

a. The PMSA or its Subcontractor shall furnish and install or repair, when and as necessary, machines, motors, hydraulic pumps, plungers, hydraulic lines and valves, motor generators, controllers, selectors, worms, gears, thrusts, windings, commutators, rotating elements, contacts, coils, relays shunts resistances for operating and motor circuits, magnet, frames, cams, car doors, hoist-way door hangers, tracks and guides, door operating devices, governors, push buttons, annunciators, hall lanterns and indicators, lamp replacements in signal systems and all other elevator signal and accessory equipment complete and supply and replace floor covering on elevator car platforms and any other parts not included above. All parts shall be of the original manufacturer's design and specification. The PMSA or its Subcontractor shall maintain a sufficient stock of these parts to ensure the proper maintenance and uninterrupted operation of elevators at all times. The Government reserves the right to inspect PMSA's and/or its Subcontractor's facilities to confirm the parts are available.



b. The PMSA or its Subcontractor shall maintain all lights to include, but not limited to, call lights, emergency lights, and button lights. The PMSA or its Subcontractor will not be responsible for fluorescent lights or ballast in the cars. The PMSA or its Subcontractor shall not make renewals or repairs necessitated by reason of negligence or misuse of the equipment by persons other than the PMSA or its Subcontractor, his representatives and employees or by reason of any other cause beyond control of the PMSA or its Subcontractor, except normal wear and tear. The PMSA or its Subcontractor shall not install new attachments as may be recommended or directed by inspection firms or by Federal, State, Municipal or other Government Authorities.

c. The Government will pay time and materials for approved repairs and system modifications found during inspections, or if the Government chooses to order system modifications at an agreed upon material cost of manufacturer list price, and a labor rate of the lowest shop labor rate at the time of the order.

(6) Personnel.

a. All services shall be performed by certified maintenance and repair personnel, directly employed and/or supervised by the PMSA or its Subcontractor. All work shall be performed by a Journeyman Level Mechanic as a minimum. Helpers/Apprentices may not work alone but may assist the Mechanic as needed. In the event that the Government becomes dissatisfied with the performance of any persons assigned to perform the services under this PWS, the PMSA or its Subcontractor agrees, upon request from the IGSAM or IGSATR, to assign other qualified personnel to perform these services.

b. The PMSA's or its Subcontractor's personnel shall wear uniforms which bear the PMSA's or its Subcontractor's name or other appropriate symbol which identifies them as employees of the PMSA or its Subcontractor and such uniforms shall be clean and in good condition.

c. The PMSA's or its Subcontractor's personnel shall wear government provided identification badges in plain sight at all times while working on the equipment or inside the DOD Center. Security back ground identification checks may be required to obtain identification badges.

(7) Special Provisions.

a. Hours of Work: Work required in the performance of the contract shall be performed during regular working hours, 7:30 a.m. - 4:00 p.m., Monday through Friday. Upon arriving at the building to perform services, the PMSA or its Subcontractor shall report to the DMDC Technical POC or his/her designee.



b. Emergency Call-Back Services. Prompt emergency call-back service shall be provided within one (1) hour to request by telephone or otherwise from the (1) Department of Defense Representative Officer, (2) Engineering Office, DMDC Technical POC, or (3) their designee, in case of a shutdown or if emergency trouble should develop between regular examinations. This call-back service shall be rendered at any hour of the day of the week as requested at additional charge to the Government. The emergency call-back service covers all elevators.

c. References. All equipment, materials, and installation shall conform to the following codes:

(1) The American National Standard Safety Code for Elevators, Dumbwaiters, Escalators, and Moving walks - ANSI, A17.1-1990 or latest edition.

(2) Life Safety Code, latest edition

(3) Service required to meet safety regulations of the VA, NFPA, JCAHO and etc.

(8) Material Safety Data Sheets. The PMSA or its Subcontractor shall furnish all Material Safety Data Sheets (MSDS) on all lubricants, chemicals, solvents and other potentially hazardous materials used for maintenance and inspections. The PMSA or its Subcontractor shall furnish the MSDS not later than five (5) calendar days after award to the Department of Defense Representative.

(9) Documentation. The PMSA or its Subcontractor shall furnish written records for each elevator serviced which indicates the date of service, the type of service, and the technician that performed the service. The PMSA or its Subcontractor shall furnish these records on a monthly basis to the Department of Defense Representative. The PMSA or its Subcontractor may comply with this requirement by providing on-line access to this data via a corporate web-site or other automated means.

11.9 Management:

(1) The PMSA shall provide direct management, supervision and contract administration of the facility maintenance service subcontracts for the DOD Center Monterey Bay. The PMSA will be allowed to charge a management and administrative support fee. The fee, which shall not exceed 10% or the PMSA's 2 CFR Part 200 indirect cost rate, is computed based on total cost of services provided. Costs are defined as the PMSA's or its Subcontractor's labor, tools, materials and equipment.

(2) The PMSA shall submit a Quality Control Plan (QCP), as well as a Quality Control Schedule for scheduled maintenance to the Department of Defense Representative within thirty (30) working days of execution of the amendment to the IGSA, in accordance with the DMDC QASP. The Quality Control Schedule should

include, at a minimum, dates and times of when scheduled maintenance will be performed.

(5) Hours of Work. The PMSA shall comply with DMDC hours of work schedules. All scheduled work will be performed during normal working hours from 0730 to 1600 hrs Monday-Friday, unless otherwise specified and approved by the Department of Defense Representative. The PMSA will submit a hardcopy schedule of when work is to be performed for review and approval to the Department of Defense Representative prior to commencement of any work.

(6) PMSA Personnel. The PMSA or its Subcontractor shall identify key personnel in the technical proposal. The PMSA's or its Subcontractor's service personnel shall wear uniforms which bear PMSA's or its Subcontractor's name or other appropriate symbol which identifies them as employees of the PMSA or its Subcontractor and such uniforms shall be clean and in good condition. The PMSA or its Subcontractor employees shall wear government provided identification badges in plain sight at all times while working on the equipment or inside the DOD Center. Security background identification checks are required to obtain identification badges. Identification badges must be returned to DMDC security before close of business each Friday if work runs through a weekend.

11.10 Emergency Maintenance.

(1) Emergency Maintenance: The PMSA or its Subcontractor shall provide unscheduled (on-call) emergency maintenance service, as requested. Emergency maintenance is defined separately from preventative maintenance (preventative inspections, etc.) and remedial maintenance (unscheduled and on-call, but not urgent). Emergencies are defined as any failure within the six (6) defined functional areas that would render any critical part of the DMDC building - DOD Center Monterey Bay, Building 4385 - inoperable, insecure, or without the ability to support critical functions.

(2) All requests for emergency maintenance service will be placed verbally (called in) to the DMDC appointed staff, or Technical Point of Contact (TPOC), who shall acknowledge receipt of service call. The DMDC TPOC shall notify the Department of Defense Representative of the emergency.

(3) For emergencies that occur during normal working hours the DMDC TPOC shall notify the Department of Defense Representative immediately of an emergency in order to coordinate the work effort. The Department of Defense Representative will notify the Department of Defense Contracting Officer of the emergency via email.

(4) For emergencies that occur after normal working hours, to include weekends, the DMDC TPOC is authorized to coordinate the work effort with the PMSA/Subcontractor to relieve the immediate emergency (the balance of work

remaining that is non-emergent shall be done during normal working hours). The DMDC TPOC shall notify the Department of Defense Representative of the emergency via phone call or email. If notified via telephone then the DMDC TPOC shall follow-up with written notice (i.e. email). The Department of Defense Representative will notify the Department of Defense Contracting Officer, via email, on the next working day after the emergency and the actions taken.

(5) Emergency Maintenance Response Time.

a. The PMSA or its Subcontractor shall respond to each request for emergency maintenance service within two (2) hours after receipt of service call. The PMSA's or its Subcontractor's service technician shall report to DMDC building - DOD Center Monterey Bay, Building 4385, lobby upon arrival to perform service. If after duty hours, service technician may proceed to the affected area in need of service.

b. Additional parts provided by the PMSA or its Subcontractor beyond those required to be maintained by the PMSA or its Subcontractor for emergency maintenance are billable. Invoices for parts shall be broken down by part number, description, quantity, unit cost, and total amount.

(6) Payment for emergency services. Emergency services shall be rendered at any hour of the day of the week as requested at additional extra charge to the Government. The emergency service covers all elevators. Due to the nature and unknown frequency of emergencies, the PMSA will bill for emergency services per each occurrence. The PMSA shall provide an invoice for payment purposes, which will detail the labor costs, materials, tools, equipment, subcontract cost, and its allowable management and administrative support fee.

11.11. Scheduled, Unscheduled Maintenance, and Technical Support Services. The PMSA may provide scheduled and unscheduled facilities maintenance and technical support services to DMDC, as PMSA staffing permits on a case-by-case basis.

(1) The PMSA or its Subcontractor, when requested in writing from the IGSAM, shall provide scheduled and unscheduled facilities maintenance services to be performed in a timely manner, and shall be equal to, or greater than, the original level of quality, and match existing conditions where appropriate. The PMSA or its Subcontractor shall perform all of the customer coordination prior to start of work.

(2) The PMSA or its Subcontractor, when requested in writing from the IGSAM, shall provide scheduled maintenance for the six (6) function areas described above, as well as for other areas in the building, where required. Scheduled maintenance is defined as, but not limited to, preventative maintenance, including inspections, upgrades, and replacement of out-dated or expired parts.

The PMSA shall provide an invoice for payment purposes, which will detail the labor costs, materials, tools, equipment, subcontract cost, and the allowable management and administrative support fee.

(3) The PMSA or its Subcontractor, when requested in writing from the IGSAM, shall provide unscheduled maintenance for the six (6) function areas described above, as well as for other areas of the building, where required. Unscheduled maintenance is defined as remedial maintenance, not including inspections and other scheduled maintenance. The PMSA shall provide an invoice for payment purposes, which will detail the labor costs, materials, tools, equipment, subcontract cost, and the allowable management and administrative support fee.

(4) The PMSA or its Subcontractor, when requested in writing from the IGSAM, shall provide technical support services to the Government. These services may include, but not limited to, design, defining scope for potential and/or proposed unscheduled projects and construction inspection services. Also see a detailed list of other municipal services available in paragraph 3.36 of this IGSA. The PMSA shall provide an invoice for payment purposes, which will detail the labor costs, materials, tools, equipment, subcontract costs and the allowable management and administrative support fee.

12. Low Impact Development (LID). On an annual basis, before the wet season, the PMSA shall inspect, document, and report any maintenance requirements for all existing installed post construction BMPs, site design measures, storm water treatment systems, and hydromodification management controls, per regulatory requirements and POM Municipal Storm Water Management Program. The PMSA must provide an inspection report to the IGSATR after inspections are completed, but no later than May 1st.

The PMSA shall develop and maintain a GIS database for all installed post construction BMPs, site design measures, storm water treatment systems and hydromodification management controls on POM and OMC. Database shall include at minimum:

- (1) Name and address of the project;
- (2) Specific description of the location (or a map showing the location) of the installed site design measure/Post construction BMP/Hydromodification Management Measures
- (3) Date(s) installed;
- (4) Description of the type and size
- (5) Responsible operator(s)
- (6) Dates and findings of inspections (routine and follow-up); and
- (7) Any problems and corrective or enforcement actions taken.



13. Knox Boxes/Secure Facility Key Boxes. The PMSA shall install secure facility key boxes or “Knox Boxes” on all existing facilities at the Presidio of Monterey, Ord Military Community, and SATCOM. Knox Boxes shall be installed per the manufacturers’ instructions. Knox Boxes shall be provided by POMFPO. The PMSA is not responsible to maintain tracking and accountability of facility master keys.
14. Fire Hydrant Testing. The PMSA shall repair, service, maintain and test all Fire Hydrants at the Presidio of Monterey, Ord Military Community, and SATCOM IAW applicable current NFPA standards and UFC regulations per AHJ [POMFPO]. A minimum of 20% of all Installation fire hydrants shall be flow tested annually (unless prohibited by draught or natural disaster). Documentation shall be made available to the IGSATR upon request.
15. Stand Pipes. The PMSA shall test and inspect all standpipes annually IAW applicable NFPA standards. Documentation shall be made available to the IGSATR upon request.



Attachment 4 – Definitions and Acronyms

Definitions and Acronyms	Long Term
ACM	Asbestos Containing Material
ADA	Americans with Disabilities Act
ADR	Alternative Disputes Resolution
AHJ	Authority Having Jurisdiction
AT	Anti-terrorism
BAS	Building Automation System
BMP	Best Management Practices
BOID	Business Operations and Integration Division
CADD	Computer Aided Design and Drafting
Cal-Am	The California-American Water Company
CDHS	California Department of Health Services
CCRWQCB	Central Coast Regional Water Quality Control Board
DA	Department of the Army
CFR	Code of Federal Regulations
DDC	Direct Digital Controls
DFAS	Defense Finance and Accounting Services
DMO	Demand Maintenance Order
DOD	Department of Defense
DODFMR	Department of Defense Financial Management Regulation
DPW	Directorate of Public Works
DPWE	DPW Environmental Division
ECM	Energy Conservation Measure
EMCS	Energy Management Control System
ESRI	Environmental Research Systems Institute
FAR	Federal Acquisition Regulation
GFEBs	General Fund Enterprise Business System
GIS	Geographic Information System
GRAB	Ground Retractable Automobile Barrier
HMMS-HW	Hazardous Material Management System
HRT	High Risk Target
HVAC	Heating, Ventilation, Air Conditioning
HW	Hazardous Waste
IAW	In Accordance With
IGSA	Intergovernmental Support Agreement
IGSAM	IGSA Manager
IGSATR	IGSA Technical Representative
IJO	Individual Job Order
INRMP	Integrated Natural Resources Management Plan
Installation-support services	Means those services, supplies, resources, and support typically provided by a local government for its own needs and without regard to whether such

	services, supplies, resources, and support are provided to its residents generally, except that the term does not include security guard or firefighting functions.
IPMC	Installation Pest Management Coordinator
IPMP	Installation Pest Management Plan
LBP	Lead Based Paint
LC/NC	Low Cost/No Cost
LF	Linear Feet
LRC	Logistics Readiness Center
M&R	Maintenance and Repair
MCDOHS	Monterey County Department of Health Services
MCWD	Marina Coast Water District
MEVA	Mission Essential Vulnerable Area
MRWPCA	Monterey Regional Water Pollution Control Agency
NCO	Non-Commissioned Officer
NDAA	National Defense Authorization Act
NEPA	National Environmental Policy Act
NFPA	National Fire Prevention Association
NPDES	National Pollutant Discharge Elimination System
OMB	Office of Management and Budget
OMC	Ord Military Community
Pavement Resurfacing	<p>Pavement Resurfacing or Overlay generally consists of:</p> <ol style="list-style-type: none"> 1. Grinding off selected areas of old asphalt either along the curb or within the street. 2. Patching any pot holes or badly deteriorated areas. 3. Placing a fabric (not in all cases). 4. Placing and compacting hot mix asphalt pavement. 5. Adjusting any street hardware (manhole frames, catch basin frames) to the new grade of the asphalt and completing any restoration of adjacent properties.
Pavement Rehabilitation	Rehabilitating Pavement in paved areas.
PM	Preventative Maintenance
PMP	Pavement Management Plan
PMSA	Presidio Municipal Services Agency - Cities of Monterey and Seaside, CA doing business as PMSA
POC	Point of Contact
POM	Presidio of Monterey
Repair	As defined in 10 USC 2811
SAM	System for Award Management
SATCOM	Satellite Communication Facility, Camp Roberts
SDO	Staff Duty Officer
Slurry Sealing	A slurry seal is the application of a mixture of water, asphalt emulsion, aggregate (very small crushed rock), and additives to an existing asphalt pavement surface.
SOP	Standard Operating Procedure



SR	Service Request
SY	Square Yards
UFC	Unified Facilities Criteria [DoD Building Code]
UFC	Uniform Fire Code
USAG POM	US Army Garrison Presidio of Monterey
WAWF (now iRAPT)	Wide Area Workflow (Invoicing, Receipt, Acceptance, Property Transfer)



Attachment 5 – USAG POM Furnished Property, Equipment, and Services

5. Government Furnished Property, Equipment and Services.

5.1. General. USAG POM will provide access to the installations, the primary and alternate USAG POM POC contact information, current and projected initiatives and projects that require the PMSA support, facilities for meetings on an as needed basis, office and storage space upon request and reimbursement for services accepted by USAG POM. The PMSA is required to maintain the facilities provided and return access to them in the same or better condition as originally provided.

5.2. Furnished Space. Facilities. The USAG POM will provide facilities for accomplishment of the services to be performed. USAG POM will make facilities 267A (approximately one half of building), 268, 269, 270, and 271 at the Presidio of Monterey and behind 4506B at OMC, available to PMSA to provide the services under this IGSA only. The facility and storage area available at Ord Military Community is located in the Logistics Readiness Center (LRC) Maintenance Yard behind Building 4506B. The OMC facility consists of two (2) storage bays and a storage yard. The approximate sizes of the bays are 25 feet x 18 feet each and the storage yard surrounded by the current PMSA's temporary fence is 180 feet x 168 feet. Building 18031 at SATCOM provides PMSA's forward employees approximately 200 SF of office space.

5.3. Services. The IGSAM or IGSATR will provide reviews of the PMSA's submittals and provide comments and/or approval within 10 business days.

5.4. Utilities. USAG POM will provide utility services to PMSA at the same level provided to its offices. The PMSA shall instruct its employees on utilities conservation practices. The PMSA shall be responsible for conserving utilities and preventing waste; this includes, but is not limited to turning off water faucets or valves, lights, and equipment.

5.5. Equipment and Tools. USAG POM will not normally furnish equipment to support the PMSA's services on facilities at USAG POM. The PMSA may request the use of USAG POM equipment based on the urgency of the project or the cost of leasing or purchasing the equipment. Equipment issued to the PMSA will be jointly inspected by USAG POM and the PMSA's personnel prior to accepting the equipment and upon return to USAG POM's control. Inspection results will be memorialized on a DA Form 2404, pictures, video, or any other approach jointly agreeable to the parties.

5.6. Automation Equipment. USAG POM will provide a minimum of three (3) networked desktop computer systems for the PMSA to utilize for GFEBS data input. These work stations will be maintained in working order and updated as needed by USAG POM.



Attachment 6 – PMSA Furnished Items and Services

6. PMSA Furnished Items and Responsibilities.

6.1. General. The PMSA shall furnish qualified personnel and management. The PMSA will maintain a warehouse of supplies and materials on location, facilities (government furnished), tools, supervision, limited specialized equipment, such a Vactor truck used for sewer line cleaning, transportation, and any other items and services required to perform work under this agreement that are not provided in accordance with Attachment 5, USAG POM Furnished Property, Equipment, and Services. The PMSA shall perform to the standards stipulated in this performance work statement.

6.2. Staffing Requirements.

6.2.1. Staffing Requirements. Currently, PMSA maintains 2.2 million square feet of building space. Increased staffing levels may be required to sustain increases in building square footage on the installation, increased installation population, change in utilization of existing facilities, and a material increase in scope. Certain specialized scopes may also warrant additional personnel.

6.2.2. Qualification and License. The PMSA shall furnish fully qualified managerial, administrative, and technical personnel to perform requirements in the agreement. If the work requires a license such as vehicle or equipment operator license, the individual shall be fully license to perform the task and operate the equipment. Copies of the licenses shall be provided to the IGSAM or IGSATR upon reasonable request.

6.3. Electronic Mail. When prime or sub-contractor personnel send email messages as a part of the IGSA performance (or otherwise relating to the agreement), each sender shall include his/her name (both first and last names), email address and the name of the individual's employer. The PMSA shall identify themselves on all correspondence (includes email). The PMSA shall include the substance of this paragraph in any subcontract awarded under this IGSA. For the purpose of electronic filing of email the Subject Line should be titled: IGSA – (additional details).

6.4. Insurance. The PMSA shall, at its own expense, provide and maintain during the entire performance of this IGSA, at least the kinds and minimum amounts of insurance required herein.

6.4.1. Documentation. Before commencing work under this agreement, the PMSA shall provide a letter of self-insurance or a certificate of insurance to the IGSAM. The policies evidencing required insurance shall contain an endorsement to the effect that any cancellation or any material change adversely affecting the USAG POM's interest shall not be effective:

a. For such period as the laws of the State in which this IGSA is to be performed prescribe; or

b. Until 30 days after the insurer or the PMSA gives written notice to the IGSAM whichever period is longer.

6.4.2. Sub-Contractor Insurance. The PMSA shall require sub-contractors to provide and maintain the insurance required herein. The PMSA shall maintain a copy of all sub-contractors' proofs of required insurance, and shall make copies available to the IGSAM upon request.

6.5. Types of Insurance. During the entire period of this agreement the PMSA and its sub-contractors at any tier shall carry and maintain the following insurance at the minimum levels set forth below, provided either through a bona fide program of self-insurance, commercial insurance policies, or any combination thereof.

6.5.1. General Liability. Self-insurance or commercial general liability insurance with a minimum combined single limit of \$1,000,000 per occurrence and \$2,000,000 in the aggregate for all premises and operations, including products/completed operations. The policy shall include coverage for bodily injury, including death, and property damage arising out of the acts or omissions by or on behalf of the Service provider by any invitee or any other person or organization, or involving any owned, non-owned, or hired automotive equipment in connection with the Service provider's activities. The policy shall also include broad form property damage and shall cover independent service providers, under contract, except that the independent service providers' insurance shall be primary. The policy shall include coverage for hazards referred to as XCU (explosion, collapse, and underground).

6.5.2. Automobile Liability. Self-insurance or comprehensive automobile liability insurance with a combined single limit of \$1,000,000 per occurrence for bodily injury and property damage. Coverage is to include owned, hired, and non-owned vehicles.

6.5.3. Workers' Compensation and Employer's Liability. If and to the extent required by law, workers' compensation and employer's liability insurance. Workers compensation coverage is to be provided in compliance with applicable laws and employer's liability limits shall be at least \$500,000.

6.5.4. Umbrella/Excess Liability Coverage. Umbrella or Excess Liability coverage in an amount of \$1,000,000 per occurrence and \$1,000,000 in the aggregate. Coverage is to be in excess of commercial general liability, automobile liability, and employer liability; or in excess of self-insurance.

6.5.5. General. All policies of insurance which this agreement requires the PMSA to carry and maintain or cause to be carried or maintained pursuant to this agreement shall be with insurance companies who have an A- Best VIII or higher rating or may be self-insured via joint power authority that is not financially rated. All such policies of insurance shall list the government as additional insured, except for workers compensation. Each such policy shall provide that any losses shall be payable



notwithstanding any act or failure to act or negligence of the PMSA or USAG POM or any other person; provide that no cancellation, reduction in amount, or material change in coverage thereof shall be effective until at least thirty (30) days after receipt by USAG POM of written notice thereof; provide that the insurer shall have no right of subrogation against the USAG POM; and be reasonably satisfactory to the USAG POM in all other respects. In no circumstances will the PMSA be entitled to assign to any third party rights of action which the PMSA may have against the USAG POM. The foregoing notwithstanding, any cancellation of insurance coverage based on nonpayment of the premium shall be effective upon ten (10) business days' written notice to the ISGAM. The PMSA understands and agrees that cancellation of any insurance coverage required to be carried and maintained by the PMSA under this IGSA will constitute a failure to comply with the terms of this agreement.



Attachment 7 – Invoicing and Reimbursement Procedures

7. Invoicing and Reimbursement Procedures.

7.1. General. Reimbursement for services rendered will be made via existing business processes for both Parties. The PMSA will be reimbursed via Invoice package submission to the IGSAM office; GFEBs Miscellaneous Payment Voucher processing by POM Resource Management Office; and Electronic Funds Transfer (EFT) payment via the DFAS-IN Disbursing Office.

7.2. Invoice.

7.2.1. The Service Provider shall submit a valid invoice [with supporting cost/expense documentation] and a completed SF 1034: “Public Voucher for Purchases and Services Other Than Personal” to the USAG-POM IGSAM email inbox or to the PMSA Financial Manager email inbox. A valid invoice must include:

- Service Provider’s name and address;
- Invoice date and number;
- The agreement number, project line item number and, if applicable, the order number if issued;
- Description, quantity, unit of measure, unit price and extended price of the items delivered;
- Shipping number and date of shipment, including the bill of lading number and weight of shipment if shipped on Government bill of lading;
- Name, title, and phone number of person to notify in event of defective invoice;
- Taxpayer Identification Number (TIN) or Commercial and Government Entity (CAGE) Code;
- Terms of any discount for prompt payment offered;
- Name and address of official to whom payment is to be sent;
- Any discount rates;
- Payment method instructions.

7.2.2. Invoices will be handled in accordance with 5 CFR, Sections 1315.4 and 1315.9; the DoD Financial Management Regulation (DoDFMR), Volume 10, Chapter 8; the Department of Defense Guidebook for Miscellaneous Payments; and the US Army Standard Operating Procedure for Miscellaneous Payment Processing.

7.2.3. PMSA Invoice Submission Instructions. GFEBs Miscellaneous Payment is the preferred method to electronically process PMSA request for payment. This application allows POM to rapidly administer payment processing following service acceptance and invoice package review by the IGSATR and IGSAM .



7.2.3.1. PMSA shall submit payment request to IGSAM inbox with all supporting documentation identified.

7.2.3.2. Questions concerning payments should be directed to the USAG POM Resource Management Office. Invoice number and date will be required to inquire about the status of payment.

7.2.3.3. Payment and receipt information will be administered and archived in GFEBS.

7.2.3.4. E-MAIL POINTS OF CONTACT LISTING:

a. Acceptor: IGSA Technical Representative (IGSATR):
usarmy.pom.usag.mbx.igsa-technical-representative-email-inbox@mail.mil

b. Receiving Office POC: IGSA Manager (IGSAM):
usarmy.pom.usag.mbx.igsa-manager-email-inbox@mail.mil

c. PMSA Chief Financial Officer:
finance@monterey.org

7.2.4. USAG POM Invoice Submission Instructions

a. USAG POM will send a valid invoice [with supporting expense documentation] to the PMSA Financial Manager email inbox.

b. Payment Method: Check by Mail. Make all checks payable to:

U.S. TREASURY (W6CGAA-IGSA-A2AEJ-17-01)

c. PMSA Chief Financial Officer will mail Payment Checks directly to:

US ARMY GARRISON PRESIDIO OF MONTEREY
ATTN: RESOURCE MANAGEMENT OFFICE
BLDG 614, STE 101
MONTEREY, CA 93944

7.3. Payment.

7.3.1. Items accepted. Payment shall be made for items accepted by the Government that have been delivered to the delivery destinations set forth in this agreement.

7.3.2. Prompt Payment. The USAG POM will make payment upon receipt of a proper invoice package. The PMSA shall be notified of any delays in payment. All payments will be made in accordance with DoDFMR, Volume 10; the Department of Defense Guidebook for Miscellaneous Payments; and the US Army Standard Operating Procedure for Miscellaneous Payment Processing.



7.3.3. Payments to PMSA will be made by EFT in accordance with 31 CFR, Part 208. Payments to USAG POM will be made by mailed Check.

7.3.4. Overpayments. If either Party becomes aware of duplicate IGSA financing or invoice payment or that either Party has otherwise overpaid on an IGSA financing or invoice payment, the overpaid Party shall immediately remit the overpayment amount to the other Party or may explicitly offset a follow-on invoice in the same IGSA performance period.

7.4. Late Payment Penalty

7.4.1. Calculation. All amounts that become payable by either Party under this agreement shall bear simple interest from the date due until paid, unless paid within 30 days of the invoice receipt date.

7.4.1.1 The late payment penalty rate shall be the interest rate established by the Secretary of the Treasury as provided in Section 611 of the Contract Disputes Act of 1978 (Public Law 95-563), which is applicable to the period in which the amount becomes due, as provided in (i)(6)(v) of this clause, and then at the rate applicable for each six-month period as fixed by the Secretary until the amount is paid.

7.4.2. Demand. Either Party may issue a demand for payment to the other Party upon finding a debt is due under the IGSA.

7.4.3. Dispute. Payment dispute will be processed IAW the Claims and Disputes Section of the basic Agreement.

7.5. Taxes. The price includes any allowable Federal, State, and local taxes and the PMSA agrees to pay all Federal, State, and local taxes as required.



Attachment 8 – Request For PMSA Proposal, Cost Analysis and Evaluation and Approval Process

8. DMO Cost Limitation. The cost limitation for a DMO is \$2,500. Individual Job Orders (IJO) shall be approved at the appropriate level as outlined below.

Work Proposals, Cost Analysis, Proposal Evaluation and Approval. This attachment details the process for work proposals, cost analysis and evaluation and proposal approval process for projects and services provided by PMSA to USAG POM.

8.1. Work Type. This IGSA allows for four types of work: Scheduled Maintenance Work; Unscheduled Maintenance Work; Technical Support; and new Project Work (includes Services).

8.1.1. Scheduled Work. Scheduled work and the associated costs are identified in Attachment 10. Any necessary changes to Scheduled work will be negotiated by the parties and Attachment 10 will be updated before any new work is added. Costs will be updated annually in writing at the time of the 2 CFR Part 200 annual submission.

8.1.2. Unscheduled Work less than \$2,500. Unscheduled Work and Project Work costing less than \$2,500 may be performed and billed by the PMSA without IGSA approval and included on the monthly invoice for services. A DA Form 4283 will be submitted for all new work. Guidance for DA Form 4283 can be found in DPW directive. The USAG POM will review the work and pay the invoice on a monthly basis.

8.1.3. Unscheduled Work \$2,500 - \$25,000. Unscheduled Work and Project Work Costing more than \$2,500 but less than \$25,000 requires the prior review and approval of the IGSA. The IGSA will notify the PMSA if and when to proceed with the work. The PMSA will bill the USAG POM upon completion of the Unscheduled work and payments will be made in accordance with Attachment 7.

8.1.4. Unscheduled Work \$25,000 - \$150,000. Unscheduled Work and Project Work costing more than \$25,000 but less than \$150,000 require the prior review and approval of the IGSA. The IGSA will notify the PMSA if and when to proceed with the work in question.

8.1.5. Unscheduled Work \$150,000 - \$500,000. Unscheduled Work and Project Work costing more than \$150,000 but less than \$500,000 require the prior review and funding approval of the USAG POM DPW Director. The IGSA will notify the PMSA if and when to proceed with the work in question.

8.1.6. Unscheduled Work over \$500,000. Unscheduled Work and Project Work costing more than \$500,000 up to limit, require the prior review and funding approval of the USAG POM Garrison Commander. The IGSA will notify the PMSA if and when to proceed with the work in question.

8.1.7. Technical Support. For any technical support work exceeding DMO limits, the PMSA will be reimbursed on an hourly basis for PMSA staff and for contractor services. Technical Support, such as but not limited to, plan review, project development, project design, inspection, equipment and product selection, structural analysis, to include support of low cost/no cost issues as authorized by the IGSATR and pending availability of PMSA staff or contractors.

8.2. Project Approval, Execution and Payment Process.

- a. USAG POM identifies a project or service to be provided by the PMSA and sends an initial package to the PMSA.
- b. PMSA prepares and sends a proposal back to USAG POM IGSA, Manager, (IGSAM) using the format at Attachment 8.1.
- c. USAG POM receives, and evaluates the proposal. USAG POM and PMSA negotiate the proposal and USAG POM prepares an award package.
- d. USAG POM IGSA Manager sends award/notice to precede package to PMSA.
- e. PMSA executes and completes the project.
- f. IGSATR inspects and accepts the work.
- g. PMSA invoices via procedures in Attachment 7.
- h. IGSATR validates and accepts invoice.
- i. DFAS pays PMSA.

8.3. Documentation. Unscheduled and Project Work proposals will be provided in accordance with this attachment in the format below.

Attachment 8.1 – Cost Proposal, Unscheduled and Project Work p.1

PROPOSAL/ESTIMATE FOR REQUEST FOR PROPOSALS				DATE:	
CONTRACT TITLE:				CONTRACT NO:	
				SERVICE CALL NO:	
				WORK SITE:	
DESCRIPTION:					
PRIME CONTRACTOR'S WORK					Revisions/Comments
1. Direct Materials			\$0.00		
2. Direct Labor			\$0.00		
3. Rental Equipment			\$0.00		
4. SUBTOTAL (add lines 1 - 4)				\$0.00	
5. Overhead	% of line 4	0.00%	\$0.00		
6. SUBTOTAL (Add Lines 4 & 5)				\$0.00	
<i>Prime's Remarks:</i>					
SUB-CONTRACTOR'S WORK					
7. Direct Materials			\$0.00		
8. Direct Labor			\$0.00		
9. Rental Equipment			\$0.00		
10. Equipment Ownership/Operating Expenses			\$0.00		
11. SUBTOTAL (add lines 7 - 10)				\$0.00	
12. Overhead	% of line 11	0.00%	\$0.00		
13. SUBTOTAL (Add Lines 11 & 12)				\$0.00	
14. Profit	% of line 13	0.00%	\$0.00		
15. SUBTOTAL (Add Lines 13 & 14))				\$0.00	
<i>Subcontractor's Remarks:</i>					
SUMMARY					
16. Prime Contractor's Work (from line 6)			\$0.00		
17. Sub-contractor's work (from line 15)			\$0.00		
18. SUBTOTAL (Add Lines 16 & 17)				\$0.00	
19. Prime Overhead on Sub-contractor	% of line 17	0.00%	\$0.00		
20. SUBTOTAL (Add Lines 18 & 19)				\$0.00	
21. Contractor's Bond Premium	% of line 20	0.00%	\$0.00		
22. TOTAL COST (Add Lines 20 & 21)				\$0.00	
<i>Estimated Time Extension and Justification:</i>					
Prime Contractor Name:					
Sub-Contractor Name:					
Signature & Title of Preparer:					
					Date:



Attachment 8.1 – Cost Proposal, Unscheduled and Project Work p. 2

ITEMS OF WORK FOR Prime Contractor	QTY UNIT	MATERIAL		LABOR		EQUIPMENT		
		Unit Cost	Total Cost	Unit Cost	Total Cost	Days	Rate	Total
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
DIRECT Prime Contractor's TOTALS			\$ -		\$ -		Total (Rented)	
							Total (Owned)	

ITEMS OF WORK FOR Sub-contractor	QTY UNIT	MATERIAL		LABOR		EQUIPMENT		
		Unit Cost	Total Cost	Unit Cost	Total Cost	Days	Rate	Total
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
			\$ -		\$ -			\$ -
DIRECT Sub-contractor's TOTALS			\$ -		\$ -			



Attachment 9 –Negotiated Indirect Cost Rate

9. 2 CFR Part 200: Procedures to comply with 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements For Federal Awards.

9.1. Purpose. This Attachment establishes principles and standards for determining indirect costs for Federal agreements with State City and local municipalities or other public entities in accordance with 2 CFR Part 200.

9.2. Authority. This Attachment is issued in alignment with the authority of 2 CFR Part 200, the Budget and Accounting Act of 1921, as amended; the Budget and Accounting Procedures Act of 1950, as amended; the Chief Financial Officers Act of 1990; Reorganization Plan No. 2 of 1970; and Executive Order No. 11541 ("Prescribing the Duties of the Office of Management and Budget and the Domestic Policy Council in the Executive Office of the President").

9.3. Policy. This Attachment establishes principles and standards to provide a uniform approach for determining costs and to promote effective program delivery, efficiency, and better relationships between PMSA and POM. The principles are for determining allowable costs only. They are not intended to identify the circumstances or to dictate the extent of Federal and governmental unit participation in the financing of a particular Federal award. Provision for profit or other increment above cost is outside the scope of this Attachment.

9.4. Procedure. The PMSA will submit the 2 CFR Part 200 indirect cost rate proposal(s) and cost allocation plan(s) annually to the IGSAM. These documents will be provided to an independent organization, such as the MICC, who will review, analyze and recommend approval of the PMSA indirect cost rate proposal(s) to the IGSAM. The IGSAM will advise the PMSA of the approval of the indirect cost rate(s) within 60 days from the date the PMSA plan(s) is submitted to the IGSAM. In the event there is no response within 60 days, the PMSA proposed rates will be considered approved.

9.5. Audits. An independent third-party auditor will also periodically audit the PMSA to verify the accuracy and validity of the indirect costs and associated IGSA billings.

9.6. Records. The IGSM will maintain electronic files of all 2 CFR Part 200 documentation in the IGSA SharePoint.

Attachment 10 - Scheduled and Unscheduled Services and Project Proposal procedures.

10. Project Summary. Annually, the PMSA will provide to the USAG POM IGSAM and the IGSAM will approve a summary project schedule for Scheduled facilities maintenance. Unscheduled work and Project work will be submitted, negotiated and approved separately as required. Changes will be prepared and negotiated as required during the IGSA year of execution. The IGSAM will maintain a complete IGSA file on the ISGA SharePoint site.

10.1. Sample Summary Schedule for Monterey Scheduled Maintenance

City of Monterey dba Presidio Municipal Services Agency Proposal Submitted in Response to RFP W9124J-14-R-0001

PMSA Projected Costs

Dec 2013 - Nov 2014

<u>Cost Element</u>	Schedule	Summary
	<u>Amount</u>	<u>Reference</u>
DIRECT LABOR	\$2,733,847.	Schedule 1
	20	
INDIRECT COSTS @ 58.46%	\$1,598,207.	Attachment A
	07	
SUBCONTRACTS		
	\$150,000.0	
First Alarm	0	*
Clark Pest Control	\$40,000.00	*
Otis Elevator	\$25,000.00	*
West Coast Arborists	\$60,000.00	*
Slurry		*
	\$450,000.0	
MATERIALS	0	*
	\$250,000.0	
VEHICLES	0	*
	\$962,400.0	Schedule 2
Seaside	0	
Other Operating Expenses		
Training	\$48,650.00	*
Travel	\$3,815.00	*
Uniform/clothing	\$8,067.70	*
Information services	\$56,000.00	*
Equip/vehicle replacement	\$22,815.51	*
	\$6,408,802.	
	48	



* Costs based on historical data for past contact year, PWS reductions in RFP and invoiced Sequestration period.

10.2. Sample Summary Schedule for Seaside Scheduled Maintenance.

**City of Monterey dba Presidio Municipal Services Agency
Proposal Submitted in Response to RFP W9124J-14-R-0001**

SEASIDE PROJECTED COSTS

Dec 2013 - Nov 2014

<u>Cost Element</u>	<i>SCHEDULE</i> <u>Amount</u>	<u>Reference</u>	
Facilities Maintenance	\$519,264.00	*	
Street and Surfaced Area Maintenance	\$134,160.00	*	
Other Municipal Services	\$168,451.20	*	
Unscheduled Maintenance	\$140,524.80	*	
			Grand Total \$962,400.00

* Costs based on historical data for past contact year, PWS reductions in RFP and invoiced Sequestration period.

10.3 Labor Rates

10.3.1. Labor Rates will be updated annually with the 2 CFR Part 200 submission.



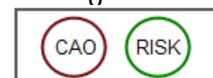
Presidio Municipal Services Agency

Proposal Submitted in Response to RFP W9124J-14-R-0001

MONTEREY LABOR RATES

SCHED Dec 2013 - Nov 2014

<u>% of Salary</u>	<u>Position</u>	<u>Annual Labor</u>	<u>Annual Fringe Total</u>		<u>Hrly Labor Rate</u>	<u>Burdened Rate</u>	<u>alTOT HRS</u>	<u>Total Cost</u>
	Quality Control Insp.	\$86,550.86	\$40,764.94	\$127,315.80	\$41.61	\$61.21	1040	\$63,657.90
50	Accounting Assist. Senior Admin	\$59,162.00	\$18,092.35	\$77,254.35	\$28.44	\$37.14	1040	\$38,627.18
100	Analyst	\$103,565.28	\$43,566.55	\$147,132.24	\$49.79	\$70.74	2080	\$147,132.24
85	Gen. Svcs Super.	\$140,575.56	\$43,800.00	\$183,376.59	\$67.58	\$88.16	1768	\$155,870.10
100	Admin. Assist. I	\$51,840.00	\$35,752.32	\$87,592.32	\$24.92	\$42.11	2080	\$87,592.32
100	Admin. Assist. I	\$51,840.00	\$35,752.32	\$87,592.32	\$24.92	\$42.11	2080	\$87,592.32
75	Maint. Technician	\$81,513.26	\$32,208.24	\$113,722.10	\$39.19	\$54.67	1560	\$85,291.58
100	BM Craftswoker	\$60,031.36	\$27,271.02	\$87,302.38	\$28.86	\$41.97	2080	\$87,302.38
100	BM Craftswoker	\$70,110.13	\$19,291.07	\$89,401.20	\$33.71	\$42.98	2080	\$89,401.20
100	BM Craftswoker	\$64,056.00	\$38,964.16	\$103,020.16	\$30.80	\$49.53	2080	\$103,020.16
100	BM Craftswoker	\$72,729.36	\$29,740.56	\$102,469.92	\$34.97	\$49.26	2080	\$102,469.92
100	BM Craftswoker	\$66,409.44	\$26,099.28	\$92,508.72	\$31.93	\$44.48	2080	\$92,508.72
100	BM Craftswoker	\$64,056.00	\$39,024.40	\$103,080.40	\$30.80	\$49.56	2080	\$103,080.40
100	BM Craftswoker	\$72,157.44	\$34,044.72	\$106,202.16	\$34.69	\$51.06	2080	\$106,202.16
100	BM Worker	\$54,048.00	\$36,648.56	\$90,696.56	\$25.98	\$43.60	2080	\$90,696.56
25	Senior Craftswoker	\$78,939.60	\$37,658.22	\$116,597.82	\$37.95	\$56.06	520	\$29,149.46
100	Senior Craftswoker	\$86,234.64	\$29,507.76	\$115,742.40	\$41.46	\$55.65	2080	\$115,742.40
100	Senior Craftswoker	\$80,166.72	\$41,493.60	\$121,660.32	\$38.54	\$58.49	2080	\$121,660.32
100	Senior Craftswoker	\$80,821.44	\$36,118.32	\$116,939.76	\$38.86	\$56.22	2080	\$116,939.76
100	Hist. Fac. Sr. Craftswoker	\$80,582.88	\$38,795.76	\$119,378.64	\$38.74	\$57.39	2080	\$119,378.64
100	Senior Locksmith	\$76,320.00	\$36,060.00	\$112,380.00	\$36.69	\$54.03	2080	\$112,380.00
100	HVAC Senior Tech.	\$74,496.00	\$41,512.00	\$116,008.00	\$35.82	\$55.77	2080	\$116,008.00
100	Electrician	\$74,112.00	\$40,499.52	\$114,611.52	\$35.63	\$55.10	2080	\$114,611.52
100	Electrician	\$74,112.00	\$41,266.40	\$115,378.40	\$35.63	\$55.47	2080	\$115,378.40
100	BM Supervisor	\$73,452.00	\$40,333.44	\$113,785.44	\$35.31	\$54.70	2080	\$113,785.44
50	BM Supervisor	\$84,691.37	\$40,353.00	\$125,044.37	\$40.72	\$60.12	1040	\$62,522.19



100	Senior Parts Clerk	\$66,078.00	\$12,171.12	\$78,249.12	\$31.77	\$37.62	2080	\$78,249.12
100	Parts Clerk	\$55,301.28	\$32,195.00	\$87,496.32	\$26.59	\$42.07	2080	\$87,496.32
							0	
100	Assoc. Civil Engineer	\$112,968.00	\$38,576.32	\$141,544.32	\$54.31	\$68.05	2080	\$141,544.32
0	Senior Engineer	\$144,984.00	\$40,251.36	\$185,235.36	\$69.70	\$89.06	0	\$0.00
							0	
		\$66,744.00				\$40.20		
50	Street Maint.	\$0.00	\$16,926.96	\$83,670.96	\$32.09	\$3.00	1040	\$41,835.48
13	Street Maint. Lead	\$70,351.28	\$35,044.08	\$105,225.36	\$33.74	\$50.59	270.4	\$13,679.30
100	Street Maint.	\$14,248.00	\$14,704.08	\$75,952.08	\$29.45	\$36.52	2080	\$75,952.08
20	Streets & Utility Mgr	\$103,464.00	\$45,700.08	\$149,164.08	\$49.74	\$71.71	416	\$29,832.82
							0	
	Parks Operations							
3	Manager	\$94,008.00	\$46,081.33	\$140,089.33	\$45.20	\$67.35	62.4	\$4,202.68
	Park Maintenance							
100	Worker	\$56,285.28	\$31,211.04	\$87,496.32	\$27.06	\$42.07	2080	\$87,496.32
	Assistant Urban							
50	Forester	\$91,072.32	\$35,990.88	\$127,063.20	\$43.78	\$61.09	1040	\$63,531.60

Subtotal \$3,201,821

Total Direct Labor \$2,733,874



10.4. Sample Unscheduled or Project Work Proposal Format.

SAMPLE PROPOSAL COVER SHEET

1. SOLICITATION/CONTRACT/MODIFICATION NUMBER		2. OFFEROR'S NAME AND ADDRESS	
W9124N-15-R-0001		City of Monterey dba Presidio Municipal Services Agency 580 Pacific Street, City Hall, Monterey, CA 93940	
3. NAME, MAILING ADDRESS, PHONE NUMBER, FAX NUMBER, EMAIL OF POINTS OF CONTACT			
PRIMARY Dino Pick Deputy City Manager Plans and Public Works 580 Pacific Street City Hall Monterey, CA 93940 (813)646-3764 FAX (831)646-3467 pick@monterey.org	ALTERNATE Tom Levendowski Senior Administrative Analyst 580 Pacific Street City Hall Monterey, CA 93940 (813)646-3442 FAX (831)646-3467 levendowski@monterey.org	ALTERNATE George Helms General Services Superintendent 580 Pacific Street City Hall Monterey, CA 93940 (813)646-3445 FAX (831)643-0962 helms@monterey.org	
4. NAME OF CONTRACT ADMINISTRATION OFFICE (IF AVAILABLE)			
Presidio of Monterey IGSA Manager 1759 Lewis Road, Building 614, Suite 101 Monterey, CA 93944			
5. TYPE OF CONTRACT ACTION (PLEASE CHECK)		6a. PROPOSED COST (12/12 - 04/15): \$ 9,758,981.28 PROPOSED COST (12/12 - 11/13): \$ 6,888,692.67	
<input checked="" type="checkbox"/> a. NEW CONTRACT <input type="checkbox"/> d. LETTER CONTRACT <input type="checkbox"/> b. CHANGE ORDER <input type="checkbox"/> e. UNPRICED ORDER <input type="checkbox"/> c. PRICE REVISION <input type="checkbox"/> f. OTHER (Specify) REDETERMINATION		6b. PROPOSED PROFIT OR FEE: \$ 0	
		6c. PROPOSED TOTAL COST (12/12 - 04/15): \$ 9,758,981.28 PROPOSED TOTAL COST (12/12 - 11/13): \$ 6,888,692.67	
7. WILL YOU REQUIRE THE USE OF GOVERNMENT PROPERTY IN THE PERFORMANCE OF THE CONTRACT? (If yes, please identify such property in your proposal) *See item 2, box 12		8a. IS YOUR ORGANIZATION SUBJECT TO COST ACCOUNTING STANDARDS? (If no, please explain in your proposal) * See item 3, box 12	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
8b. HAS YOUR ORGANIZATION SUBMITTED A CASB DISCLOSURE STATEMENT? (If yes, specify in your proposal the office to which it was submitted and if it was determined to be adequate) * see item 4, box 12		8c. HAVE YOU BEEN NOTIFIED THAT YOU ARE OR MAY BE IN NONCOMPLIANCE WITH YOUR DISCLOSURE STATEMENT OR CAS? (If yes, please explain in your proposal)	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	



<p>8d. IS ANY ASPECT OF THIS PROPOSAL INCONSISTENT WITH YOUR DICLOSED PRACTICES OR APPLICABLE CAS? (If yes, please explain in your proposal)</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	<p>8e. IS YOUR PROPOSAL CONSISTENT WITH YOUR ESTABLISHED ESTIMATING AND ACCOUNTING PRINCIPLES AND PROCEDURES AND FAR PART 31, COST PRINCIPLES? (If no, please explain in your proposal)</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>
--	---

9. This proposal reflects our estimates and/or actual costs as of this date and conforms with the instructions in FAR 15-403-5(b)(1) and Table 15-2. By submitting this proposal, we grant the authorized representative(s) the right to examine, at any time before award, those records, which includes books, documents, accounting procedures and practices, and other data, regardless of type and form or whether such supporting information is specifically referenced or included in the proposal as the basis for pricing, that will permit an adequate evaluation of the proposed price.

<p>10. DATE OF SUBMISSION: November 1, 2015</p>
--

<p>11a. NAME AND TITLE OF AUTHORIZED REPRESENTATIVE: Mike McCarthy, City Manager</p>	<p>11b. SIGNATURE OF AUTHORIZED REPRESENTATIVE:</p>
---	---

<p>12. ADDITIONAL INFORMATION:</p> <ol style="list-style-type: none"> 1. COST PRICING DATA IS INCLUDED WITH PROPOSAL, BASED ON HISTORICALWORK ORDER SYSTEM DATA AND INVOICED DATA FROM GENERAL ACCOUNTING SYSTEM, INCLUDING INFORMATIOM FROM SEQUESTRATION PERIOD. 2. Included in RFP, section C.3.2, page 45. 3. GASB (Governmental Accounting Standards Board). 4. GASB information sent to MICC Installation Contracting Office (Western Region). 5. CAGE CODE 1PEK1 6. DUNS CODE092612290 7. TIN CODE 946000376



Attachment 11 – Installation Security Measures and Miscellaneous Requirements

11. Security. Procedures to comply with DOD and Army Security requirements and other Miscellaneous requirements for the conduct of business on the installation.

11.1. Purpose. This Attachment establishes additional policies and procedures that the PMSA must follow while doing business for the USAG POM.

11.2. Restrictive Use of Cameras, Videos, and Digital Camera Devices. Installation security measures prohibit prospective bidders and the PMSA from taking pictures and/or videos on Post unless prior permission is sought and received from the IGSATR. Permission may be sought by contacting the IGSATR verbally or in writing. Use of cameras or other picture taking devices without proper approval may be considered a violation of Installation Security and prosecution of such violations may be subsequently induced.

11.3. Restricted Access to Military Installation and Cooperation with Force Protection Measures.

11.3.1. Access Control. The work to be performed under this contract is located on the USAG POM military installation. As of January 1, 2002, the installation will institute 100% controlled access. Controlled access means there will be military police located at the entry gates. Vehicles entering the installation may be subject to stop and search procedures. At times of increased security alerts, control may be increased or access may be restricted completely. Some gates may be closed during periods of the day or night.

11.3.2. Identification. The PMSA may be responsible for furnishing to each employee, and for requiring each employee engaged on the work, to display or possess identification as may be approved and directed by the IGSATR. All prescribed identification shall immediately be delivered to the IGSATR for cancellation upon the release of any employee. Passes and Identification Cards. The Government will issue Government Identification (ID) cards without charge. Each employee shall wear the ID card above the waist and over the front of the outer clothing.

11.3.3. Vehicle Registration. The PMSA shall obtain a vehicle registration pass for each PMSA vehicle and for each PMSA-employee's private vehicle brought onto the installation. To register a vehicle, the operator will be required to provide proof of vehicle registration, driver's license and proof of insurance. Passes issued to PMSA and their employees are valid for 90 days and must be renewed upon expiration.

11.3.4. Employee Roster. Prior to vehicle registration, the PMSA shall provide a roster of all employees' names that will access the installation during the performance of the IGSA. That roster shall be provided to the IGSAM and to the Provost Marshall Office (PMO). That roster shall be subsequently updated by the PMSA as changes occur and provided to the IGSAM and to the PMO.



11.3.5. Compliance. The PMSA agrees to abide by and cooperate with Force Protection measures that are implemented on the military installation.

11.4. Compliance with Environmental and Occupational Safety and Health Laws.

11.4.1. Responsibility. The PMSA understands the responsibility for compliance with Federal, State, and local laws, rules, and regulations pertaining to environmental protection, occupational health and safety, and transportation, storage, and disposal of hazardous materials and hazardous waste is the sole responsibility of the PMSA. This shall include, but not be limited to: all responsibilities of an "owner or operator" of all equipment used by the PMSA and of the areas in which work is being done from the time when the PMSA begins work until the work is accepted and the worksite cleaned up and cleared, and the sole responsibility for compliance with all Army regulations pertaining to hauling and disposal of materials, as well as all Federal and California laws and local ordinances regulating the hauling and disposal of hazardous materials and hazardous waste. This clause is meant to supplement, not replace, any requirements pertaining to compliance with the law or safety requirements contained elsewhere in this contract.

11.4.2. Compliance. The PMSA understands that compliance with all environmental and occupational safety and health laws is a part of this Agreement. The PMSA understands it has no authority to dispose of government waste in absence of the necessary regulatory authorizations. The PMSA further agrees to notify the Government if the PMSA is (1) cited as being in violation of Federal, State, or local waste disposal regulations; or (2) loses its authority to haul or dispose of waste under Federal or State laws. Delays caused by the PMSA's need to comply with such laws, or resulting from failure to comply with such laws, shall not result in any equitable adjustments or claims under this contract nor excuse the PMSA's obligation to complete the work under the contract unless it is shown that the delays and compliance were attributable to delays, inaction, malfeasance or negligence of the Government.

11.4.3. Penalties. The PMSA will be required to pay for fines or penalties for violations resulting from work performed not in compliance with applicable occupational health and environmental laws, but the PMSA is not expected to pay for the originating documents that are required to carry out a project or work on behalf of the installation. Permit and document fee costs will be passed on to the USAG POM for reimbursement in the invoicing process.

11.4.4. Notification. The PMSA shall notify the IGSATR immediately upon discovery of exposure to lead, other hazardous waste or substances, or asbestos to the air, land, or water in any location in which the PMSA is required by law to report the exposure to a regulatory agency. In the event that such exposure is the result of any action of the PMSA, the PMSA will cease work immediately and notify the IGSATR. The PMSA understands that there will be no equitable adjustment for time lost or expenses incurred as a result of the need to correct any such exposure which is the result of negligent or intentional acts of PMSA personnel.



11.4.5. Documentation Access. The IGSA or a designated IGSA Representative shall be allowed access to PMSA work files as necessary to ensure compliance with this clause. All regulatory agencies, from any level of government, whose responsibilities includes inspection and appropriate other action, shall be allowed to inspect the worksite to the extent necessary to carry out their responsibilities. A copy of this clause, without changes, shall be inserted into any subcontracts. Performance of the any sub-contractor, to include compliance with this clause, shall be the responsibility of the PMSA.

11.4.6. Hazardous Waste (HW) Generation. If any HW is generated during the course of the project, the PMSA will be responsible for the proper disposal and payment of all costs and fees related to Hazardous Waste disposal under NESHAP, 40 CFR, 49 CFR and California Department of Toxic Substances Control. All costs and fees paid by the PMSA are directly reimbursable under the project.

11.4.7. Containment. The PMSA or PMSA contractors will provide all containers required to ship any HW using only approved UN shipping containers for the type of waste being shipped. USAG POM Environmental will be notified when any containers are opened for use and will provide labeling using the HMMS HW tracking system.

11.4.8. Liability. The PMSA will be liable for all fines and notice of violations (NOV's) which may occur from either the County, EPA or DTSC for improper handling of any HW if said handling was directly related to actions by the PMSA or its contractors and not as a result of USAG POM Environmental direction or inability to provide timely guidance .

11.4.9. Authority. USAG POM Environmental are the only persons designated to sign any HW manifests, a copy of all shipments of HW that will require a Bill of Lading will be reviewed by and given to the Environmental Office.

11.5. Hazardous Waste Shipment Requirements.

11.5.1. Manifest. Many contracts onboard USAG POM require the PMSA to ship hazardous waste from the post. Prior to shipment, there are a few items that are required prior to USAG POM Environmental signing the manifest and releasing the items for transport. These requirements are listed below and must be given to the base environmental at a minimum of 2 working days prior to the desired shipping date.

- a. A licensed transporter must transport waste.
- b. Waste must go to a permitted facility.
- c. Waste must be properly packaged and labeled IAW 40/49 CFR.
- d. Copy of the analysis for the waste(s) going out.
- e. Copy of the profile.



- f. Letter from disposal facility allowing the waste and profile to be accepted at their facility.
- g. Copy of completed Manifest.
- h. Copy of completed Land Disposal Restrictions (LDR) Form, if required.

These items can be faxed or emailed to the IGSATR, who will forward to HW Manager, or be hand delivered to the Environmental Division, HW Office at 4495 Joe Lloyd Way, Seaside, CA 93955, for approval.

At the time of shipment from the facility, an authorized representative from DPW must sign the HW Manifest.

11.6. Safety and Accident Prevention. In performing work under this IGSA the PMSA shall:

- 11.6.1. Conform to the specific safety requirements established by this IGSA;
- 11.6.2. Comply with the safety rules of the Government installation that concern related activities not directly addressed in this contract;
- 11.6.3. Take all reasonable steps and precautions to prevent accidents and preserve the life and health of PMSA and Government personnel performing or in any way coming in contact with the performance of this IGSA; and
- 11.6.4. Take such additional immediate precautions as the IGSAM may reasonably require for safety and accident prevention purposes.
- 11.6.5. The installation/Garrison Safety Officer will monitor the PMSA in the area of safety and accident prevention.

11.6.6. Quality Control. Quality Control (QC) is the responsibility of the PMSA Quality Control Representative (QCR). The PMSA shall provide a QCR. This individual's sole function shall be quality control. The QCR will have full authority and responsibility for assuring performance objectives and standards identified in this contract are met. The PMSA is responsible for the delivery of quality services/supplies to the Government. The PMSA shall develop, implement and maintain an effective Quality Control System acceptable to the government. Acceptability shall be determined based on ISO 9001:2008 compliance. The QCR shall implement standardized procedure/methodology for monitoring and documenting contract performance to ensure all contract requirements are met. The PMSA's QCR must contain a systematic approach to monitor operations to ensure acceptable services and products are provided to the Government. The QCR, as a minimum, shall address continuous process improvement; procedures for scheduling, conducting and documentation of inspection; discrepancy identification and correction; corrective action procedures to include procedures for addressing Government discovered non-conformances; procedures for root cause analysis to identify the root cause and corrective action to



prevent re-occurrence of discrepancies; procedures for trend analysis; procedures for collecting and addressing customer feedback/complaints. The PMSA shall provide the Government IGSA their quality control written documentation electronically for review/acceptance within 45 working days following the award of the contract. The PMSA shall receive the IGSA acceptance in writing within 10 working days upon acceptance and/or changes to be made to its QC system.

11.6.7. Quality Assurance. The government shall evaluate the PMSA's performance under this contract in accordance with the Quality Assurance Surveillance Plan (QASP). This plan is a Government only document. The QASP details the activities and schedules the government will execute to assure PMSA performance and is primarily focused on what the Government must do to assure that the PMSA has performed in accordance with the requirements of the PMSA.

11.7. Legal Public Holidays (4516). The following is a list of legal public holidays, which is provided for informational purposes in which the government will not be open for business.

- New Year's Day.....1 January
- Martin Luther King's Birthday....third Monday in January
- Presidents' Day.....third Monday in February
- Memorial Day.....last Monday in May
- Independence Day.....4 July
- Labor Day.....first Monday in September
- Columbus Day.....second Monday in October
- Veterans' Day.....11 November
- Thanksgiving Day.....fourth Thursday in November
- Christmas Day.....25 December

NOTE: Any of the above holidays falling on a Saturday will be observed on the preceding Friday. Holidays falling on a Sunday will be observed on the following Monday.

11.8. Employee Conduct. The PMSA is fully responsible for the performance and conduct of his employees at all times while on post performing under this IGSA. The PMSA shall not allow any employee to perform work under this contract while under the influence of alcohol, drugs, or any other incapacitating agent. Military police and other law enforcement personnel on post have the right to deny entry to post or remove from post any PMSA employee for misconduct which endangers the health or safety of



people or property or for reasons of security. In addition, the Post Commander may bar any individual from entering the post under the authority of 18 U.S.C. 1382. Removal from post of a PMSA employee in accordance with the above shall not relieve the PMSA from the requirements to meet all of the terms and conditions of the contract; nor shall such removal be grounds for the PMSA to file a claim.

11.9. Advertising on PMSA Vehicles

11.9.1. Advertising. Advertising displayed on PMSA vehicles is permitted provided that the advertising is so worded as not to imply Army or United States Government approval or sanction of the advertised service and is not embarrassing or detrimental to the Government.

11.10. Operations Security (OPSEC)

11.10.1. AT Level I Training. This provision/contract text is for PMSA employees with an area of performance within an Army-controlled installation, facility, or area. All PMSA employees, including sub-contractor employees, requiring access to Army installations, facilities, or controlled access areas shall complete AT Level I awareness training within 30 calendar days after contract start date or effective date of incorporation of this requirement into the contract, whichever applies. The PMSA shall submit certificates of completion for each affected PMSA employee and sub-contractor employee to the IGSATR (or to the IGSAM, if a IGSATR is not assigned) within 10 calendar days after completion of training by all employees and sub-contractor personnel. AT Level I awareness training is available at <https://atlevel1.dtic.mil/at>.

11.10.2. Access and General Protection/Security Policy and Procedures. This standard language is for PMSA employees with an area of performance within an Army-controlled installation, facility, or area. The PMSA and all associated sub-contractors' employees shall comply with applicable installation, facility, and area commander installation and facility access and local security policies and procedures (provided by the Government representative). The PMSA shall also provide all information required for background checks to meet installation access requirements to be accomplished by the installation Provost Marshal Office, Director of Emergency Services, or Security Office. The PMSA workforce must comply with all personal identity verification requirements as directed by DOD, HQDA, and/or local policy. In addition to the changes otherwise authorized by the changes clause of this contract, should the Force Protection Condition (FPCON) at any individual facility or installation change, the Government may require changes in PMSA security matters or processes.

11.10.3. iWATCH Training. This standard language is for PMSA employees with an area of performance within an Army-controlled installation, facility, or area. The PMSA and all associated sub-contractors shall brief all employees on the local iWATCH program (training standards provided by the requiring activity ATO). This locally developed training will be used to inform employees of the types of behavior to watch for and instruct employees to report suspicious activity to the IGSATR. This training shall be completed within 30 calendar days of contract award and within 30 calendar days of new employees' commencing performance, with the results reported to the



IGSA within 10 calendar days after completion of training by all employees and sub-contractor personnel.

11.10.4. PMSA Employees Who Require Access to Government Information Systems. All PMSA employees with access to a government information system must be registered in the ATCTS (Army Training Certification Tracking System) at commencement of services and must successfully complete the DOD Information Assurance Awareness training prior to access to the information system and then annually thereafter.

11.10.5. Information Assurance (IA)/Information Technology (IT) Training. All PMSA employees and associated sub-contractor employees must complete the DOD IA awareness training before issuance of network access and annually thereafter. All PMSA employees working IA/IT functions must comply with DOD and Army training requirements in DoDD 8570.01, DOD 8570.01-M, and AR 25-2 within six months of employment.

11.10.6. Inventory Control. Based on the recommendation of the Inspector General, and in accordance with OPSEC, a surveillance system with remote monitoring shall be installed at the PMSA's warehouse to monitor inventory. The PMSA shall provide electronic data management of materials and supplies.

Attachment 12- Technical Exhibits 1 to 9

Agreement No: W6CGAA-IGSA-A2AEJ-17-01

Technical Exhibit 1	Sewage Spill Protocol
Technical Exhibit 2	Fire Alarm / Sprinkler Systems
Technical Exhibit 3	Government Facilities List
Technical Exhibit 4	HVAC Systems Inventory
Technical Exhibit 5	Emergency Generators and Associated Fuel Storage Tanks
Technical Exhibit 6	Back Flow Prevention Devices Inventory (POM & OMC)
Technical Exhibit 7	Environmental Review Checklist (Projects)
Technical Exhibit 7.1	Environmental Review Checklist (Service Maintenance Requests)
Technical Exhibit 8	Environmental Related Training Requirements
Technical Exhibit 9	Water and Energy Management - Low Cost / No Cost (LCNC)



TECHNICAL EXHIBIT 1 SEWAGE SPILL PROTOCOL

1. Respond to scene and immediately take steps to contain & stop spill.
2. Intercept and reroute sewage flow around line failure. Make reasonable effort to prevent overflow from entering storm drains and/or surface water bodies.
3. Determine cause of spill (lateral vs. main) and advise operations engineer. If not available, call sewer supervisor.
4. Estimate volume of spill in gallons. If blockage is in the city main, determine if partially plugged or completely plugged.
5. Call Monterey County Health Department, (831) 647-7654, and DPW Environmental regardless of size of spill.
6. Obtain name and phone number of resident/owner/property manager of affected property.
7. Obtain time spill began and make note of time spill stopped.
8. Make note of time clean up begins and when it is finished. Prevent sewage and wash down water used for disinfecting area from entering storm drainage system by plugging the storm drains and by removing the sewage and water from the drains with the vactor truck. **Do not** add chlorine to the wash down water unless the wash down water is vacuumed or pumped back into the sewer system.
9. If sewage enters the storm drain/creek system, then:
10. If water is in the storm drain/creek and is of a substantial amount, create a dam at the source of the spill and vacuum at the source. If the stream or storm drain is dry, go downstream of the affected section, dam the storm drain/creek and remove sewage and wash down effluent.
11. If a water body is affected, obtain sample and refrigerate; keep ammonia/chlorine test strips as evidence. Make note of which water body is affected. Obtain another sample of receiving water body after cleanup to ensure contamination was adequately eliminated.
12. If the beach is contaminated make sure warning signs are posted

If private lateral:

1. Advise residents to not use water.
2. Recommend that owner obtain the services of a plumber.
3. If the public right-of-way is affected, clean spillage in accordance with Health Department procedures. Vacuum sewer overflow and wash down water within the public right-of-way.

If blockage in city main:

1. Flush sewer main, use sand trap and rake and remove debris from the sewer main.
2. Make note of the manhole entered with hydraulic jet and the end point.
3. Make note of distance to blockage.
4. Make note of size, shape and content of debris.
5. Clean spillage in accordance with Health Department procedures. Pump water back into sewer or use vactor to vacuum sewage and water.

6. If private property is contaminated, verify with supervisor whether or not to call for professional clean up.

Complete Sewer Spill Report (See Next Page for Form)

- **SPILL ORIGIN:** Where the spill started
- **VOLUME:** Indicate how quantity was determined, i.e. by area effected (2' x 2' x 1') or number of houses upstream
- **PATH OF SPILL:** From origin to next, to next, to end
- **WATERBODY:** Name water body or mark as "None". Be specific with name of creek or lake or good location directions. Also note if a creek is dry or running.
- **CAUSE OF SPILL:** Be as detailed as possible. Include description of shape and size. Use notes.
- **ACTION TAKEN:** Be as detailed as possible. Use notes.
- **TIME CLEAN UP BEGAN AND FINISHED:** Per your notes.
- **DISCUSSION OF CLEAN UP:** Be as detailed as possible. Use notes. Must include mention of vacuuming waste.
- **HEALTH WARNINGS:** "NOTIFIED HEALTH DEPT."
- **NUMBER OF SPILLS:** (will be researched through database)
- **DISCUSSION OF PREVENTION:** Suggestions as appropriate to cause.



**California Regional Water Quality Control Board, Central Coast Region
SEWAGE SPILL REPORT**

Reporting Party	City of Monterey	Phone	
Address		City	
Discharger		Phone	

Date Of Spill		Time Spill Began		Time Spill Stopped	
Spill Origin (Location)					
Volume Of Spill (Gallons)		Path Of Spill			
Waterbody/Bodies Affected					
Cause Of Spill					

Action Taken To Stop Spill					
Time Cleanup Began			Time Cleanup Complete		
Discussion Of Cleanup					
Were Public Health Warnings Posted, And If So, <i>Where?</i>			Number Of Spills In Same Location In Last Three Years		
Discussion Of Measures Taken To Prevent Spills At This Location					

Agencies Notified (Please Check)	X	County Health		Office of Emergency Services		Fish and Game		County Board Of Supervisors	Other (List) Public Works MRWPCA CA RWQCB
----------------------------------	---	---------------	--	------------------------------	--	---------------	--	-----------------------------	---

SIGNATURE		DATE	
-----------	--	------	--



**TECHNICAL EXHIBIT 2
FIRE ALARM/SPRINKLER SYSTEMS**

BLDG #	ORGANIZATION/ USE	FACILITY USE	ALARM TYPE	ALARM FREQUENCY	SPRINKLER FREQUENCY	HOOD FREQUENCY	OTHER FREQUENCY
115	DES	Visitor Center	MNS	Q,SA,A			
203	DES	Information Center	MNS	Q,SA,A			
204	East European I	Classroom	L	SA,A			
205	East European I	Classroom	L	SA,A			
206	East European I	Classroom	L	SA,A			
207	East European I	Classroom	L	SA,A			
208	DPW	Theater	M	SA,A			
209	Asian I	Classroom	M	SA,A			
210	Asian I	Classroom	M	SA,A			
211	Asian I	Classroom	M	SA,A			
212	AAFES/ East European I	Snack Bar/ Classroom	M	SA,A		SA	
213	East European I	Classroom	M	SA,A			
214	East European I	Classroom	M	SA,A			
215	East European I	Classroom	M	SA,A			
216	East European I	Classroom	M	SA,A			
218	East European I	Classroom	L	SA,A			
220	Asian	Classroom	L	Q,SA,A	Q,A		
221	Asian	Classroom/Admin	L	Q,SA,A	Q,A		
233	DOL-Printing	Printing Plat	L	Q,SA,A	Q,A		
235	DOL	Supply Storage	L	Q,SA,A	Q,A		
254	Mental Health Facility	Administration	M	SA,A			
257	Alcohol Substance Abuse	Administration	L	SA,A			
263	Continuing Education	Administration	½ Bldg, L	SA,A			
			½Bldg,MN S	Q,SA,A			
267	Course Development	Administration	MNS	Q,SA,A	Q,A		
267	City of Monterey,PMSA	Administration	None	N/A	Q,A		
272	DOIM Mail Room/ USAF	Administration	L	SA,A			
273	Asian	Classroom	L	SA,A			
274	Asian	Classroom	L	SA,A			
275	Staff Judge Advocate	Administration	L	SA,A			
276	Asian	Classroom	L	SA,A			
277	Civilian Personnel	Administration	L	SA,A			
324	Chaplain office	Administration/ Classroom	MNS	Q,SA,A			
325	Chapel	Chapel	L	SA,A			
326	FAO- Weckerling	Weckerling Center	MNS	Q,SA,A	Q,A	SA	
339	Continuing Education	Administration	L	SA,A			
340	Faculty Development	Administration	L	SA,A			



BLDG #	ORGANIZATION/ USE	FACILITY USE	ALARM TYPE	ALARM FREQUENC Y	SPRINKLER FREQUENC Y	HOOD FREQUENC Y	OTHER FREQUENC Y
343	NEC	Telephone Exchange	M	SA,A			Dry Suppression, SA/High Heat Alarm,A/ Water Bug,A
344	NEC	Administration/Server Room	M	Q,SA,A	Q,A		High Heat Alarm,A /Water Bug,A
416	DES	Visitor Center	MNS	Q,SA,A			
417	GIB8	Classroom	MNS	Q,SA,A	Q,A		
418	DPTMS	Tele-Video Center	M	Q,SA,A	Q,A		
420	CIO	TV Studio	M	Q,SA,A	Q,A		
422	Medical Company	Clinic	MNS	Q,SA,A	Q,A		
423	DENTAC	Dental Clinic	MNS	Q,SA,A	Q,A		
450	Asian I	Classroom	M	SA,A			
451	Asian I	Classroom	M	SA,A			
452	Asian I	Classroom	M	SA,A			
453	Asian I	Classroom	M	SA,A			
454	DCA	Physical Therapy	M	SA,A			
517	DOL/ USPS/ AAFES	Snack Bar/ SATO/ Post Office	M	SA,A			
518	IGVEEO	Tin Barn	M	Q,SA,A	Q,A		
607	GIB9	Classroom	MNS	Q,SA,A	Q,A		
610	Asian II & III	Classroom	M	Q,SA,A	Q,A		
611	Asian III	Classroom	M	Q,SA,A	Q,A		
612	DES	Information Center	MNS	Q,SA,A			
613	GIB11	Classroom	MNS	Q,SA,A	Q,A		
614	DLI Command Group	Administration	M	Q,SA,A	Q,A*		
616	Headquarters-Battalion	Administration	M	Q,SA,A	Q,A*		
617	Aiso Multi-Media Center	Library	M	SA,A			
618	DAA-AL, DOIM	Munzer	M	SA,A			
619	Middle East I	Classroom	M	SA,A			
620	Middle East II	Classroom	M	SA,A			
621	Middle East I	Classroom	M	SA,A			
622	229 MIB/ B Co.	Enlisted Barracks	M	SA,A			
623	Middle East I	Classroom	M	SA,A			
624	Euro& Latin America	Classroom/ Pomerene Hall	M	SA,A			
627	USAF	Enlisted Barracks	M	SA,A			
627	DOL	Dining facility 627/ Combs (Please note, hoods are connected to the fire system but are non-compliant)	M	SA,A		SA	
627	Kiosk	Snack Bar (Please note, hood is not connected to the fire system)	L	SA,A		SA	



BLDG #	ORGANIZATION/ USE	FACILITY USE	ALARM TYPE	ALARM FREQUENC Y	SPRINKLER FREQUENC Y	HOOD FREQUENC Y	OTHER FREQUENC Y
629	Navy & USMC	Enlisted Barracks	M	SA,A			
630	229th MIB/ A & C Co	Enlisted Barracks	M	SA,A			
631	ES-T	Classroom	L	SA,A			
632	Asia II	Classroom	L	SA,A			
633	OPP	Administration	L	SA,A			
634	DCI-TI/ CPT	Classroom	L	SA,A			
635	OPP	Tele Video Center	L	SA,A			
636	OPP	Classroom	L	SA,A			
637	OPP	Classroom	M	SA,A			
642	AVY	Enlisted Barracks	M	SA,A			
645	USMC	Enlisted Barracks	MNS	Q,SA,A	Q,A		
646	229th MIB A co	Enlisted Barracks	MNS	Q,SA,A	Q,A		
647	229th MIB C co	Enlisted Barracks	M	SA,A	FDC, NIC		
648	USAF	Enlisted Barracks	MNS	Q,SA,A	Q,A		
650	USAF	Enlisted Barracks	M	SA,A	FDC, NIC		
651	USAF	Enlisted Barracks	M	SA,A	FDC, NIC		
652	SGD	Enlisted Barracks	M	SA,A	FDC, NIC		
660	AAFES	Post Exchange	M	Q,SA,A	Q,A		
829	229 th MIB	Enlisted Barracks	M	Q,SA,A	Q,A		
830	HHC- HQ 229th MIB F co	Administration	M	SA,A	FDC, NIC		
831	229th MIB	Enlisted Barracks	M	SA,A	FDC, NIC		
832	229th MIB	Enlisted Barracks	M	SA,A	FDC, NIC		
833	229th MIB	Enlisted Barracks	M	SA,A	FDC, NIC		
834	HHC- HQ 229th MIB D & E	Administration	M	SA,A	FDC, NIC		
835	229th MIB D co	Enlisted Barracks	M	SA,A	FDC, NIC		
836	229th MIB	Enlisted Barracks	M	SA,A			
		Remodel/Addition	M	Q,SA,A	Q,A		
838	DOL	Dining Facility (Please note non-compliant hoods)	M	SA,A		SA	
840	USAF	Enlisted Barracks	M	SA,A	FDC, NIC		
841	USAF	Enlisted Barracks	M	SA,A	FDC, NIC		
842	MWR	Price Fitness Center	M	SA,A	FDC, NIC		
843	MWR	Hobson Recreation Center	M	SA,A	FDC, NIC	SA	
848	MLS	Classroom	M	Q,SA,A	Q/A*		

ORD MILITARY COMMUNITY

BLDG #	ORGANIZATION/ USE	FACILITY USE	ALARM TYPE	ALARM FREQUENC Y	SPRINKLER FREQUENC Y	HOOD FREQUENC Y	OTHER FREQUENC Y
4235	AAFES	PX Complex	M	Q,SA,A	Q,A	SA	
4240	DCA	Commissary	M	Q,SA,A	Q,A	SA	
4250	RCI/NEC	Office, Comm Hub	M	SA,A			
4251	NAF	Administration/NAF	M	SA,A			
4260	ACS	Stillwell Center	M	Q,SA,A	Q,A		
4275	MWR	Library	M	Q,SA,A	Q,A		
4280	Chapel	Chapel	M	SA,A		SA	



BLDG #	ORGANIZATION/ USE	FACILITY USE	ALARM TYPE	ALARM FREQUENCY	SPRINKLER FREQUENC Y	HOOD FREQUENC Y	OTHER FREQUENCY
4283	CYS	Porter Youth Center	M	Q,SA,A	Q,A	SA	
4385	DFAS/DMDC	DOD/DMDC	MNS	Q,SA,A	Q,A	SA	
4390	VET FACILITY	OMC Pet Clinic	MNS	SA,A			
4399	DLI	Immersion Facility	M	SA,A			
	DLI-4396 showers; 4397 barracks; 4398 barracks	Immersion Trailers (3)	L	SA,A			
4455	DPW/ ROTC	Offices	M	SA,A			
4468	Police Station	Police Station	M	SA,A			
7693	Child Development Center	Child Care	M	Q,SA,A	Q,A	SA	

SATCOM

BLDG #	ORGANIZATION/ USE	FACILITY USE	ALARM TYPE	ALARM FREQUENCY	SPRINKLER FREQUENC Y	HOOD FREQUENC Y	OTHER FREQUENCY
18000	Commo Center	SATCOM	M	Q,SA,A	Q,A		
18006	Facility Maintenance Building	SATCOM	M	Q,SA,A	Q,A		
18008	PWR Plant Building	SATCOM	M	Q,SA,A	Q,A		
18016	Warehouse	SATCOM	M	Q,SA,A	Q,A		
18021	Access Gate House	SATCOM	M	SA,A			
18023	Fitness Building	SATCOM	L	SA,A			
18029	HAZMAT Storage Building	SATCOM	M	Q,SA,A	Q,A		
18031	PWR Plant Building	SATCOM	M	Q,SA,A	Q,A		
18200	Warehouse	SATCOM	L	SA,A			
18220	Admin Building	SATCOM	M	Q,SA,A	Q,A		
18332	KU-Band Building	SATCOM	M	Q,SA,A	Q,A		
18333	PWR Plant Building	SATCOM	M	Q,SA,A	Q,A		
18342	C- Band Building	SATCOM	M	Q,SA,A	Q,A		
18352	EHF-Band Building	SATCOM	M	Q,SA,A	Q,A		
18401	RHN KA Building	SATCOM	M	Q,SA,A	Q,A		
18402	RHN KA Building	SATCOM	M	Q,SA,A	Q,A		
18403	RHN Ku Building	SATCOM	M	Q,SA,A	Q,A		
PPL	Pump Plant	SATCOM					Fire Pump/Mo,A

LEGEND:

MNS = MASS NOTIFICATION SYSTEM, ALL CENTRALLY MONITORED.

M = Centrally Monitored

L = Local notification (No verbal notification)

*= FOR SPRINKLER=LESS THAN 12 HEADS, SUPPLY IS DOMESTIC WATER.

FDC = Fire Dept. Connections and Standpipes only, NO FIRE SPRINKLER SYSTEM.

NIC = Not In Contract



Mo= Monthly
Q = Quarterly
SA = Semi-Annual
A = Annual

**TECHNICAL EXHIBIT 3
GOVERNMENT FACILITIES LIST**

FACNO	DSGN USE DESC	CATCD/CU RR USE	UICNAME	UM1	Area	UM2	Other	Yr Built	Year Acquired
PRESIDIO OF MONTEREY									
105	ORG STR BLDG	44220	DLI-POM GARRISON	SF	4706	CF	37648	1922	1922
105	ORG STR BLDG	44220	DLI-POM GARRISON	SF	200	CF	1600	1922	1922
115	VISITOR CENTER		DLI-POM GARRISON	SF	1280			2010	2010
153	MON/MEMORIALS	76020	DLI-POM GARRISON			EA	1	1988	1988
154	MON/MEMORIALS	76020	DLI-POM GARRISON			EA	1	1988	1988
155	MON/MEMORIALS	76020	DLI-POM GARRISON			EA	1	1988	1988
156	MON/MEMORIALS	76020	DLI-POM GARRISON			EA	1	1988	1988
157	MON/MEMORIALS	76020	DLI-POM GARRISON			EA	1	1988	1988
202	PEDESTRIAN BRDG	85230	DLI-POM GARRISON	SY	8	LF		1983	1983
203	INFORMATION CTR		DLI-POM GARRISON	SF	1216			2010	2010
204	GEN INST BLDG	17120	DLI-POM	SF	4780	PN	46	1941	1941
205	GEN INST BLDG	17120	DLI-POM	SF	4780	PN	46	1941	1941
206	GEN INST BLDG	17120	DLI-POM	SF	4780	PN	46	1941	1941
207	GEN INST BLDG	17120	DLI-POM	SF	4780	PN	46	1941	1941
208	AUDITORIUM GP	74010	USAG POM	SF	4460	SE	300	1910	1910
209	GEN INST BLDG	17120	DLI-POM	SF	8996	PN	101	1903	1903
209	AUTO-AID INST	17136	DLI-POM	SF	503			1903	1903
210	GEN INST BLDG	17120	DLI-POM	SF	6825	PN	73	1903	1903
211	GEN INST BLDG	17120	DLI-POM	SF	8707	PN	100	1903	1903
211	AUTO-AID INST	17136	DLI-POM	SF	727			1903	1903
212	GEN INST BLDG	17120	DLI-POM	SF	8979	PN	65	1903	1903
212	FST FD/SNK BAR	74062	AAFES	SF	2725	SE	46	1903	1903
213	GEN INST BLDG	17120	DLI-POM	SF	9472	PN	101	1903	1903
214	GEN INST BLDG	17120	DLI-POM	SF	4663	PN	65	1903	1903
214	AUTO-AID INST	17136	DLI-POM	SF	1498			1903	1903
215	GEN INST BLDG	17120	DLI-POM	SF	3491	PN	96	1903	1903
215	AUTO-AID INST	17136	DLI-POM	SF	2765			1903	1903



215	AUTO-AID INST	17136	DLI-POM	SF	2764			1903	1903
216	GEN INST BLDG	17120	DLI-POM	SF	8326	PN	88	1903	1903
217	PUMP STAT POT	84141	DLI-POM GARRISON			KG	252	1943	1943
218	GEN INST BLDG	17120	DLI-POM	SF	3875	PN	65	1903	1903
218	AUTO-AID INST	17136	DLI-POM	SF	2256			1903	1903
219	POLICE/MP STA	73016	DLI-POM GARRISON	SF	659	PN	2	1904	1904
220	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	3714	PN	33	1908	1908
221	GEN INST BLDG	74046	DLI-POM	SF	8754	PN	200	1904	1904
227	OPEN STR INST	45210	DLI-POM GARRISON	SY	444			1938	1938
228	REC EQ CHECKOUT	74065	DLI-POM GARRISON	SF	20501			1934	1934
230	EXCH AUTO SER	74052	AAFES	SF	1184	OL	6	1941	1941
233	PRINT PLANT	13185	DAPS	SF	6497			1943	1943
233	PRINT PLANT	13185	DLI-POM	SF	1782			1943	1943
233	PRINT PLANT	13185	DLI-POM GARRISON	SF	1069			1943	1943
235	STORAGE GP INST	44220	DLI-POM GARRISON	SF	34008	CF	340080	1987	1987
247	BASEBALL FIELD	75020	CITY OF MONTEREY			EA	1	2002	2002
248	BASEBALL FIELD	75020	CITY OF MONTEREY			EA	1	2002	2002
249	MULTI ATH FIELD	75022	CITY OF MONTEREY			EA	1	2002	2002
251	FLAGPOLE	69010	DLI-POM GARRISON			EA	1	1927	1927
254	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	911	PN	7	1929	1929
257	RED CROSS BLDG	61070	RED CROSS	SF	2262			1932	1932
261	STORAGE GP INST	44220	W1EC HHC USA ELM DLI	SF	3730	CF	33570	1903	1903
263	GEN INST BLDG	17120	DLI-POM	SF	3086	PN	18	1915	1915
263	ORG STR BLDG	44224	W1EC HHC USA ELM DLI	SF	2854	CF	17704	1915	1915
263	ORG STR BLDG	44224	DLI-POM GARRISON	SF	1452	CF	11616	1915	1915
263	ADMIN GEN PURP	61050	DLI-POM	SF	1620	PN	10	1915	1915
267	INFO SYS PROC	13140	DLI-POM GARRISON	SF	3101.5			1903	1903
267	GEN INST BLDG	17120	DLI-POM	SF	3101.5	PN	50	1903	1903
267	ENG/HOUSING MNT	21910	CITY OF MONTEREY	SF	6203			1903	1903
268	ENG/HOUSING MNT	21910	CITY OF MONTEREY	SF	4745			1903	1903
269	STORAGE GP INST	44220	CITY OF MONTEREY	SF	3308	CF	24500	1912	1912
270	STR SHED GP INS	44222	CITY OF MONTEREY	SF	1464	CF	14742	1918	1918



271	ENG/HOUSING MNT	21910	CITY OF MONTEREY	SF	1113			1940	1940
272	GEN INST BLDG	17120	AIR FORCE 0311 TRG S	SF	2758	PN	43	1922	1922
272	ADMIN GEN PURP	61050	DLI-POM	SF	1200	PN	6	1922	1922



272	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	1700	PN	6	1922	1922
273	GEN INST BLDG	17120	DLI-POM	SF	926	PN		1903	1903
273	GEN INST BLDG	17120	DLI-POM	SF	8332	PN	64	1903	1903
274	GEN INST BLDG	17120	ACADEMIC ADMINISTRATI ON	SF	3784	PN	10	1903	1903
274	ADMIN GEN PURP	61050	DLI-POM	SF	2866	PN	71	1903	1903
275	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	6743	PN	94	1903	1903
275	TECH LIBRARY	61065	DLI-POM GARRISON	SF	1000			1903	1903
275	COURTROOM	61075	DLI-POM GARRISON	SF	1100			1903	1903
276	ADMIN GEN PURP	61050	DEFENSE SECURITY SER	SF	2232	PN	33	1903	1903
276	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	6326	PN	70	1903	1903
276	DRUG/ALC ABUSE	73028	DLI-POM GARRISON	SF	1168			1903	1903
277	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	9062	PN	69	1935	1935
278	ADMIN GEN PURP	61050	CTSREP	SF	571	PN	4	1914	1914
279	OPEN STR DEPOT	45110	DLI-POM GARRISON	SY	2607			1904	1904
280	WASH PLAT ORG	14955	DLI-POM GARRISON			EA	5	1938	1938
281	STORAGE GP INST	21910	DLI-POM GARRISON	SF	5152	CF	82432	1921	1921
282	STORAGE GP INST	21910	DLI-POM GARRISON	SF	780	CF	6240	1903	1903
283	WTR SUP/TRT BLD	89141	DLI-POM GARRISON	SF	1542			1903	1903
301	MON/MEMORIALS	76020	DLI-POM GARRISON			EA	1	1910	1910
323	COURT AREA	75011	DLI-POM GARRISON			EA	1	1926	1926
324	RELIG ED FAC	73018	DLI-POM GARRISON	SF	8340			1941	1941
325	CHAPEL	73017	DLI-POM GARRISON	SF	3341	SE	220	1941	1941
326	GEN INST BLDG	17120	DLI-POM	SF	18403	PN	150	1904	1904
339	GEN INST BLDG	61050	DLI-POM	SF	5654	PN	31	1943	1943
340	GEN INST BLDG	17120	DLI-POM	SF	5654	PN	14	1943	1943
343	COMMO CTR	13120	DLI-POM GARRISON	SF	2279			1942	1942
344	INFO SYS FAC	13115	DLI-POM GARRISON	SF	6577			2003	2003
354	ARMY LODGING	72010	DLI-POM GARRISON	SF	2460	SP	2	1903	1903
356	ARMY LODGING	72010	DLI-POM GARRISON	SF	2033	SP	2	1903	1903



358	ARMY LODGING	72010	DLI-POM GARRISON	SF	2252	SP	2	1903	1903
359	ARMY LODGING	72010	DLI-POM GARRISON	SF	1563	SP	1	1903	1903
364	ARMY LODGING	72010	DLI-POM GARRISON	SF	1314	SP	3	1903	1903
400	PLAYGROUND GP	75018	DLI-POM GARRISON			EA	1	1984	1984
401	COURT AREA	75011	DLI-POM GARRISON			EA	1	2002	2002
416	VISITOR CENTER		DLI-POM GARRISON	ST	1280	EA	1	2010	2010
417	GEN INST BLDG 8		DLI-POM	SF		PN			
418	IOC/TELEVIDEO CTR	13175	DLI-POM GARRISON	SF	5853			1962	1962
419	STORAGE GP INST	44220	DLI-POM GARRISON	SF	320	CF	2560	1996	1996
420	TELEVIDEO CTR	13175	DLI-POM	SF	5500			2002	2002
422	HEALTH CLINIC	55010	CALIF MEDICAL	SF	24624	BD	4	1977	1977
423	DENTAL CLINIC		CALIF DENTAL	SF	11000			2008	2006
450	GEN INST BLDG	17120	DLI-POM	SF	9496	PN	109	1903	1903
450	AUTO-AID INST	17136	DLI-POM	SF	739			1903	1903
451	GEN INST BLDG	17120	DLI-POM	SF	7600	PN	81	1903	1903
452	GEN INST BLDG	17120	DLI-POM	SF	7424	PN	79	1903	1903
452	AUTO-AID INST	17136	DLI-POM	SF	1024			1903	1903
453	GEN INST BLDG	17120	DLI-POM	SF	9733	PN	78	1903	1903
453	AUTO-AID INST	17136	DLI-POM	SF	601			1903	1903
454	HEALTH CLINIC	55010	CALIF MEDICAL	SF	3041	BD		1943	1943
517	ORG STR BLDG	44220	DLI-POM GARRISON	SF	3781	CF	30248	1931	1931
517	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	4291	PN	40	1931	1931
517	PO BRANCH	73072	POST OFFICE	SF	1553			1931	1931
517	FST FD/SNK BAR	74062	AAFES	SF	1325	SE	50	1931	1931
518	ORG STR BLDG	44220	DLI-POM GARRISON	SF	2618	CF	20944	1935	1935
518	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	2547	PN	50	1935	1935
518	AUDITORIUM GP	74010	USAG POM	SF	7479	SE	300	1935	1935
567	PLAYGROUND GP	75018	CITY OF MONTEREY			EA	1	1986	1986
568	PLAYGROUND GP	75018	CITY OF MONTEREY			EA	1	1986	1986
569	ORG STR BLDG	44220	CITY OF MONTEREY	SF	82	CF	656	1986	1986
570	ORG STR BLDG	44220	CITY OF MONTEREY	SF	82	CF	656	1986	1986
571	ORG STR BLDG	44220	CITY OF MONTEREY	SF	82	CF	656	1986	1986
572	ORG STR BLDG	44220	CITY OF MONTEREY	SF	82	CF	656	1986	1986
607	GEN INST BLDG	17120	DLI-POM						2013



609	ACCESS CNT FAC	14113	DLI-POM GARRISON	SF	58			2003	2003
610	GEN INST BLDG	17120	DLI-POM	SF	74658	PN	786	1985	1985
610	AUTO-AID INST	17136	DLI-POM	SF	6235			1985	1985
611	GEN INST BLDG	17120	DLI-POM	SF	27894	PN	588	2002	2002
611	AUTO-AID INST	17136	DLI-POM	SF	2706			2002	2002
612	INFORMATION CTR		DLI-POM	SF	1216			2010	2010
613	GEN INST BLDG	17120	DLI-POM	SF					2014
614	BDE HQ BLDG	14182	DLI-POM	SF	21772			1977	1977
614	BDE HQ BLDG	14182	USAG POM	SF	6169			1977	1977
615	ORG STR BLDG	44220	USAG POM	SF	72	CF	720	1983	1983
616	BN HQ BLDG	14183	W1EC HHC USA ELM DLI	SF	5123			1988	1988
616	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	15369	PN	150	1988	1988
617	GEN INST BLDG	17120	ACADEMIC ADMINISTRATI ON	SF	18958	PN		1987	1987
618	PHOTO LAB	13135	DLI-POM GARRISON	SF	1092			1975	1975
618	GEN INST BLDG	17120	DLI-POM	SF	15463	PN	187	1975	1975
619	GEN INST BLDG	17120	DLI-POM	SF	19979	PN	260	1975	1975
619	AUTO-AID INST	17136	DLI-POM	SF	2939			1975	1975
620	GEN INST BLDG	17120	DLI-POM	SF	37138	PN	450	1965	1965
620	AUTO-AID INST	17136	DLI-POM	SF	2599			1965	1965
621	GEN INST BLDG	17120	DLI-POM	SF	28361	PN	362	1975	1975
621	AUTO-AID INST	17136	DLI-POM	SF	3629			1975	1975
622	BN HQ BLDG	14183	W1EC HHC USA ELM DLI	SF	7410.5			1971	1971
622	CO HQ BLDG	14185	W1EC CO B USA ELM DL	SF	7410.5			1971	1971
622	TRAINEE BKS	72181	W1EC CO B USA ELM DL	SF	61070	SP	382	1971	1971
623	GEN INST BLDG	17120	DLI-POM	SF	20412	PN	231	1975	1975
624	GEN INST BLDG	17120	DLI-POM	SF	35858	PN	418	1957	1957
624	AUTO-AID INST	17136	DLI-POM	SF	1039			1957	1957
626	WTR SUP/TRT BLD	89141	CAL-AM PRIVATIZED	SF	231			1986	1986
627	BN HQ BLDG	14183	AIR FORCE 0311 TRG S	SF	5246			1957	1957
627	CO HQ BLDG	14185	AIR FORCE 0311 TRG S	SF	10973			1957	1957
627	TRANS UPH AST	72122	AIR FORCE 0311 TRG S	SF	53573	SP	348	1957	1957
627	DINING FACILITY	72210	DLI-POM GARRISON	SF	10494	PN	248	1957	1957
629	CO HQ BLDG	14185	NAVAL DET	SF	12312			1965	1965
629	CO HQ BLDG	14185	MARINE CORPS MARINE	SF	12312			1965	1965
629	ORG CLASSROOM	17119	NAVAL DET	SF	3198	PN	42	1965	1965



629	ORG CLASSROOM	17119	MARINE CORPS MARINE	SF	4458	PN	43	1965	1965
629	TRANS UPH AST	72122	NAVAL DET	SF	23781.5	SP	191	1965	1965
629	TRANS UPH AST	72122	MARINE CORPS MARINE	SF	23781.5	SP	191	1965	1965
629	PICKUP POINT	73032	DLI-POM GARRISON	SF	3855			1965	1965
630	CO HQ BLDG	14185	W1EC CO A USA ELM DL	SF	5790			1969	1969
630	CO HQ BLDG	14185	W1EC CO C USA ELM DL	SF	5790			1969	1969
630	AUTO-AID INST	17136	DLI-POM	SF	1156			1969	1969
630	TRANS UPH AST	72122	W1EC CO A USA ELM DL	SF	30427	SP	194	1969	1969
630	TRANS UPH AST	72122	W1EC CO C USA ELM DL	SF	30427	SP	196	1969	1969
630	ACES FAC	74025	DLI-POM	SF	9003			1969	1969
630A	EST - TRAINIER		DLI - 229 TH MI BN	SF	420			2005	2005
631	GEN INST BLDG	17120	DLI-POM	SF	3646	PN	64	1967	1967
631	AUTO-AID INST	17136	DLI-POM	SF	2036			1967	1967
632	GEN INST BLDG	17120	DLI-POM	SF	5533	PN	53	1967	1967
633	ADMIN GEN PURP	61050	ACADEMIC ADMINISTRAT	SF	3287	PN	25	1967	1967
634	GEN INST BLDG	17120	DLI-POM	SF	4761	PN	35	1967	1967
634	GEN INST BLDG	17120	DLI-POM	SF	1212	PN	17	1967	1967
634	GEN INST BLDG	17120	DLI-POM GARRISON	SF	1212	PN	17	1967	1967
635	TELEVIDEO CTR	13175	DEFENSE LANGUAGE IN	SF	4690			1967	1967
635	AUTO-AID INST	17136	DEFENSE LANGUAGE IN	SF	992			1967	1967
636	GEN INST BLDG	17120	DLI-POM	SF	5682	PN	64	1967	1967
637	AUTO-AID INST	17120	DEFENSE LANGUAGE IN	SF	5682			1967	1967
638	SUBSTATION	81320	PG&E PRIVATIZED			KV	4.6	1967	1967
645	TRANS UPH AST	72122	MARINE CORPS MARINE	SF	23746	SP	88	1985	1985
646	TRANS UPH AST	72122	W1EC CO A USA ELM DL	SF	23746	SP	88	1985	1985
647	TRANS UPH AST	72122	W1EC CO C USA ELM DL	SF	23533	SP	88	1986	1986
648	TRANS UPH AST	72122	NAVAL DET	SF	23676	SP	88	1986	1986
649	TRANS UPH AST	72122	AIR FORCE 0311 TRG S	SF	23533	SP	88	1986	1986
650	TRANS UPH AST	72122	AIR FORCE 0311 TRG S	SF	23676	SP	88	1986	1986
651	TRANS UPH AST	72122	AIR FORCE 0311 TRG S	SF	23533	SP	88	1986	1986
652	TRANS UPH AST	72122	NAVAL DET	SF	23533	SP	88	1986	1986



660	EXCH MAIN STORE	74053	AAFES	SF	16300			1987	1987
660	EXCH WAREHOUSE	74055	AAFES	SF	4865	CF	6855	1987	1987
660	EXCH SER OUTLET	74056	AAFES	SF	6900			1987	1987
660	FST FD/SNK BAR	74062	AAFES	SF	1905	SE		1987	1987
660	HEAT PLT BLDG	89121	AAFES	SF	2230			1987	1987
701	MULTI ATH FIELD	75011	DLI-POM GARRISON			EA	1	1983	1983
702	REC SHELTER	75052	DLI-POM GARRISON	SF	1250	EA	1	2000	2000
800	POST CEMETERY	76030	DLI-POM GARRISON	AC	0.8	EA	1	1904	1904
802	COURT AREA	75011	DLI-POM GARRISON			EA	1	2000	2000
803	MULTI ATH FIELD	75022	DLI-POM GARRISON			EA	1	2000	2000
804	COURT AREA	75011	DLI-POM GARRISON			EA	1	2000	2000
805	REC SHELTER	75052	DLI-POM GARRISON	SF	1250	EA	1	2000	2000
824	RECEIVER BLDG	13170	USA MEDIA 20	SF	53			1985	1985
828	SEWAGE LFT STAT	83150	CITY OF MONTEREY			KG	821	1986	1986
829	TRANS UPH AST	72122	DLI-229 TH MI BN	SF	23100			2005	2003
830	CO HQ BLDG	14185	W1EC CO F USA ELM DL	SF	7698			1987	1987
831	TRANS UPH AST	72122	W1EC CO F USA ELM DL	SF	23032	SP	88	1986	1986
832	TRANS UPH AST	72122	W1EC CO F USA ELM DL	SF	23032	SP	88	1986	1986
833	TRANS UPH AST	72122	W1EC CO F USA ELM DL	SF	23032	SP	88	1986	1986
834	CO HQ BLDG	14185	W1EC CO D USA ELM DL	SF	7698			1987	1987
835	TRANS UPH AST	72122	W1EC CO D USA ELM DL	SF	23032	SP	88	1996	1996
836	TRANS UPH AST	72122	USAF	SF	23460	SP	88	1996	1996
838	DINING FACILITY	72210	DLI-POM GARRISON	SF	11565	PN	500	1988	1988
840	TRANS UPH AST	72122	W1EC CO E USA ELM DL	SF	23032	SP	88	1986	1986
841	ENLISTED UPH	72111	AIR FORCE 0311 TRG S	SF	23032	SP	88	1986	1986
842	PHYS FIT CTR	74028	DLI-POM GARRISON	SF	72759			1987	1987
843	RECREATION CTR	74068	DLI-POM GARRISON	SF	8431			1987	1987
848	GEN INST BLDG	17120	DLI-POM	SF	69878	PN	786	1986	1986
848	AUTO-AID INST	17136	DLI-POM	SF	8099			1986	1986
860	SEWAGE LFT STAT	83150	CITY OF MONTEREY			KG	374	1986	1986
13230	ANTENNA	13220	DLI-POM GARRISON			EA	1	1985	1985



13510	COMMO LINES UNG	13510	DLI-POM GARRISON			MI	12.5	1912	1912
13511	COMMO LINES UNG	13510	DLI-POM GARRISON			MI	9.6	1912	1912
45210	OPEN STR INST	45210	DLI-POM GARRISON	SY	9213			1903	1903
45290	OPEN STR INST	45210	DLI-POM GARRISON	SY	92			1976	1976
81160	STANDBY GEN	81160	DLI-POM GARRISON			KV	840	2002	2002
81230	EXT LIGHTING	81230	DLI-POM GARRISON			LF	14760	1964	1964
81242	UNG ELECT LINES	81242	DLI-POM GARRISON			LF	4177	1943	1943
81260	TRANSFORMERS	81360	DLI-POM GARRISON			KV	413	1943	1943
82210	STEAM COND LINE	82210	DLI-POM GARRISON			LF	213	1964	1964
82410	GAS PIPELINES	82410	DLI-POM GARRISON			LF	25176	1903	1903
83210	SANITARY SEWER	83210	CITY OF MONTEREY			LF	71806	1903	1903
83210	SANITARY SEWER	83210	DLI-POM GARRISON			LF		1903	1903
83211	SANITARY SEWER	83210	DLI-POM GARRISON			LF	9750	1903	1903
84211	WATER DIST POT	84210	DLI-POM GARRISON			LF	9750	1903	1903
84311	FIRE HYDRANTS	89240	CAL-AM PRIVATIZED			EA	110	1988	1988
84330	FIR PROT SYS NP	84330	DLI-POM GARRISON			LF	811	2002	2002
84510	WATER DIST NP	84510	DLI-POM GARRISON			LF		1986	1986
85110	ROADS, PAVED	85110	DLI-POM GARRISON	SY	211702	MI	14.9	1941	1941
85130	ROADS, UNPAVED	85130	DLI-POM GARRISON	SY	30949	MI	2.4	1941	1941
85190	ROADS, PAVED	85110	DLI-POM GARRISON	SY	371	MI	0.5	1987	1987



85210	ORG PARK PAVED	85210	DLI-POM GARRISON	SY	1391			1981	1981
85211	ORG PARK UNPAVE	85211	DLI-POM GARRISON	SY	1934			1983	1983
85215	NONORG PK PAVD	85215	DLI-POM GARRISON	SY	157118			1941	1941
85215	NONORG PK PAVD	85215	DLI-POM GARRISON	SY	16079			1941	1941
85217	SIDEWALKS PVD	85220	DLI-POM GARRISON	SY	548			1986	1986
85220	SIDEWALKS PVD	85220	DLI-POM GARRISON	SY	60600			1941	1941
85220	SIDEWALKS PVD	85220	DLI-POM GARRISON	SY	5379			1941	1941
87110	STORM SEWER	87110	DLI-POM GARRISON			LF	64568	1941	1941
87110	STORM SEWER	87110	DLI-POM GARRISON			LF	5117	1941	1941
87120	DRAINAGE DITCH	87120	DLI-POM GARRISON			LF	14474	1941	1941
87120	DRAINAGE DITCH	87120	DLI-POM GARRISON			LF	630	1941	1941
87130	IRRIGATION FAC	87130	DLI-POM GARRISON			LF	41416	1971	1971
87130	IRRIGATION FAC	87130	DLI-POM GARRISON			LF	2196	1971	1971
87150	RETAIN STRUCTUR	87150	DLI-POM GARRISON			LF	19103	1965	1965
87150	RETAIN STRUCTUR	87150	DLI-POM GARRISON			LF	164	1965	1965
87190	ROADS, PAVED	85110	DLI-POM GARRISON	SY	7692	MI	6.6	1941	1941
87190	ROADS, PAVED	85110	DLI-POM GARRISON	SY	610	MI	0.5	1941	1941
87210	FENCING/WALLS	87210	DLI-POM GARRISON			LF	26758	1959	1959
87210	FENCING/WALLS	87210	DLI-POM GARRISON			LF	451	1959	1959
87250	ENTRANCE GATE	87250	DLI-POM GARRISON			LF	321	1970	1970
88010	FIRE ALARM SYS	88010	DLI-POM GARRISON			BX	24	1959	1959
88010	FIRE ALARM SYS	88010	DLI-POM GARRISON			BX	4	1959	1959
88050	AUTO SPRINKLER	88110	AAFES			HD	10	1987	1987
91110	LAND HELD PUR	91110	DEPT NAVY NPGS 36	AC				1903	1903
91110	LAND HELD PUR	91110	DEPT OF INTERIOR	AC	0.28			1903	1903
91110	LAND HELD PUR	91110	PACIFIC T & T	AC	0.41			1903	1903
91110	LAND HELD PUR	91110	PG&E COMPANY 03	AC	3.03			1903	1903



91110	LAND HELD PUR	91110	CAL AM WATER CO.	AC	1.35			1903	1903
91110	LAND HELD PUR	91110	CA DEPT OF TRANS 13	AC	0.21			1903	1903
91110	LAND HELD PUR	91110	MONTEREY PARK DPT 40	AC	81			1903	1903
91110	LAND HELD PUR	91110	DLI-POM GARRISON	AC	168.32			1903	1903
91120	LAND HELD DONAT	91120	DLI-POM GARRISON	AC	6.7			1930	1930
91210	PUB DOM WITHDRW	91210	DLI-POM GARRISON	AC	130.8			1866	1866
0123A	GREASE RACK	14960	DLI-POM GARRISON			EA	4	1988	1988
0343G	PWR PLT BLDG	89111	DLI-POM GARRISON	SF	360			2002	2002
0434A	GARAGE FAM HS	71410	RCI	SF	200	VE	1	2002	2002
0614G	PWR PLT BLDG	89111	DLI-POM GARRISON	SF	432			2002	2002
0620A	TERM EQP FAC	13181	DLI-POM GARRISON	SF	222			2002	2002
0622A	ORG STR BLDG	44220	W1EC CO B USA ELM DL	SF	100	CF	800	1996	1996
0622B	ORG STR BLDG	44220	S3 229TH MI BN	SF	100	CF	800	1996	1996
0622C	ORG STR BLDG	44224	W1EC HHC USA ELM DLI	SF	240	CF	1920	2002	2002
0624S	OUTDOOR THEATER	75050	DLI-POM GARRISON			EA	1	2002	2002
0627A	ORG STR BLDG	44220	AIR FORCE 0311 TRG S	SF	200	CF	1600	1996	1996
0627B	ORG STR BLDG	44220	AIR FORCE 0311 TRG S	SF	100	CF	800	1996	1996
0627G	PWR PLT BLDG	89111	DLI-POM GARRISON	SF	432			2002	2002
0629A	ORG STR BLDG	44220	NAVAL DET	SF	100	CF	800	1996	1996
0629B	ORG STR BLDG	44220	MARINE CORPS MARINE	SF	100	CF	800	1996	1996
0630A	ORG STR BLDG	44220	W1EC CO A USA ELM DL	SF	100	CF	800	1996	1996
0630B	ORG STR BLDG	44220	W1EC CO C USA ELM DL	SF	100	CF	800	1996	1996
0634G	PWR PLT BLDG	89111	DLI-POM GARRISON	SF	215			2002	2002
0830G	PWR PLT BLDG	89111	DLI-POM GARRISON	SF	234			2002	2002
0831A	ORG STR BLDG	44220	W1EC CO F USA ELM DL	SF	100	CF	800	1996	1996
0840A	ORG STR BLDG	44220	W1EC HHC USA ELM DLI	SF	100	CF	800	1996	1996



ORD MILITARY COMMUNITY

4220	EXCH AUTO SER	74052	AAFES	SF	8973	OL	12	1964	1964
4225	PO MAIN	73073	POST OFFICE	SF	5216			1977	1977
4226	FLAGPOLE	69010	DLI-POM GARRISON			EA	1	1977	1977
4227	EXCH SER OUTLET	74056	AAFES	SF	2497			1982	1982
4235	EXCH MAIN ST	74053	AAFES	SF	88567			1970	1970
4250	COMMO CTR	13120	DLI-POM GARRISON	SF	1850			1953	1953
4250	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	11238	PN	40	1953	1953
4251	STORAGE GP INST	44220	DLI-POM GARRISON	SF	3430	CF	50000	1977	1977
4251	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	3070	PN	8	1977	1977
4260	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF		PN		1965	1965
4260	ACS CTR	74047	DLI-POM GARRISON	SF	5273			1965	1965
4260	CONSOL OPEN DIN	74046	DLI-POM GARRISON	SF	25439	SE		1965	1965
4260	REC EQ CHECKOUT	74065	DLI-POM GARRISON	SF	4900			1965	1965
4275	LIBRARY MAIN	74041	DLI-POM GARRISON	SF	14400			1970	1970
4280	CHAPEL	73017	DLI-POM GARRISON	SF	26666	SE	600	1958	1958
4283	YOUTH CENTER	74066	DLI-POM GARRISON	SF	19229			1991	1991
4284	COURT AREA	75011	DLI-POM GARRISON			EA	1	1991	1991
4380	MED WAREHOUSE	53060	CALIF MEDICAL	SF	5627	CF	38004	1954	1954
4390	VET FACILITY	53040	NCDVC	SF	5697			1954	1954
4399	LABORATORY	53020	CALIF MEDICAL	SF	1500			1977	1977
4399	ADMIN GEN PURP	61050	CALIF MEDICAL	SF	14024	PN	28	1977	1977
4400	FIRE STATION	73010	DLI-POM GARRISON	SF	6906	VE	3	1953	1953
4401	FIRE TOWER	73012	DLI-POM GARRISON	SF	225			1957	1957
4403	FIRE STATION	73010	DLI-POM GARRISON	SF	3750	VE	6	1982	1982
4405	EXCHANGE CAFE	74062	AAFES	SF	3347	SE	30	1986	1986
4455	BDE HQ BLDG	14182	US ARMY FOURTH ROTC	SF	5699.5			1970	1970
4455	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	5699.5	PN	14	1970	1970



4463	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	9797	PN	30	1970	1970
4468	POLICE/MP STA	73016	DLI-POM GARRISON	SF	11399	PN	30	1970	1970
4494	GREASE RACK	14960	DLI-POM GARRISON			EA	2	1977	1977
4495	HAZ MAT STR INS	44228	DLI-POM GARRISON	SF	5197	CF	103940	1977	1977
4495	ADMIN GEN PURP	61050	DLI-POM GARRISON	SF	3485	PN	8	1977	1977
4496	WASH PLAT ORG	14955	DLI-POM GARRISON			EA	15	1977	1977
4497	STORAGE GP INST	44220	DLI-POM GARRISON	SF	354	CF	3534	1977	1977
4497	STORAGE GP INST	44240	DLI-POM GARRISON	SF	353	CF	3534	1977	1977
4498	GREASE RACK	14960	DLI-POM GARRISON			EA	2	1977	1977
4499	ADMIN/SHOP DOL	21845	DLI-POM GARRISON	SF	7268			1977	1977
4499	STORAGE GP INST	44220	DLI-POM GARRISON	SF	7267	CF	145340	1977	1977
4500	WASH PLAT ORG	14955	DLI-POM GARRISON			EA	15	1977	1977
4501	GREASE RACK	14960	DLI-POM GARRISON			EA	2	1977	1977
4502	WASH PLAT ORG	14955	DLI-POM GARRISON			EA	15	1977	1977
4503	STORAGE GP INST	44220	DLI-POM GARRISON	SF	363	CF	3633	1977	1977
4504	HAZ MAT STR INS	44228	NBI CONTRACT	SF	361	CF	3609	1977	1977
4505	WASH PLAT ORG	14955	DLI-POM GARRISON			EA	15	1977	1977
4506	MNT GEN PURPOSE	21885	DLI-POM GARRISON	SF	14520			1977	1977
4508	WASH PLAT ORG	14955	DLI-POM GARRISON			EA	15	1977	1977
4509	GREASE RACK	14960	DLI-POM GARRISON			EA	2	1977	1977
4510	HAZ MAT STR INS	44228	DLI-POM GARRISON	SF	702	CF	7185	1977	1977
4511	WASH PLAT ORG	14955	DLI-POM GARRISON			EA	15	1977	1977
4512	STORAGE GP INST	44220	DLI-POM GARRISON	SF	14517	CF	12	1977	1977
4513	GREASE RACK	14960	DLI-POM GARRISON			EA	2	1977	1977
4514	WASH PLAT ORG	14955	DLI-POM GARRISON			EA	15	1977	1977
4515	GREASE RACK	14960	DLI-POM GARRISON			EA	2	1977	1977
4516	STORAGE GP INST	44220	DLI-POM GARRISON	SF	370	CF	3609	1977	1977
4517	WASH PLAT ORG	14955	RCI			EA	5	1980	1980
4518	ENGR MAINT FAC	21925	RCI	SF	10036			1980	1980



4519	GREASE RACK	14960	RCI			EA	2	1980	1980
4521	GREASE RACK	14960	DLI-POM GARRISON			EA	2	1980	1980
4522	ENG/HOUSING MNT	21910	USACE	SF	7783			1980	1980
4523	WASH PLAT ORG	14955	DLI-POM GARRISON			EA	5	1980	1980
7693	CHILD DEV CTR	74014	DLI-POM GARRISON	SF	23800	PN	150	1990	1990
81230	EXT LIGHTING	81230	DLI-POM GARRISON			LF	93685	1994	1994
85110	ROADS, PAVED	85110	DLI-POM GARRISON	SY	643492	MI	57	1994	1994
85220	SIDEWALKS PVD	85220	DLI-POM GARRISON	SY	44868			1994	1994
87110	STORM SEWER	87110	DLI-POM GARRISON			LF	42060	1994	1994
87120	DRAINAGE DITCH	87120	DLI-POM GARRISON			LF	15834	1994	1994
4283C	STORAGE GP INST	44220	DLI-POM GARRISON	SF	200	CF		1997	1997
4499A	STORAGE GP INST	44220	DLI-POM GARRISON	SF	1652	CF	18984	1985	1985
4499B	STORAGE GP INST	44220	DLI-POM GARRISON	SF	1562	CF	18984	1985	1985
4506A	STORAGE GP INST	44220	DLI-POM GARRISON	SF	1652	CF	18984	1985	1985
4506B	STORAGE GP INST	44220	DLI-POM GARRISON	SF	1652	CF	18984	1985	1985
4512A	STORAGE GP INST	44220	DLI-POM GARRISON	SF	1652	CF	18984	1985	1985
4512B	STORAGE GP INST	44220	DLI-POM GARRISON	SF	1652	CF	18984	1985	1985
4522A	STORAGE GP INST	44220	USACE	SF	1888	CF	18984	1985	1985
L4383	LAND HELD	9110	DFAS- SUSPENSE	AC	24.3			1996	1996
P4382	ORG PARK	85210	SY	135000				1996	1996
SATCOM									
18000	COMMO CTR	13120	SATCOM	SF	19386			1963	1963
18001	FLAGPOLE	69010	SATCOM			EA	1	1980	1980
18003	WTR SUP BLD NP	89144	SATCOM	SF	44			1963	1963
18005	WTR SUP BLD NP	89144	SATCOM	SF	180			1963	1963
18006	FACILITY MAINT BLDG	21415	SATCOM	SF	2884			1964	1964
18007	HEAT FUEL UNGD	12470	SATCOM			GA	875	1963	1963
18008	PWR PLT BLDG	89111	SATCOM	SF	512			1977	1977
18009	SEP TK/DRN FLD	83120	SATCOM			KG	1.6	1963	1963
18010	SUBSTATION	81320	SATCOM			KV	1750	1963	1963
18011	SEP TK/DRN FLD	83120	SATCOM			KG	4.2	1963	1963
18014	SEP TK/DRN FLD	83120	SATCOM			KG	75	1984	1984



18016	STORAGE WAREHOUSE	44220	SATCOM	SF	2000	CF		1984	1984
18019	DEISEL FUEL STORAGE			GL	20000			2000	
18021	ACCESS CNT FAC	14113	SATCOM	SF	225			1997	1997
18022	SEP TK/DRN FLD	83120	SATCOM			KG	1	1986	1986
18023	SEP TOIL/SHOWER	73075	SATCOM	SF	700			1989	1989
18023	PHYS FIT CTR	74028	SATCOM	SF	700			1989	1989
18024	PAD	14940	SATCOM	SY	460			1990	1990
18027	PAD	14940	SATCOM	SY	460			1997	1997
18029	STR SHED HAZMAT	44222	SATCOM	SF	576	CF		1982	1982
18030	WTR SUP BLD NP		SATCOM	SF	180			2003	2003
18031	PWR PLT BLDG	89111	SATCOM	SF	5780			2000	2000
18031	GENERATOR DUMMY LOAD		SATCOM			KV	750	2000	
18031	GENERATOR DUMMY LOAD		SATCOM			KV	750	2000	
18031	GENERATOR DUMMY LOAD		SATCOM			KV	750	2000	
18061	PAD		SATCOM	SY	37			2003	
18200	STORAGE WAREHOUSE		SATCOM	SF	2000			1999	
18220	ADMIN BUILDING		SATCOM		725			2000	
18332	KU-BAND BUILDING	13120	SATCOM	SF	252			2003	2003
18310	SUBSTATION		SATCOM			KV	500	2001	
18333	PWR PLT BLDG	89111	SATCOM	SF	252			2003	2003
18334	PAD	85225	SATCOM	SY	54			2003	2003
18335	PAD	85225	SATCOM	SY	54			2003	2003
18342	C-BAND BUILDING		SATCOM	SF	252			2004	2004
18344	PAD		SATCOM	SY	54			2004	2004
18345	PAD		SATCOM	SY	54			2004	2004
18361	WATER TANK		SATCOM	GL	100000			2000	2000
18356	PAD		SATCOM	SY	54			2006	2006
18355	PAD		SATCOM	SY	54			2006	2006
18354	PAD		SATCOM	SY	54			2006	2006
18352	EHF BAND BUILDING		SATCOM	SF	252			2006	2006
18411	KA BAND BUILDING		SATCOM	SF	252			2011	2011
18412	KA BAND BUILDING		SATCOM	SF	252			2011	2011
18413	KU BAND BUILDING		SATCOM	SF	252			2011	2011
18421	PAD		SATCOM	SY	54			2011	2011
18422	PAD		SATCOM	SY	54			2011	2011
18423	PAD		SATCOM	SY	54			2011	2011
18424	SUBSTATION		SATCOM			KV	500		
45290	OPEN STR INST	45210	SATCOM	SY	1398			1976	1976



81260	TRANSFORMERS	81360	SATCOM			KV	45	1989	1989
83120	SEP TK/DRN FLD	83120	SATCOM			KG	6	1989	1989
85130	ROADS, UNPAVED	85130	SATCOM	SY	1952	MI	0.3	1963	1963
85215	NONORG PK PAVD	85215	SATCOM	SY	3204			1963	1963
87120	DRAINAGE DITCH	87120	SATCOM			LF	573	1977	1977
87150	RETAIN STRUCTUR	87150	SATCOM			LF	209	1963	1963
87175	RETAIN STRUCTUR	87150	SATCOM			LF	1	1990	1990
87190	ROADS, PAVED	85110	SATCOM	SY	143	MI	0.2	1978	1978
91110	LAND HELD PUR	91110	SATCOM	AC	23			1980	1980
96044	ARMY LODGING	72010	SATCOM	SF	8800	SP	8	1997	1997
97008	ARMY LODGING	72010	SATCOM	SF	7700	SP	7	1997	1997
FENC1	FENCING/WALLS	87210	SATCOM			LF	4896	1963	1963
GASL1	GAS PIPELINES	82410	SATCOM			LF	116	1963	1963
GATE1	ENTRANCE GATE	87250	SATCOM			LF	47	1980	1980
ROAD1	ROADS, PAVED	85110	SATCOM	SY	5166	MI	0.4	1963	1963
SEWR1	SANITARY SEWER	83210	SATCOM			LF	1035	1976	1976
STRM1	STORM SEWER	87110	SATCOM			LF	475	1976	1976
UGEL1	UNG ELECT LINES	81242	SATCOM			LF	3004	1977	1977
WALK1	SIDEWALKS PVD	85220	SATCOM	SY	154			1963	1963
WATR1	WATER DIST POT	84210	SATCOM			LF	9340	1963	1963
XFMR1	TRANSFORMERS	81360	SATCOM			KV	150	1990	1990
XLIT1	EXT LIGHTING	81230	SATCOM			LF	38215	1963	1963

TECHNICAL EXHIBIT 4 HVAC SYSTEMS INVENTORY

Presidio Of Monterey HVAC Equipment							
BLDG #	Type	Manufacture	Serial number	Model Number	Size (BTU/ton)	Bldg Use	Notes
115	ACU	Eubank	FY100279154R	H430B05A1FDS-NB	8 TON	Bolio Visitor Center	
115	ACU	EMI	1-10-D-5359-1	S1CG4000D00-U	5.7 TON	Bolio Visitor Center	
203	ACU	EMI	110D53616	S1CG4000D00-U		Info Center	
204	Furnace	Bryant	3801A68784	395CAV048111	110,000 BTU	GIB	
204	Furnace	Bryant	0201A64474	395CAV048112	110,000 BTU	GIB	
205	Furnace	Bryant	3601A58732	395CAV048113	110,000 BTU	GIB	
205	Furnace	Bryant	0101A52490	395CAV048114	110,000 BTU	GIB	
206	Furnace	Bryant	0101A52504	395CAV048115	110,000 BTU	GIB	
206	Furnace	Rheem	EV5D307F399700214	RGPH12NARJR	125,000 BTU	GIB	
207	Furnace	Bryant	010A52498	395CAV048111	110,000 BTU	GIB	
207	Furnace	Rheem	DH5D307F409600683	REPH12NAQ5R	125,000 BTU	GIB	
208	Steam Boiler	Peerless	7FDA-5221-1186	G0-706FDA-SU	613,900	Theater	
209	Furnace	Carrier	2499A07673	58PAV111	80,000 BTU	GIB	
209	Wall Furnace	Perfection	N/A	PW835EW-1	35,000 BTU	GIB	18 Units
210	Wall Furnace	Perfection	N/A	PW835EW-2	35,000 BTU	GIB	19 Units
211	Wall Furnace	Perfection	N/A	PW835EW-3	35,000 BTU	GIB	20 Units
211	Furnace	Guardian	W1M2307834	GG8S080C16MP11A	80,000 BTU	GIB	
212	Wall Furnace	Williams	N/A	1403622	37,000 BTU	GIB	6 Units
212	Console Heater	Williams	M050253	5001522	37,000 BTU	GIB	
212	Console Heater	Williams	16104473D	3501922	37,000 BTU	GIB	
212	Direct Vent Furnace	Williams	G4085108D	5009622	35,000 BTU	GIB	
212	Furnace	York	EAYM012530	P3UCD12N061014	76,000 BTU	GIB	



213	Direct Vent Furnace	Williams	45101980D	1403622	14,000 BTU	GIB	
213	Direct Vent Furnace	Williams	0212944D	1403623	14,000 BTU	GIB	
213	Direct Vent Furnace	Williams	45101984D	1403624	14,000 BTU	GIB	
213	Wall Furnace	Perfection	N/A	PW835SEN-1	35,000 BTU	GIB	17 Units
214	Wall Furnace	Williams	N/A	2509621	25,000 BTU	General Instruction	19 Units
215	ACU	Carrier	1405X29512	38HDC060321		GIB	
215	ACU	Carrier	1404X29514	38HDC060321		GIB	
215	Furnace	Carrier	4305A33169	585TX090	71000 BTU	GIB	
215	Furnace	Carrier	4305A33170	585TX090	71000 BTU	GIB	
215	Air Handler	Airdale	TBD	TBD	3 Ton	GIB	
215	Air Handler	Airdale	TBD	TBD	3 Ton	GIB	
215	Furnace	No name, but possible Goodman	WIB0625321	GG9512ODZOMP1 1A	114,000 BTU	GIB	
216	Furnace	Carrier	1994A18315	58WAUOTO-R	53,000 BTU	GIB	
216	Wall Furnace	Williams	N/A	2509621	25,000 BTU	GIB	15 Units
218	AC Units	Lennox	5802K28598	5HP26-042-104	5 Ton	Lab	
218	Wall Furnace	Williams	N/A	2509621	25,000 BTU	GIB	9 Units
218	AC Units	Lennox	5802K28600	HP26-042-104	5 Ton	Lab	
218	Furnace		W1D0795924	TG95040A08MP11A	38,000 BTU	Police/POM PD	
219	Wall Furnace	Williams	N/A	2509621	25,000 BTU	GIB	1 Unit
220	Furnace	Coleman	W8KM031048	GBC10016MVC11A	100,000 BTU	Admin	
220	Furnace	York	W0C757772	LY8S100B164HHC	100,000 BTU	Admin	
221	Furnace	TBD	TBD	TBD		GIB	Unit in Attic
228	Furnace	York	W9E2791568	TM9V060B12MP11 A	60,000 BTU	MWR	Basement



228	Furnace	York	W1H2104690	YP9C120DMP12CA	116,000 BTU	MWR	Basement
228	Furnace	Guardian	W0M6247654	G8C1250MUD12H	120,000 BTU	MWR	Gym
228	Furnace	Payne	N/A	N/A	N/A	MWR	3 Units abandoned in place Gym
228	Unit Heater	Modine	N/A	Hot Dawg	45,000 BTU	MWR	Scuba
230	Wall Furnace	Williams	N/A	2509621	25,000 BTU		
233	Furnace	Rheem	RGPH-15NARJR	DH5D307F5195288 8	150,000 BTU	MWR	
233	Furnace	Rheem	RGPH-15NARJR	DH5D307F4795825 5	150,000 BTU	MWR	
233	Furnace	Rheem	RGPH-15NARJR	DH5D307F5195288 7	150,000 BTU	MWR	
233	Furnace	Rheem	RGPH-15NARJR	DH5D307F5195824 9	150,000 BTU	MWR	
235	Split Unit	Fujitsu	KQN008438	A0U9RLFW	90,000 BTU		Warehou se
235	Furnace	Goodman	15092211487	GSE1408601KA	86,000 BTU		Warehou se
235	Furnace	Trane	62954H22F	UTWX4060B1000A	60,000 BTU		Warehou se
235	Furnace	Goodman	W1D0592808	TG95130DZOMP11 A	125,000 BTU		BTV Warehou se
257	Furnace	Bryant	3806A02469	350AAV036080FAS A	80,000 BTU		Admin
257	Furnace	Bryant	3806A02469	350AAV036080	80,000 BTU		Offices
261	Wall Furnace	Williams	N/A	2509621	25,000 BTU		Admin
263	Steam Boiler	Iron Fireman	R0813	36.45.63	450 MBH		General Purpose
263	ACU	Trane	12462N2F	4TTR5036E1000AC			MP
263	ACU	Trane	13071MWN2F	4TTR5036E1000AC			MP
267	ACU	York	W0N5449651	GY9S100C20UP11 H	100,000 BTU		GIB
267	ACU	York	W0H5799300	H1RD060S06H			GIB
	ACU	Goodman	1203206145	GSC130601CB			GIB
267	Wall Furnace	Cozi	N/A	5054595	25,000 BTU		PMSA Warehou se
267	Furnace	Coleman	W0L6182834	GM9S120DH11J	120,000 BTU		PMSA Office



267	Unit Heater	Reznor	APH66M4NH7505	F165-E	N/A	PMSA Warehouse	
267	Unit Heater	Reznor	APH66M4NH7501	F165-E	N/A	PMSA Warehouse	
268	Furnace	York	WOH6837749	GM9S060B12DH11 J	120,000 BTU	Maint Shop	
268	Unit Heater	Reznor	AXK66M4N188235 X	F75-E-3	75,000 BTU	Maint Shop	
268	Unit Heater	Reznor	ATL31K5N86063	F75	75,000 BTU	Maint Shop	
268	Unit Heater	Dayton	K00G013778	3E367E	45,000 BTU	Maint Shop	
268	Unit Heater	Dayton	Q9055462	3E368E	60,750 BTU	Maint Shop	
268	Split Unit	Fujitsu	HRN007675	A0U9RLS	12,000 BTU	Maint Shop	
272	Console Heater	unknown	N/A	N/A	Unknown	Vacant	
271	Furnace					Key Shop	
271	Wall Furnace	Williams	N/A	2509621	25,000 BTU	GIB	
273	Wall Furnace	Williams	N/A	2509621	25,000 BTU	GIB	10 units
274	Heat Pump	Bryant	0506X61736	538BNR036000BAA A	36,000 BTU	GIB	
274	Heat Pump	Bryant	0606X2000	538BNR0600000BA AA	60,000 BTU	GIB	
274	Heat Pump	Bryant	1406X91485	538BNR024000BAA A	24,000 BTU	GIB	
275							
276	Furnace	Rheem	GND34078398809 05	RGDC12NEBJR	120,000 BTU	Legal	
276	Furnace	Goodman	W0D9676945	TG9S120D20MP-11A	80,000 BTU	Legal	
276	Furnace	TBD	TBD	TBD	TBD	Legal	
276	Furnace	TBD	TBD	TBD	TBD	Legal	
277	Steam Boiler	Columbia	140282	L32	700 MBH	CPAC	2000
278	Furnace	Unknown	N/A	N/A	Unknown	Office	
324	Furnace	Bryant	4200A65450	383KAV060135AHJ A	107,000 BTU	Chapel Annex	
324	Furnace	Bryant	4200A65451	383KAV060135AHJ A	107,000 BTU	Chapel Annex	
325	Steam Boiler	Ajax	72670	HRNG-6	250,000 BTU	Chapel	
339	Furnace	Evcon	W0A5442524	G8C15020UHD12G	120,000 BTU	GIB	



339	Furnace	Evcon	W0A5481722	G8C15020UHD12G	120,000 BTU	GIB	
340	Furnace	Goodman	808668255	GKS91155DXAD	106,000 BTU	GIB	
340	Furnace	Goodman	808668242	GKS91155DXAD	106,000 BTU	GIB	
340		Airedale					Room 340
343	ACU	Johnson	N1A6309129	J108JC00N2BZZ70 001	N/A	NEC	
343	ACU	BDP Co	2494A27137	383KAV024070	65,000 BTU	NEC	
344	CRAC	Compu- Aire	Label Illegible	Label Illegible	Label Illegible	NEC	
344	CRAC	Compu- Aire	Label Illegible	Label Illegible	Label Illegible	NEC	
344	AHU	Trane	K02F90562	MCCB104UA0A0UB	N/A	NEC	4 Piece
344	ACU	Trane	2253NP8AD	TWA180830SEA	N/A	NEC	
344	CRAC	Liebert	C12F212699	TCDV205Y	10 Tons	NEC	
344	CRAC	Liebert	C12E8E0181	DS035ADC001412A	N/A	NEC	
354A	Furnace	Guardian	W1H1236426	GG9S060A10MP11 A	60,000 BTU	Vacant	
354B	Furnace	Coleman	W0A7364625	GM9S060B12DH11 J	60,000 BTU	Vacant	
356A	Furnace	Guardian	W0h8264314	GG9S060A10MP11 A	60,000 BTU	Vacant	
356B	Furnace	Goodman	P1257208F	GCS90703BXA	69,000 BTU	Vacant	
358A	Furnace	Day & Night	A074960137	C9UHX080512A2	80,000 BTU	Tax Center	
358B	Furnace	Day & Night	A074960128	C9UHX080512A2	80,000 BTU	Tax Center	
359	Furnace	Guardian	W0K8338701	GG9S060A10MP11 A	57,000 BTU	Police VIP Lodge	
364	Furnace	Goodman	704128035	GCH9037BXAB	69,000 BTU	Visitor Center	
416	ACU	Friedrich	N/A	N/A	N/A		
417	Chiller	Trane	U09F04321	RTAC2004	225.1 TONS	GIB	
417	ACU	EMI	1-10-C-4977-10	S1CG4000D00-U	40,000 BTU	GIB	
417	Air Handler	Trane	K09D71973A	MCCB101UA0A0UA	3 Hp	GIB	
417	Air Handler	Trane	K09D71985A	MCCB025UA0A0UA	15 Hp	GIB	
417	Boiler	Bryan	97685	AB200-W-FDG-LX	1,670 MBH	GIB	
417	AHU	Trane	K09D71962A	MCCB021UA0A0UA	15HP		
417	AHU	Trane	K09D71951A	MCCB021UA0UA	15 HP		



417	AHU	Trane	KO9D71922A	MCCB021UA0UA	15 HP		
417	AHU	Trane	K09D71937A	MCCB021UA0UA	15 HP		
417	AHU	Trane	K09D71911A	MCCB021UA0UA	15 HP		
417	AHU	Trane	K09D71900A	MCCB021UA0UA	15 HP		
417	ACU	EMI	1-10-D-5144-14	WLHG2DO-U	0.07 HP		
418	Boiler	Ajax	66017	WRNG	150,000 BTU	Tele Video Center	
418	AC Unit	Acme	PJF1000	19654113			
418	Split unit	Carrier	Tag wore off				
420	ACU	York	NKKM104796	DH1J0C00Q2ATA1 1A	N/A	Tele Video Center	
420	ACU	EMI	1-01-?????	SCC09D000AAA0A	N/A	Tele Video Center	
420	ACU	Trane	7464T2W1F	4TTX6048B1000BA	N/A	Tele Video Center	
420	CRAC	Halcyon	Label Illegible	Label Illegible	Label Illegible	Tele Video Center	
420	CRAC	Label Illegible	Label Illegible	Label Illegible	Label Illegible	Tele Video Center	
420	Boiler	Laars	EOOCK0001	185179	155,000 BTU	Tele Video Center	
420		Trane	4TTX6048B10000B	7464T2W1F			
421	Split Unit	EMI	1-10-D5362-16	S1E4000D00-U	5.7 TON	Gate	
421	ACU	Eubank	FY1002278154R	H430B05A1FDS-NB	8 TON	Gate	
422	Boiler	RBI	100851307	FW750	750,000		
422	ACU	Carrier	4708Q72345	F0000N0000VW003 0RBA08064-5B-75	480,000BTU	Health Clinic	
422	ACU	Carrier	54708U34357	2V78C897	006Z		
422	AC Split System	Fujitsu	LPA009118	ARU18RLF	208-230V/60 HZ/1 HP	Pharm. Room 1	



422	AC Split System	Fujitsu	LNA008198	ARU12RLF	208-230V/60 HZ/1 HP	Room 4 BL	
422	AC Split System	Fujitsu	KUA008440	AUU9RLF	Indoor Fan Motor 208/230 V 60 HZ/1 HP	Room 5 XRay	
422	ACU/Heat	Mitsubishi	71A01756B	PKA-A24FA		Phone room	
422	ACU/Heat	Mitsubishi	72A01814B	PKA-A24FA		Phone room	
423	ACU	Trane	C07F07228	CGAFC40EALA100 COE0000N0000VW 00	480,000 BTU	Dental Clinic	
517	Furnace	York	WHNM049885	G8C10016MUC12G	100,000 BTU	Admin	
517	Furnace	Bryant	5001A56969	395CAV06055	154,000 BTU	Admin	
517	Furnace	Bryant	5001A56975	395CAV06056	154,000 BTU	Admin	
517	ACU	Day & Night	G074031213	PGN360090K01A1	90,000 BTU	Admin	
518	Furnace	Utility	HN02150	UF50	40,000 BTU	Admin	
518	Furnace	Ruud	FO9932407	UGDG10NAMER	100,000 BTU	Admin	
518	Furnace	Ruud	FO9932408	UGDG10NAMER	100,000 BTU	Admin	
607	Air Handler	Trane	K10F58951	CSAA025UAB00	N/A	GIB	9 PIECE
607	Air Handler	Trane	K10F60116	MCCB04UA0DUB00	N/A	GIB	8 PIECE
607	Air Handler	Trane	K10F58940	CSAA010UAB000	N/A	GIB	8 PIECE
607	Boiler	Bryan	98783	AB150-W-FDG-LX	1002 MBH	GIB	2011
607	Chiller	Trane	U11B20568	CGAM070F2C03...	N/A	GIB	
607	Cistern	Flow Therm	N/A	N/A	N/A	GIB	
610	Boiler	RBI	10744938	LB1970	1,615,400 BTU	GIB	
610		Airedale					Room 339
611	Boiler	RayPak	112190260	H3-0752E	750,000 BTU	GIB	
611	Chiller	Trane	C02BD1584				
611	AHU	Trane	K02B29413		25 HP		
611	ACU	Data Aire	2002-0439-A	DAMA-1.512-C1	0.75 HP		
612	ACU	EMI	10-10-D5360-16	S1cG4000D-U	N/A	Info Cntr	
612	ACU	Eubank	FY1002280154R	H424B05A1FDSNB	N/A	Info Cntr	



612	ACU	TBD	TBD	TBD	TBD	Guard Shack	
612	Infrared Heater	Fostira	TBD	TBD	TBD	Guard Shack	
613	Air Handler	Trane	K12E52734	CSAA040UAC00	N/A	GIB	6 PIECE
613	Air Handler	Trane	K12E52722	CSAA040UAC01	N/A	GIB	6 PIECE
613	Air Handler	Trane	K12E52704	CSAA040UAC02	N/A	GIB	6 PIECE
613	Air Handler	Trane	K12E52686	CSAA030UAC02	N/A	GIB	6 PIECE
613	Air Handler	Trane	K12E52747	CSAA021UAC00	N/A	GIB	4 PIECE
613	Chiller	Trane	U12H04046	RTAC1554UW0H....	N/A	GIB	
613	Boiler	Parker	61219	G2640RL	1,000,000 BTU	GIB	
613	Cistern	Quantum Flow	13050937	N/A	N/A	GIB	
614	Boiler	Aerco	G-02-0216	AP-278002	1,000,000 BTU	HQ Bldg/Info Sys Process	
616	Steam Boiler	Iron Fireman	18013	36.50.63	422 MBH	BN HQ Bldg/Adm Gen Purp	
617	Boiler	Aerco	G-02-0214	AP-278001	1,000,000 BTU	Technical Library	
618	Boiler	Aerco	G-02-0217	AP-278299	1,000,000 BTU	Photo Lab/ADP/Inst Bldg	
619	Split Unit	Lennox	58994H 16370	HS29-036-9Y	N/A	GIB	
619	Split Unit	Carrier	0498E07333	38CKC024320	N/A	GIB	
619	Split Unit	Carrier	0498E07350	38CKC024320	N/A	GIB	
619	Split Unit	Carrier	0498E07351	38CKC024320	N/A	GIB	
619		Airedale	PA2657-U15461	SCHP-4			2 nd floor by Room 200A
620	Steam Boiler	Kewanee	AN254185	M-235-KG	2350 MBH	GIB	
620	Heater/Forced Air	Westinghouse	5836-4		H16203		
620	Heater/Forced Air	Westinghouse	5836-5		H16203		
620	ACU	Sanyo	0050264	KH3072R			



620	ACU	Sanyo	0050964	KH3072R			
620	AC/Heat	Airedale	PA2657-U15463	SCHP-4			
620	ACU	Friedrich	ACLX00533	5512N30B-A	12,000 BTU		237 server room
621	Boiler	Laars	C00A00196	HH2000IN18KCACE L	1,639,918 BTU	GIB	
621	Furnace	Carrier	0498E07347	38CKC024320			
621			WOE6279523	AM024MA321A			
621			WOC7595562	AM024MA322A			
622	Forced Heat	Pace	71-15357-1P		A-9F		
622	Boiler	Rite	23903	225WG	1,000,000 BTU	Barrack	
622	Boiler	Ajax	51499	BIIG	1,000,000 BTU	Barrack	
622	Boiler	Ajax	51497	BIIG	1,000,000 BTU	Barrack	
622	Boiler	Ajax	50880	BIIG	1,000,000 BTU	Barrack	
624	Boiler	Ray Burner	402866	AJ-499-706	4.18 MBH	GIB	
624	ACU	York	W1A5438273	DNX036D09006NX YA	N/A	GIB	
624	ACU	Comfortaire	611TA000401	RAD-121A	12,500 BTU		
624	ACU	Freidrich	ACJY00987	SQ10N10-A	9,600 BTU		
627	Boiler	Laars	M9917256	VW1000MN20CCA	1,000,000 BTU	Barrack/DFAC	
627	Boiler	Laars	M9910425	VW1000MN20CCA	1,000,000 BTU	Barrack/DFAC	
627	Boiler	Laars	M00A00083	HH1000MN20CCA	1,000,000 BTU	Barrack/DFAC	
627	Boiler	Laars	M99104256	VW1000MN20CCA	1,000,000 BTU	Barrack/DFAC	
627	Boiler	Laars	M99104255	VW1000MN20CCA	1,000,000 BTU	Barrack/DFAC	
627	Water Softener	Fleck	N/A	9000	21 GPM	Barrack/DFAC	
627	Water softener	Fleck	N/A	9000	21 GPM	Barrack/DFAC	
627	Steam Boiler	Kewanee	22727	M205G	2050 MBH	Barrack/DFAC	
629	Boiler	Lochinvar	I14H30138494	FTX725N	725,000 BTU	Barrack	
629	Boiler	Lochinvar	1545102198454	FBN1501	1,500,000 BTU	Barrack	
629	Boiler	Lochinvar	4115102063209	AWN701PM	700,000 BTU	Barrack	



629	Boiler	Lochinvar	A12H20200827	AWN701PM	700,000 BTU	Barrack	
630	Boiler	Lochinvar	3315101888169	FTX500N	500,000 BTU	Barrack	
630	Boiler	Lochinvar	3315101888170	FTX500N	500,000 BTU	Barrack	
630A	ACU	Friedrich	LDKB00122	VEB49K15RTD	49,000 BTU	Training Facility	
630A	ACU	Friedrich	LDKB00126	VEB49K15RTD	49,000 BTU	Training Facility	
631	Split Unit	Fujitsu	DDA011643	ASU24C1	24,000 BTU	Testing Lab	
631	Split Unit	Fujitsu	DDA011644	ASU24C1	24,000 BTU	Testing Lab	
631	Split Unit	Fujitsu	GDA005022	ASU24C1	24,000 BTU	Testing Lab	
631	Split Unit	Fujitsu	GDA005023	ASU24C1	24,000 BTU	Testing Lab	
631	Split Unit	Fujitsu	GDN005994	AOU24CLI	24,000 BTU	Testing Lab	
631	Split Unit	Fujitsu	DDN013673	AOU24CL	24,000 BTU	Testing Lab	
631	Split Unit	Fujitsu	DDN011284	AOU24CL	24,000 BTU	Testing Lab	
631	Split Unit	Fujitsu	DDN011287	ASU24CL1	24,000 BTU	Testing Lab	
631	Furnace	Guardian	WOM6254694	G8C07512MUB12H	60,000 BTU	Testing Lab	
631	Furnace	Rheem	GN3D402F11887277	RGDC-07NCBGR	75,000 BTU	Testing Lab	
631	Furnace	Guardian	WIN2350648	GG85060A10MP11A	N/A	Testing Lab	
631	Furnace	Guardian	WIB3505943	GG85060A12MP11A	N/A	Testing Lab	
632	Furnace	TBD	TBD	TBD	TBD	Admin	
633	Furnace	American Standard	53333NAD7E	AUX1000C948D3	100,000 BTU	GIB	
633	Furnace	American Standard	5320ER7G	AUX1000C948D4	1000,000 BTU	GIB	
633	Furnace	American Standard	5333NAD7G	AUX100C948D3	100,000 BTU	GIB	
633	Furnace	American Standard	5323OER7G	AUX100C948D3	100,000 BTU	GIB	
634	Furnace	Trane	F035J37211	GDN0035AEF100	280,000 BTU	GIB	
634	Air Handler	Trane	F03J37211	GDND35AEF	10,000	GIB	
634	Compressor	Fujitsu	DEN008939	AOU30CLX	30,700 BTU	GIB	
635	Furnace	Guardian	W1B3506201	GG85060A10MP1LA	75,000 BTU	Testing Lab	
635	Furnace	Bryant	0702A57210	395CAV042091	88,000 BTU	Testing Lab	
635	Furnace	Goodman	0408797251	GMS80704BNA	70,000 BTU	Testing Lab	



635	Furnace	Goodman	0408797251	GMS80704BNA	70,000 BTU	Testing Lab	
636	Furnace	Coleman	WGNM093661	G8C07512MUB12G	75,000 BTU	GIB	
636	Furnace	Coleman	WGNM093664	G8C07512MUB12G	75,000 BTU	GIB	
636	Furnace	Coleman	W0N4361007	G8CO7512MUB12G	75,000 BTU	GIB	
636	Furnace	Evcon	WANM038185	G8CO7512MUB12A	75,000 BTU	GIB	
637	Split Unit	Freidrick	JELH00395	MR24DC3C	39,000 BTU	GIB	
637	Furnace	Evcon	WBNM029523	G8C10016MUC12A	80,000 BTU	GIB	
637	Furnace	Bryant	395CAV042091FJJ A	0802A65679	88,000 BTU	GIB	
637	Split Unit	Freidrick	JELH00407	MR24DC3C	N/A	GIB	
637	Furnace	Lennox	5802E-21630	G4OUH-60C-110X- 03	110,000 BTU	GIB	
637	Furnace	Lennox	5802E-21633	G40UH-60C-110X- 03	110,000 BTU	GIB	
645	Boiler	Laars	C08195237	PNCH1000NACN2C JN	849,000 BTU	Barracks	
646	Boiler	Laars	C09209214	PNCH1000NACN2C JN	849,000 BTU	Barracks	
647	Boiler	Laars	C07182853	PNCH1000NACN2C XN	839,200BTU	Barracks	
647	Water Heater	Noritz	2012.08-001061	NC250-SV-ASME	250,000 BTU	Barracks	
648	Boiler	Laars	C07182956	PNCH1000NACN2C XN	839,200 BTU	Barracks	
648	Water Heater	Noritz	2012..10-001102	NC250-SV-ASME	250,000 BTU	Barracks	
649	Boiler	Laars	C07182955	PNCH1000NACN2C XN	839,200 BTU	Barracks	
649	Water Heater	Noritz	2012.08-001062	NC250-SV-ASME	250,000 BTU	Barracks	
650	Boiler	Laars	C07182957	PNCH1000NACN2C XN	839,200 BTU	Barracks	
650	Water Heater	Noritz	2012.07-001028	NC250-SV-ASME	250,000 BTU	Barracks	
651	Boiler	Laars	C07182958	PNCH1000NACN2C XN	839,200 BTU	Barracks	
651	Water Heater	Noritz	2012.08-001054	NC250-SV-ASME	250,000 BTU	Barracks	
652	Boiler	Laars	C07182959	PNCH1000NACN2C XN	839,200 BTU	Barracks	
652	Water Heater	Noritz	2012.07-001025	NC250-SV-ASME	250,000 BTU	Barracks	



660	AHU 3	Trane			10 HP		
660	AHU1	Trane	K86F99638		15 HP		
660	AHU 2	Trane	K86E99363		5 HP		
660	Air Handler	Trane	K86E99637	CCD808DWEE	1.5 Hp	AAFES PX	
660	Boiler	Ajax	AC-86-38369	WGX-1375	1,100,000 BTU	AAFES PX	
660	Chiller	Trane	C02HO7127	CGAFC404AGA100 000000000000W0 9	40 Ton	AAFES PX	
829	Boiler	Pennant	C04D02670	PNCH0750NACK2C JN	630,000 BTU (output); 749,970 (input)	Barracks	
829	Boiler	Laars	M04E02963	VW0400MN20CCA BXX	399,000 BTU	Barracks	
830	Boiler	Laars	D02CF0007	HH0175CN12KBBB K	175,000 BTU; 142,000 (output)	Co HQ Bldg	
831	Boiler	Bryan	59928	CL-90W-FDGO	750 MBH	Barrack	
832	Boiler	Bryan	59935	CL-90W-FDGO	750 MBH	Barrack	
833	Boiler	Bryan	59932	CL-90W-FDGO	750 MBH	Barrack	
834	Boiler	Laars	399CG0141	HH0175C124340K	175,000 BTU	Co HQ Bldg	
835	Boiler	Bryan	77322	CL180-W-FDG	1270 MBH	Barrack	1995
836	Boiler	Bryan	77313	CL180-W-FDG	1270 MBH	Barrack	1995
838	Boiler	Aerco	G-01-0705	AP-205021	930,000 BTU	Dining Facility	
838	Boiler	Aerco	G-01-0547	AP-074139	930,000 BTU	Dining Facility	
838	Boiler	ModCon	102015B170223	MODCON850	850,000 MBH	Dining Facility	2015
838	Boiler	Parker	52371	103-25	1320 MBH	Dining Facility	
840	Boiler	Bryan	59931	CL-90W-FDGO	900 MBH	Barrack	1985
841	Boiler	Bryan	59936	CL-90W-FDGO	900 MBH	Barrack	1985
842	Boiler	Hurst	FB250-30-20	97-311	2,000,000 BTU	Physical Fitness Center	
842	Boiler	Laars	8790100	NQ-750-C-N-06-B	585,000 BTU	Physical Fitness Center	
842	Boiler	Laars	8692196	NQ-750-C-N-06-B	585,000 BTU	Physical Fitness Center	
842	Furnace	Carrier	3986T44791	39EH19	N/A	Physical Fitness	



842	Furnace	Carrier	3986T44793	39EH29	N/A	Physical Fitness	
842	Furnace	Carrier	3986T44789	39EH13	N/A	Physical Fitness	
842	Furnace	Carrier	3986T44788	39EH13	N/A	Physical Fitness	
842	Furnace	Carrier	3986T44792	39EH23	N/A	Physical Fitness	
842	Furnace	Carrier	3986T44787	39EH13	N/A	Physical Fitness	
842	Furnace	Carrier	3986T44785	39EH13	N/A	Physical Fitness	
842	Furnace	Carrier	3986T44790	39EH17			
842	Furnace	Carrier	4286T44781	39EH36			
842	Furnace	Carrier	3986T448783	39EH36			
842	Furnace	Carrier	B84230908	39BA080A89			
843	Furnace	Goodman	0607169515	GKS91155DXAA	115,000 BTU	Activity	
843	Furnace	Goodman	0607169516	GKS911550Xaa	106,500 BTU	Activity	
843	Furnace	Goodman	0607169486	GKS91155DXAA	106,500 BTU	Activity	
843	Furnace	Goodman	0607169519	GKS911550XAA	106,500 BTU	Activity	
843	Furnace	Goodman	0607169515	GKS911550XAA	106,500 BTU	Activity	
843	Split Unit	Heatcraft	T05L00774	MOH008D72CF	N/A	Activity	
843	Split Unit	Heatcraft	T05L02065	MOH026L62CF	N/A	Activity	
843	Furnace	Goodman	0608172701	GKS90453BXAA	42,800 BTU	Activity	
843	Furnace	Goodman	0607169549	GKS91155DXAA	106,500 BTU	Activity	
843	Furnace	Goodman	0607169542	GKS(1155DXAA	106,500 BTU	Activity	
843	Furnace	Goodman	607169486	GKS91155DXAA	106,500 BTU	Activity	
845	Furnace	Goodman	607169519	GKS91155DXAA	115,000 BTU	Activity	
846	Furnace	Goodman	607169515	GKS91155DXAA	115,000 BTU	Activity	
848	Split Unit	Airedale	Combo	PA2757015462			Room 301
848	Split Unit	Trane	44727GP2F	2TWA0072A300AB			Room 300
848	Split Unit	Fujitsu	DDN016578	A042CL			Room 367A
848	Boiler	ModCon	K05057050	MODCON850	850,000 BTU	GIB	2008
848	Split Unit	Fujitsu	012620	A0U36CLX			Room 267A
848	Boiler	ModCon	K01056190	MODCON850	850,000 BTU	GIB	2008

Ord Military Community - HVAC Equipment							
Bldg. No.	Type	Manufact ure	Serial Number	Model Number	Size (BTU/ton)	BLDG Use	Notes
4227	WH	A0 Smith	MC9807222 3-970	BTC250A70	250,000 BTU	PX Laundry	
4227	WH	Bradford & White	BG8424999	DBOT250SN	250,000 BTU	PX Laundry	



4235	Furnace	Renzor	N/A	SC-200	200,000 BTU	Post Exchange	
4250	Furnace	Carrier	0502A60265	58WAV155-19	154,000 BTU	Commo Ctr	
4250	Furnace	Carrier	0502A6- 60269	58WAV155-20	154,000 BTU	Commo Ctr	
4260	Furnace	Modine	S2025096- 1639	WDG250SF	250,000 BTU	ACS	
4260	Furnace	Modine	S2025196- 1802	WDG350SF	350,000 BTU	ACS	
4260	Furnace	Modine	S2025196- 1803	WDG300SF	300,00 BTU	ACS	
4260	Furnace	Modine	S2025196- 1804	WDG125SF	125,000 BTU	ACS	
4260	Furnace	Modine	S2025196- 1805	WDG125SF	125,000 BTU	ACS	
4260	ACU	York	NOK688643 7	D2NA060NO902 5D	5Ton/108, 000 BTU	ACS	
4260	ACU	York	NOK589243 5	D2NA060NO902 5D	5Ton/108, 000 BTU	ACS	
4275	Furnace	Bryant	3602A31831	311JAV066135	132,000 BTU	Library	
4275	Furnace	Evcon	1E+09	BGU15020AX	150,000 BTU	Library	
4275	Furnace	Evcon	WOD596679 3	G8C15020UH12 G	150,000 BTU	Library	
4280	Boiler	LAARS	C03K09250	PNCH1500NACL ICXN	1,499,000 BTU	Post Chapel	
4283	Boiler	RBI	1E+06	DB600	600,000 BTU	Youth Center	
4380	Furnace ace	Lennox	5910G11017	G43Uf-60-135	132,000 BTU	Med Clinic	
4390	Furnace	Nordyne	N/A	GL1RA-126n	126,000 BTU	Vet Facility	
4391	Furnace	Nordyne	N/A	GL1RA-126n	126,000 BTU	Vet Facility	



4392	Furnace	Nordyne	N/A	GL1RA-126n	126,000 BTU	Vet Facility	
4399	Boiler	Rite	Z8693	55W	550,000 BTU	Immersion	
4399A	Chiller	Trane	CO2D02997	CGAFC 504a	20-60ton	Immersion	
4398	ACU	Bard	125b062153 518-02	Wh361	N/A	Immersion	
4397	ACU	Bard	125B062153 520 -02	Wh362	N/A	Immersion	
4397	ACU	Bard	125C062159 943-02	Wh363	N/A	Immersion	
4396	ACU	Bard	125C026159 946-02	Wh364	N/A	Immersion	
4396	ACU	Bard	125B062153 28-02	Wh365	N/A	Immersion	
4400	Boiler	Bryant	KE0714772	DCG32-BOT- 250-6N	250,000 BTU	Fire Station	
4455	ACU	Carrier	3695A12160	58UXT12020	117,000 BTU	DPW/ROTC	
4455	ACU	Carrier	3695A1217 4	58UXT12020	117,000 BTU	DPW/ROTC	
4455	ACU	Carrier	3695A12177	58UXT12020	117,000 BTU	DPW/ROTC	
4455	ACU	Carrier	3795A14144	58UXT12020	117,000 BTU	DPW/ROTC	
4463	Boiler	LAARS	CO2F05396	HH0500-IN- 09K1ABCO	500,000 BTU	BRAC/Enviro nmental	
4468	Furnace	Goodman	1E+10	GMP-125-4	125,000 BTU	Federal Police Station	
4468	Furnace	Goodman	1E+10	GMP-125-4	125,000 BTU	Federal Police Station	
4468	Furnace	Goodman	1E+10	GMP-125-4	125,000 BTU	Federal Police Station	
4468	ACU	Carrier	3795A14141	58UXT1202	117,000 BTU	Federal Police Station	



4468	Furnace	York	WBNM0037 62	P4HU	115,000 BTU	POM Police Department	
7693	Boiler	RITE	28905	A90-WE	900,000 BTU	Child Development Center	

SATCOM HVAC Equipment						
BLDG #	Type	Manufacture	Serial number	Model Number	Size (BTU/ton)	Notes
18000	ACU	Liebert	361624-004	FH219W-ASM	18.25 Ton	
18000	ACU	Liebert	361624-003	FH219W-ASM	18.25 Ton	
18000	ACU	Liebert	396994-002	DH315W-AAEI	26.25 Ton	
18000	ACU	Liebert	396994-001	DH315W-AAEI	26.25 Ton	
18000	ACU	Liebert	361624-002	FH138W-ASM	11.5 Ton	
18000	ACU	Liebert	356344-001	FH219W-ASM	18.25 Ton	
18000	ACU	Liebert	361624-001	FH138W-ASM	11.5 Ton	
18000	ACU	Liebert	328390-001	FH267WAAM	22.5 Ton	
18000	ACU	Liebert	328390-002	FH267WAAM	22.5 Ton	
18000	ACU	Liebert	328390-003	FH267WAAM	22.5 Ton	
18000	ACU	BAC	UU32511701MAD	FXV-642-MM	287.5 Ton	
18000	ACU	BAC	UU32511702MAD	FXV-642-MM	287.5 Ton	
18008	ACU	Carrier	0400G30582	48HJD014	12 Ton	
18008	ACU	Marvair	AP99599	AVP72ACD00N3U	6 Ton	
18008	ACU	Marvair	AP99600	AVP72ACD00N3U	6 Ton	
18021	ACU	Amana	9503328945	B12C3HEW	1 Ton	
18027	ACU	EEI	553-026	LUC 145553	12 Ton	
18027	ACU	EEI	553-027	LUC 145553	12 Ton	
18057	ACU	Marvair	F000098469000002	AVP12ACA2-2C-4000	1 Ton	
18057	ACU	Marvair	F000098469000004	AVP12ACA2-2C-4000	1 Ton	
18058	ACU	MARVAIR	B000098469000004	AVP12ACA2-2C-4000	1 Ton	
18058	ACU	MARVAIR	B000098469000005	AVP12ACA2-2C-4000	1 Ton	
CT Control	ACU	Bard	158L082551960-01	WA121-A05XX4XXX	1 Ton	
18332	ACU	Bard	154KO 6675-2	WA602 B09XPXXXJ	1.2 Ton	



18332	ACU	Bard	154KO 7764-2	WA602 B09XPXXXJ	1.2 Ton	
18352	ACU	Bard	214MO 1015-2	WA327 B09XPXXXJ	1.8 Ton	
18352	ACU	Bard	214MO 1015-2	WA327 B09XPXXXJ	1.8 Ton	
MTPLL1	ACU	Bard	139BO31792207-02	WA182 AO8XX4XXX	1 Ton	
MTPLL2	ACU	Bard	139BO31792209-02	WA182 AO8XX4XXX	1 Ton	
18334	ACU	Bard	154K031838725-02	WA602-BO9XPXXXJ	1.8 Ton	
18334	ACU	Bard	154K031841316-02	WA602-BO9XPXXXJ	1.8 Ton	
18342	ACU	Bard	154H052050100-02	WA602-BO9XPXXXJ	1.8 Ton	
18342	ACU	Bard	154H052050101-02	WA602-BO9XPXXXJ	1.8 Ton	
18411	ACU	BARD	315A102676327-02	WA24A1-B06XW1XXJ	1 Ton	
18411	ACU	BARD	315A102676337-02	WA24A1-B06XW1XXJ	1 Ton	
18412	ACU	BARD	315A102676328-02	WA24A1-B06XW1XXJ	1 Ton	
18412	ACU	BARD	315A102676343-02	WA24A1-B06XW1XXJ	1 Ton	
18413	ACU	BARD	315A102676330-02	WA24A1-B06XW1XXJ	1 Ton	
18413	ACU	BARD	315A102676338-02	WA24A1-B06XW1XXJ	1 Ton	
CoDARSpace, Mission AC Units (Bldg. 18012 removed)						
Facilities AC Units						
18000	ACU	Carrier	1196FO	07DB215601	20 Ton	
18000	HEAT PUMP	Climate Master	TBD	GSV036AHXX5S6LTA		
18000	HEAT PUMP	Climate Master	TBD	GSV024AHXX5SRTA		
18000	HEAT PUMP	Climate Master	TBD	GSV036AHXX5S6LTA		
18000	HEAT PUMP	Climate Master	TBD	GSV024AHXX5SLTA		
18000	HEAT PUMP	Climate Master	TBD	GSV024AHXX5SLTA		
18000	HEAT PUMP	Climate Master	TBD	GSV024AHXX5S6RTA		



18000	HEAT PUMP	Climate Master	TBD	GLV120AHD2BNFTS		
18000	HEAT PUMP	Climate Master	TBD	GSV030AHXX5SLTA		
18000	HEAT PUMP	Climate Master	TBD	GSV030AHXX5SLTA		
18000	AHU	Liebert	C111L8E0037	DS070ADAOE0528A	30 ton	
18000	AHU	Liebert	C111L8Exxxx	DS070ADAOE0528A	30 ton	
18000	AHU	Liebert	C111L8Exxxx	DS070ADAOE0528A	30 ton	
18000	AHU	Liebert	C111L8Exxxx	DS070ADAOE0528A	30 ton	
18000	AHU	Liebert	C111L8Exxxx	DS070ADAOE0528A	30 ton	
18000	AHU	Liebert	C111L8Exxxx	DS070ADAOE0528A	30 ton	
18000	ACU	Liebert	1029C29159	CDF616A	30 ton	
18000	ACU	Liebert	1029C2xxxx	CDF616A	30 ton	
18000	ACU	Liebert	1029C2xxxx	CDF616A	30 ton	
18000	ACU	Liebert	1029C2xxxx	CDF616A	30 ton	
18000	ACU	Liebert	1029C2xxxx	CDF616A	30 ton	
18000	ACU	Liebert	1029C2xxxx	CDF616A	30 ton	
18002	ACU	Amana	9410156451	18C3HEW	1.5 Ton	
18006	ACU	Amana	2111057	18M33PBEH	1.5 Ton	
18006	ACU	Amana	102145230	18M33PBEH	1.5 Ton	
18012	ACU	Lennox	5593A02789	ECJ-16-15-1Y	15 Ton	
18016	ACU	Carrier	R725204	HB32335	N/A	
18031	ACU	Bryant	0899E31580	661CJO36-A	3 Ton	
18220	ACU	BARD	TBD	WA372-A10XX4XXX	5 Ton	
18220	ACU	BARD	TBD	WA372-A10XX4XXX	5 Ton	
18220	ACU	BARD	TBD	WA372-A10XX4XXX	5 Ton	
18333	ACU	BARD	154A072290823-02	WA60223-BOZBNXXXJ	1 Ton	
18333	ACU	BARD	154A072290824-02	WA60223-BOZBNXXXJ	1 Ton	
18004	ACU	Trane	M18101627D	WCH060C3000BC	5 Ton	



**TECHNICAL EXHIBIT 5
EMERGENCY GENERATORS and ASSOCIATED FUEL STORAGE TANKS**

GENERATOR LOCATION	BUILDING NUMBER	DESCRIPTION	TANK TYPE/FUEL CAPACITY
POM	343	ELLIOT, 200/250KW, 120/208V	500 GL. DIESEL
POM	418	ONAN, 80KW	145 GL. DIESEL
POM	420	GENERAC, 18KW, 120/208V	NAG
POM	422	CATERPILLAR, 200/250KW, 480V	500 GL. DIESEL
POM	614	GENERAC, 230KW, 120/208V	500 GL. DIESEL
POM	627	GENERAC, 230KW, 120/208V	500 GL. DIESEL
POM	630	CATERPILLAR, 18KW	45 GL. DIESEL
POM	634	ONAN/CUMMINS, 60KW, 480V	145 GL. DIESEL
POM	830	ONAN/CUMMINS, 80KW, 120/208V	194 GL. DIESEL
POM	838	GENERAC, 155KW, 120/208V	241 GL. DIESEL
OMC	3985 WILD CAT RIDGE	ONAN, 20KW	250 GL. PROPANE
OMC	4400A	GENERAC, 30KW	200 GL. DIESEL
OMC	4400B	Aboveground Tank	1000 GL DIESEL
OMC	4250	CATERPILLAR, 150KW	500 GL. DIESEL
OMC	4468	KHOLER, 20KW	200 GL. NAG
OMC	4463	GENERAC, 60KW	305 GL. DIESEL
OMC	4510A	Aboveground Tank	500 GL DIESEL/GAS
SATCOM	18008	POWERWARE, UPS, 500KVA	N/A
SATCOM	18031	CUMMINS, 4 X 750KW, 12.4KV	DIESEL, 20K/GL. UST
SATCOM	18333	POWERWARE, UPS, 130KVA	N/A
SATCOM	18003	CATERPILLAR SR4, 215KW, 208/480V	100 GL. DIESEL
SATCOM	18411	APC SMART, UPS 20KVA	N/A
SATCOM	18412	APC SMART, UPS 20KVA	N/A
SATCOM	18413	APC SMART, UPS 20KVA	N/A



**TECHNICAL EXHIBIT 6
BACKFLOW PREVENTION DEVICES INVENTORY (POM & OMC)**

BLDG	DEVICE TYPE	LOCATION	MFGR & MODEL	SERIAL #	SIZE
PRESIDIO OF MONTEREY					
115		Visitor Center Bolio			
203		Visitor Center High St.			
204	RP	Old Classroom, Outside Mech. Room	Wilkins/975 XL	608552	1"
205	RP	Old Classroom, Outside Mech. Room	Wilkins 975XL	651461	1"
206	RP	Old Classroom, Outside Mech. Room	Wilkins 975XL	645919	1"
207	RP	Old Classroom, Outside Mech. Room	Wilkins 875XL	1798755	1"
208	RP	Theatre, Boiler Room	Febco 825Y	634892	3/4"
209	RP	Old Classroom, Outside Female RR	Wilkins 975XL	633768	1/2"
210	RP	Old Classroom, Outside Male RR	Wilkins 975XL	633594	1/2"
212	RP	Old Classroom, Outside Mechanical RM	Wilkins 975XL	633552	1/2"
218	PR	Old Classroom, Outside Mechanical RM	Febco 825Y	Z1546	1/4"
220	DC	Old Classroom, Near B221	Wilkins 350ADA	V1610	4"
221	PR	Edge Club, Outside Mech. Room	Wilkins 375XL	6336587	2"
235	PV	Sup Maint. Whse Outside S Irrigation L	Wilkins/975 XL	407988	2"
263	RP	Info Ctr Process, Mechanical RM	Watts 909	406235	3/4"
325	RP	Post Chapel, Mechanical Rm	Febco 825Y	A25127	3/4"
417	RP	GEN INST BLDG, Irrigation	Wilkins 975		2"
417	DC	GEN INST BLDG, Fire	Wilkins 350DA	21030	6"
418	DC	Installation Operations Center	Wilkins 350DA	30440	4"
421		Visitor Center Franklin			
422	RP	HL/DEN CL WO; Outside in Back	Watts 009	1196	3"
422	RP	HL/DEN CL WO; Outside in Back	Watts 009	1197	3"
422	PV	HL/DEN CL WO; Mechanical RM	Wilkins 975XL	640218	1/2"
422	DC	HL/DEN CL WO; Mech Rm, Lawn Behind Bldg. Irrigation Line	Wilkins 975XL	641154	2"
422	PVB	HL/DEN CL WO BD, D-22	Wilkins 720A	248698	2"
423	DC	Dental Clinic, Domestic	Wilkins 375	38718	4"
423	DC	Dental Clinic, Fire	Wilkins 350ADA	13447	6"
423	RP	Dental Clinic, Irrigation	Wilkins 975XL	306507	1-1/4"
450		Gen Inst Bldg., Outside North Side	Wilkins 720A	633556	1/2"
451	RP	Gen Inst Bldg, Outside East Side	Wilkins	W148857	
451	RP	Gen Inst Bldg, Outside East Side	Wilkins	1775979	1/2"



453	RP	Gen Inst Bldg East side, Commercial	Wilkins 975XL	W135217	1 1/2"
518	RP	Auditorium Gen, East Side	Wilkins 975XL	1710256	1 1/2"
607	RP	Gen Inst Bldg			
610	RP	Gen Inst Bldg; Boiler Rm (#17)	Febco 825Y	BH9416	3/4"
610	PV	Gen Inst Bldg; Outside West Side (#17)	Wilkins 975 XL	21795	2"
610	RP	Gen Inst Bldg, Outside MR #141A	Wilkins 975XL	21785	2&4"
610	RP	Gen Inst Bldg, Outside W, Irrigation L	Wilkins 975 XL	641148	4"
612		Visitor Center Taylor			
613	RP	Gen Inst Bldg			
614	RP	Admin Gen Purp, Mechanical Room	Wilkins/Zern	1269283	3/4"
614	RP	Admin Gen Pur; Outside in Back	Watts 909	406249	3/4"
616	RP	Mil PersBldg, Mechanical Room	Watts 909	406239	3/4"
616	RP	Mil PersBldg, Outside of Bldg	Wilkins 975XL	640223	3/4"
617	RP	Tech Library, Mechanical Room	Watts 909	407128	3/4"
618	RP	Gen Inst Bldg; Outside Mech Rm	Watts 909	406245	3/4"
618	RP	Gen Inst Bldg; Outside Mech Rm	Watts 909	34962	2"
619	PV	Gen Inst Bldg; Outside Mech Rm	SMR	144134	2"
620	RP	Gen Inst Bldg; Mech Rm	Watts 909	21766	3"
620	RP	Gen Inst Bldg, Outside, South	Wilkins 975XL	21752	3"
620	RP	Gen Inst Bldg, Outside South	Wilkins 975XL	21737	3"
620	RP	Gen Inst Bldg; Outside West	Wilkins975XL	644991	3/4"
621	RP	Gen Inst Bldg Mechanical Room	Watts 909	406274	3/4"
621	RP	Gen Inst Bldg, Outside Mechanical Rm	Wilkins 975XL	21764	3"
622	RP	EnlBrks W/O Din; Outside Front	Wilkins 975XL	644996	3/4"
622	RP	EnlBrks W/O Din; Outside Front	Wilkins 975XL	21786	4"
622	RP	EnlBrks W/O Din; Outside Front Lawn Irrigation Line	Wilkins 975	64115	2"
622	RP	EnlBrks W/O Din; Outside North Side	Wilkins 975	641205	2"
622	RP	Enl Bk W/O Din, Outside NE, Irrigation Line	Wilkins 975XL	641117	2"
622		Enl Bk W/O Din, Outside W, Irrigation Line	Wilkins 975XL	641156	2"es
623	RP	Gen Inst Bldg, Outside NE	Wilkins 975XL	21794	3"
623	RP	Gen Inst Bldg, Outside NE, Irrigation Line	Wilkins 975XL	641153	2"
624	RP	Gen Inst Bldg, Boiler Room	Wilkins 975 XL	644296	2"
624	RP	Gen Inst Bldg, Outside Back (Courtyard)	Wilkins 975XL	21767	3"
627	RP	EncBl W/O Din, Boiler Room	Wilkins 975XL	645127	3/4"
627	RP	Enl Bk W/O Din, Dining Rm	Wilkins 720A	248589	1 1/2"
627	RP	Enl Bk W/O Din Kitchen	Wilkins 720A	248696	1 1/2"



627	RP	Enl BK W/O Din, Kitchen	Wilkins 720A	248779	1 / 2"
627	RP	Enl Bk W/O Din, Outside Mech. RM	Wilkins 975XL	21797	4"
629	RP	Enl Bk W/O Din, Outside Mech. Rm	Wilkins975XL	21645	4"
630	RP	Enl Bk W/O Din, Boiler Room	Febco 825Y	A0020043	3 / 4"
630	RP	Enl Bk W/O Din, Mechanical Rm	Wilkins 975XL	21783	4"
645	RP	EnlBrks W/O Din; Mech Rm	Wilkins 975XL	645182	3/4"
645	RP	EnlBrks W/O Din; Outside Front	Wilkins 975XL	21793	3"
646	RP	EnlBrks W/O Din; Outside Front	Wilkins975XL	21735	3"
646	RP	EnlBrks W/O Din; Mechanical Room	Febco 825Y	BH9385	3 / 4"
646	RP	Enl Bk W/O Din, Outside Front, Irrigation Line	Wilkins 975XL	641150	2"
647	RP	EnlBrks W/O Din; Mech Rm	Febco 825Y	BG1170	3/4"
647	RP	EnlBrks W/O Din; Outside Front	Wilkins 975XL	21792	3"
647	RP	Enl Bk W/O Din, Outside Front, Irrigation Line	Wilkins 975XL	641151	2"
648	RP	EnlBrks W/O Din; Mechanical Room	Wilkins 975XL	645117	3 / 4"
648	RP	Enl Bk W/O Din, Outside Front	Wilkins 975 XL	21751	3"
649	RP	Enl Bk W/O Din, Mechanical Room	Wilkins 975XL	645055	3/4"
649	RP	Enl Bk W/O Din, Outside Front	Wilkins 975XL	21734	3"
650	PR	EnlBrks W/O Din; Outside Front	Wilkins 975XL	21791	3/4"
650	PR	Enl Bk W/O Din, Mechanical Room	Wilkins 975XL	644898	3/4"
650	PR	Enl Bk W/O Din, Outside Front, Irrigation Line	Wilkins 975XL	641133	2"
651	RP	EnlBrks W/O Din; Mech Rm	Febco 825Y	AA1410	3/4"
651	RP	EnlBrks W/O Din; Outside Front	Wilkins 975XL	21758	3"
652	RP	EnlBrks W/O Din; Mech Rm	Febco 825Y	AA1369	3/4"
652	RP	EnlBrks W/O Din; Outside Front	Wilkins 975XL	21754	3"
532	RP	Enl Bk W/O Din, Outside Front, Irrigation Line	Wilkins 975XL	642920	2"
660	RP	PX Bldg, Boiler Room	Watts 909	406254	3/4"
660	RP	PX Bldg Mezzanine	Wilkins 975XL	645052	3/ 4"
800	RP	Cemetery	Wilkins 975XL	3237985	2"
829	DC	Enlisted Barracks, Fire	Wilkins 350DA	12946	6"
829	RP	Enlisted Barracks, Irrigation	Febco 825Y	340508	1"
829	RP	Enlisted Barracks, Domestic	Wilkins	1731419	2"
830	RP	Sup Svc Ad, Bldg; Mech Rm	Wilkins 975XL	633731	1"
830	RP	Sup Svc AdmBldg, Mechanical Rm	Wilkins 975XL	640219	1-1/2"
831	RP	EnlBrks W/O Din; Mech Rm	Wilkins 975XL	651447	1"
831	RP	EnlBrks W/O Din; Outside Front	Febco 825Y	AB7110	2"
831	RP	Enl Bk W/O Din, Outside Front	Wilkins 975XL	21749	3"
832	RP	EnlBrks W/O Din; Mech Rm	Wilkins 975XL	645889	1"
832	RP	EnlBrks W/O Din; Outside Front	Wilkins 975XL	21753	3"
833	RP	EnlBrks W/O Din; Mech Rm	Wilkins 975XL	645122	3/4"



833	RP	EnlBrks W/O Din; Outside Front	Wilkins 975XL	21790	3"
834	RP	Sup Svc AdmBldg; Mech Rm	Wilkins 975XL	645926	1"
834	PV	Sup Svc AdmBldg; Outside Mech Rm	Wilkins975XL	641155	2"
838	RP	Enl Per Din; Serving Area	Wilkins 975XL	641155	3/4"
838	RP	Enl Per Din, Serving Area	Wilkins 975XL	644988	3/4"
838	RP	Enl Per Din, Serving Area	Wilkins 975 XL	644294	3/4"
838	RP	Enl Per Din, Serving Area	Wilkins 975XL	643134	3/4"
838	RP	Enl Per Din, Mechanical Room	Wilkins 975XL	B21781	3/4"
838	RP	Enl Per Din, Kitchen	Wilkins 720A	369332	1 1/2"
838	RP	Enl Per Din, Kitchen	Wilkins 720A	175430	3/4"
840	RP	EnlBrks W/O Din; Mech Rm	Wilkins 975XL	21765	3/ 4"
840	RP	EnlBrks W/O Din; Outside Front	Wilkins 975 XL	21765	3"
841	RP	EnlBrks W/O Din; Mech Rm	Wilkins 975 XL	645174	3/4"
841	RP	En Bk W/O Din, Outside Front	Wilkins 975 XL	641157	2"
841	RP	Enl Bk W/O Din, Outside front	Wilkins 975 XL	21763	3"
842	RP	Phys Fit Center; Mech Rm	Wilkins 975XL	640221	1 1/2"
843	RP	Recreation Ctr; Outside West			
843	PV	Recreation Ctr; Outside West Side	Wilkins 975XL	642907	2"
848	RP	Gen Inst Bldg; Mech Rm	Febco 825Y	A038889	3/4"
Soldier Field	RP	Soldier Field, North Side	Fabco825YD	97072913 52	3"
Private Bolio	RP	Kit Carson and PVT Bolio Interior	Watts 909	246086	6"
Taylor Gate		End of Taylor in POM	Wilkins 975 XL	21505	8"
ORD MILITARY COMMUNITY					
4220	RP	Exchange Service Station, Outside South	Wilkins 975XL	641131	2"
4220	RP	Exchange Service Station, Outside North	Wilkins/975XI	644995	3/4"
4227	RP	Exchange Service Laundry, Mech. Room	Watts 009	29073	2"
4227	RP	Exchange Service Laundry, Mech. Room	Watts 009	29075	2"
4235	RP	Exchange Main Store Landscaped Area F	Wilkins 720A	266466	1-1/2"
4250	RP	Commo Ctr, Mechanical Room			
4260	RP	Community Center Mechanical Room			
4280	RP	Post Chapel, Mechanical Room	Watts 009	157003	3/4"
4283	RP	Porter Youth Center, Mechanical Room	Wilkins 975	16733064	3/4"
4399	RP	Medical Admin Building, Mech. RM.	Febco/825Y	9.80E+09	3"
4399	RP	Medical Admin. Build.,	Febco/825Y	A129472	2"
4399	RP	Medical Admin Bldg	Wilkins 975XL	645905	1"

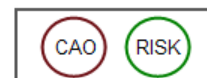


4400	RP	Fire Station, Outside NW	Wilkins 975XL	6422914	2"
4400	RP	Fire Station, Boiler Room	Wilkins 975XL	642909	2"
4401	RP	Fire Tower, Outside SW	Wilkins 975 XL	1680945	2"
4405	RP	Burger King, Outside Back Bldg.	Febco 825Y	D7933	2"
4463	RP	Admin General Purpose, Mechanical RM.	Wilkins 975XL	1622440	3/4"
4463	RP	Police Station, Fire Suppression	AMES/3000SS	3FM0033	4"
A4495	RP	Hazardous Mat. Storage, Wash Rack	Wilkins/975XL	645125	3/4"
4506	RP	Vehicle MNT Shop Org, Wash Rack	Wilkins/975XL	634767	3/4"
A4512	RP	General Storehouse, Wash Rack	Wilkins/975XL	634872	3/4"
4517	RP	Wash Plat Ord., Wash Rack	Wilkins 575	L20529	3"
4522	RP	Parson, Wash Rack	Wilkins 375	L15274	2-1/2"
7693	RP	Child Development Center, Mech. RM	Febco 825	8254	3/4"
7693	RP	Child Develop Ctr. Outside Front Lawn	Wilkins 975XL	2234089	2"



TECHNICAL EXHIBIT 7 (PROJECTS) ENVIRONMENTAL REVIEW CHECKLIST

ENVIRONMENTAL REVIEW CHECKLIST		Environmental Document Control Number: <i>(Leave Blank)</i>				
INSTRUCTIONS: <i>Sections I & II to be completed by Proponent. Section III to be completed by Environmental Division. Continue on separate sheets as necessary. Reference appropriate item number(s).</i>						
SECTION I – PROPONENT INFORMATION						
1. TO (USAG and Environmental Division Address)		2. FROM (Proponent Organization)		2a. TELEPHONE NO. (Include Alternate POC)		
3. TITLE OF PROPOSED ACTION/PROJECT (Include Project or DPW Work Order Number)						
4. DESCRIPTION, PURPOSE AND NEED FOR ACTION (Identify decision to be made and need date)						
5. PROPONENT APPROVAL (Name and Organization)		5a. SIGNATURE		5b. DATE		
SECTION II – PRELIMINARY ENVIRONMENTAL REVIEW (Proponent check appropriate box for potential environmental effects)– Attach additional sheets as needed -				Yes	No	Unknown
6. Any construction of new buildings or structures? (Potential impacts: Stormwater, water and energy use, waste disposal/recycling, wastewater discharges, cultural sites, endangered species habitat or other natural resources, etc.)						
7. Any activity that involves digging, disking, grading, or other soil disturbance? (Potential impacts: Stormwater, cultural sites, endangered species habitat or other natural resources, etc)						
8. Any demolition, remodeling, or repair of any structure? (Potential impacts: Asbestos Containing Material, lead-based paint, waste disposal/recycling, stormwater, cultural sites or historic properties, etc						
9. Any vehicle or construction equipment to be staged/stored on/off pavement?						
10. Any mechanical excavation or deposition of fill in creeks or drainages, wet or dry?						
11. Any hookups to the water distribution system?						
12. Will the project require anywater discharges of any kind (non-potable, waste, etc.)?						
13. Any installation of permanent equipment that includes an internal combustion engine or other combustion device (Generators, boilers, etc.)?						
14. Will the project require use of portable equipment with diesel engines more than 50-horsepower (air compressors, generators, etc.)?						
15. Any tree cutting, trimming or removal? .						
16. Any pest control involving application of herbicides or pesticides?						
17. Will the project require the storage, handling and/or disposal of hazardous materials or hazardous wastes (asbestos, lead-based paints, solvents, oils and greases, pesticides, etc.)?						
18. Any installation, repair and/or removal of underground/above-ground storage tanks or equipment?						
19. Will the project produce loud noise for extended periods of time?						
20. Will the project produce odors that may cause a nuisance?						
21. Any real estate activities involving a lease, license, or transfer of ownership?						
22. OTHER (Specify other potential impacts not addressed above).						
SECTION III – ENVIRONMENTAL REVIEW DETERMINATION (DPW-Environmental Division review and comment)						
23.		PROPOSED ACTION REQUIRES NO FURTHER ACTION				
		PROPOSED ACTION FALLS WITHIN THE LIST OF CATEGORICAL EXCLUSIONS AND DOES NOT REQUIRE A RECORD OF ENVIRONMENTAL CONSIDERATION.				
		PROPOSED ACTION FALLS WITHIN THE LIST OF CATEGORICAL EXCLUSIONS AND REQUIRES A RECORD OF ENVIRONMENTAL CONSIDERATION.				
		PROPOSED ACTION DOES NOT QUALIFY FOR EXCLUSION; FURTHER ANALYSIS AND ENVIRONMENTAL REVIEW ARE REQUIRED.				
24. REMARKS:						
25. ENVIRONMENTAL DIVISION CERTIFICATION (Name)		25 a. SIGNATURE		25 b. DATE		



TECHNICAL EXHIBIT 7.1 (SERVICE MAINTENANCE REQUESTS) ENVIRONMENTAL REVIEW CHECKLIST

TECHNICAL EXHIBIT 7.1

**No Environmental Impact
Does Not Apply**

**ENVIRONMENTAL REVIEW CHECKLIST
FOR SERVICE MAINTENANCE REQUESTS**

SECTION II – PRELIMINARY ENVIRONMENTAL REVIEW <i>(Proponent check appropriate box for potential environmental effects)– Attach additional sheets as needed</i>	Yes	No	Unknown
1. Any activity that involves digging, disking, grading, or other soil disturbance? <i>(Potential impacts: Stormwater, cultural sites, endangered species habitat or other natural resources, etc.).</i>			
2. Any demolition, remodeling, or repair of any structure? <i>(Potential impacts more than 100 sq ft: Asbestos Containing Material, Lead-based paint, waste disposal/recycling, storm water, cultural sites or historic properties, etc.). See #13 for under 100 sq ft.</i>			
3. Any mechanical excavation or deposition of fill in creeks or drainages, wet or dry?			
4. Will the service request require the storage, handling and/or disposal of hazardous materials or hazardous wastes exceeding five gallons <i>(solvents, oils and greases, etc.)?</i>			
5. Any installation or replacement of permanent equipment that includes an internal combustion engine or other combustion device <i>(Generators, boilers, etc.)?</i>			
6. Any application of herbicides?			
7. Any tree cutting, trimming or removal?			
8. Will the service request require any water discharges of any kind over 1000 gallons <i>(non-potable, waste, etc.) This does not include accidental discharges such as Sewer Overflows, follow SSORP for Sanitary Sewer Overflows.</i>			
9. Will the service request require use of portable equipment with diesel engines more than 50-horsepower <i>(air compressors, generators, etc.)?</i>			
10. Any vehicle or construction equipment, except service vehicles, to be staged/stored on/off pavement?			
11. Will the service request produce loud noise for more than three days?			
12. Will the service request produce odors that may cause a nuisance for more than three days?			
13. Any minor impact to potential Asbestos Containing Material <i>(under 100 sq ft)</i> or Lead-based Paint. <i>(Areas are to be sampled and work continue appropriately based upon results)</i>			
14. OTHER <i>(Specify other potential impacts not addressed above).</i>			

NOTE: PMSA has in place specific protocols for proper handling and disposal of fluorescent lighting, electronic ballasts, and batteries. Also protocols for routine tree maintenance and pest control are in place. Service requests related to these specific items will be omitted from the Environmental Review process.

1. Any checking of YES or UNKNOWN on items 1-9 stops progress of service request **unless it is an EMERGENCY**, however all instances of YES or UNKNOWN will require notification of DPWE.
2. Employees shall add notes on service request to be recorded in Hansen to address whatever triggered YES or UNKNOWN response in an EMERGENCY situation.
3. Checking the “Does Not Apply” box is reserved for items like clearing drains where there is no overflow, locksmith work, electrical, plumbing, etc that does not trigger any of the above 14 Actions.

SERVICE REQUEST # _____ **EMPLOYEE NAME:** _____

DPWE SIGNATURE: _____ *(For items 1-9 with Yes or Unknown Environmental Inspection Required)*

Environmental Comments:



**TECHNICAL EXHIBIT 8
ENVIRONMENTAL RELATED TRAINING REQUIREMENTS**

**Training/Certifications must meet all local, state, and federal regulations. Training and certifications listed may or may not include all of the required local, state, and federal training and/or certifications to meet each specific job duty or function:*

PROGRAM	CERTIFICATION	FREQUENCY	DESCRIPTION
Compliance			
Asbestos	Supervisor Training (40 hr)	Annual	Required for individuals who will provide supervision and direction to workers during projects involving or possibly involving ACM.
	Asbestos Worker (32 hr) – Class I/II Work	Annual	Required for workers who will be involved in any type of asbestos abatement.
	Building Inspector (24 hr)	Annual	Required to inspect buildings to determine locations and condition of assumed or confirmed ACM.
	Management Planner (16 hr)	Annual	Required to evaluate projects to determine the most appropriate response if asbestos is or may become a potential hazard.
	Operation and Maintenance (16 hr) – Class III Work	Annual	Required for employees which activities have the potential to disturb small amounts of asbestos during routine or emergency maintenance related work and will fit in a standard sized glove bag. If it cannot be contained in a single glove bag or is not maintenance related, then AHERA certification will be necessary.
	Class IV Work (2 hr)	Annual	Required for all service workers (maintenance, custodial, etc.) that may be subject to work around ACM but will not be disturbing ACM.
Stormwater	Qualified SWPPP Practitioner (QSP)		Required for all projects disturbing one acre or more of soil, and is covered under the California Stormwater Construction General Permit Order: 2009-0009
	Qualified SWPPP Developer (QSD)		Required for the development of any Stormwater Pollution Prevention Plan
Cooling Tower Operation	Hazwopper Training	Annual	Chemical Engineer or Technician
Contractor HM spill response cleanup	As required per Title 22 and AR200-1	As required	POM, OMC & SATCOM HM spill emergency response/cleanup
Lead Paint	(General Contractor	As Required	Required for individuals who will provide actual work in the field. All persons doing



	Training), Lead Paint Awareness		work on the installation for Lead Paint or Lead Hazards shall have the minimum training required by Federal, State, and Local Laws
Natural Resources			
Pest Management	California Department of Pesticide Regulation (DPR) and/or Structural Pest Control Board (SPCB) License/Certificate with equivalency to Department of Defense certification	Varies	Required for individuals and businesses conducting pest management on the installation. Certification type varies according to pest management-related activity.
	California Department of Fish and Game (CDFG) Trapping License	Annual	Required for individuals who conduct trapping of nongame and fur-bearing mammals IAW Title 14 California Code of Regulations.
Biological Surveys	Qualified Biologist	Varies	Required for individuals conducting biological surveys. Specific requirements vary according to species and nature and scope of survey.
Cultural			
Historic Buildings and Structures	30-Hour Training in Preservation Maintenance	Annual	Employees and/or contractors that will perform work on historic facilities shall meet the training requirements stipulated in the Programmatic Agreement (Attachment 3) as follows: "At least one direct supervisor of the work to be accomplished under this agreement will have received a minimum of 30 hours of training in preservation maintenance. At least one additional maintenance worker will receive a minimum of 30 hours of such training during every 12 month period thereafter. A course syllabus and a certificate of training will be included in the maintenance log (1993:1). "
Archaeology	Registered Professional Archaeologist; or employee/contract or must meet the Secretary of the		Employees and/or contractors that will perform archaeological work (i.e., archaeological studies or construction monitoring) shall meet the Secretary of the Interiors Professional Qualification Standards (36 CFR 61 Appendix A): The



	Interiors Professional Qualification Standards (per 36 CFR 61 Appendix A)		<p>minimum professional qualifications are a graduate degree in archaeology, anthropology, or closely related field plus:</p> <p>(1) At least one year of fulltime professional experience or equivalent specialized training in archaeological research, administration or management;</p> <p>(2) At least four months of supervised field and analytic experience in general North American archaeology; and</p> <p>(3) Demonstrated ability to carry research to completion.</p> <p>In addition to these minimum qualifications, a professional in prehistoric archaeology shall have at least one year of fulltime professional experience at a supervisory level in the study of archaeological resources of the prehistoric period. A professional in historic archaeology shall have at least one year of fulltime professional experience at a supervisory level in the study of archaeological resources of the historic period.</p>
EMS			
<i>EMS</i>	<i>EMS General Awareness Module POM Website</i>	Annual	All PMSA personnel required to be aware of EMS
Hazardous Waste Operations			
HW Handler and emergency response SATCOM	8-hr Title 22 or equivalent HW Training and 8-hr OSHA First Responder Operations	Annual	Required for PMSA HW operations and spill response at SATCOM IAW HW Management Plan/HM Business Response Plan
Water System Operations (SATCOM)			
<i>Drinking Water</i>	Drinking Water Operator – T1/D1 Certification		Required for operation and treatment of the SATCOM drinking water system
	Drinking Water System Sampler		Required for personnel collecting any samples for the water system



TECHNICAL EXHIBIT 9
Water and Energy Management – Low Cost / No Cost (LCNC)

LC/NC Action	Description
Exterior Lighting	PMSA to maintain inventory of exterior lighting. As lights fail, old lights should be upgraded to bi-level dimming LED lights, where applicable.
Exterior Building Lighting Controls	PMSA to maintain inventory of exterior lighting for controls. When work is done on these lights, control mechanisms should be installed as appropriate to limit unnecessary usage.
Interior Fluorescent Lighting	PMSA to maintain inventory of types of lights in each building. (Not exact counts). Through the normal Demand Maintenance Order (DMO) process, PMSA will survey for upgrade opportunities (T8, T8+, T5, CFL, LED, etc).
Interior Lighting Controls	PMSA to maintain inventory of interior lighting for controls in buildings (per room). When electrical work is done in rooms without occupancy sensors, they should be installed where appropriate. Sensors should be dual activated (sound and IR) and should be manual on, auto off. Rooms should be surveyed for day-lighting controls and recommendations provided to DPW.
Exit Lighting	PMSA to maintain inventory of all incandescent and fluorescent exit lighting. Through DMO process, exit lights should be replaced with LED exit signs, when applicable.
Incandescent Lighting	PMSA to replace all incandescent light bulbs discovered through the normal DMO process. Incandescent bulb replacements will be tracked through normal LC/NC reporting. When incandescent is in an occupant space and that occupant is unwilling to have it switched, the room number shall be reported to DPW energy manager via email.
De-lamping	Based on Garrison Energy Design Guide, a Foot Candle level will be established for various types of spaces. Qualifying space will be de-lamped, and fixtures will be labeled as "de-lamped" by means of a decal supplied by the Energy Manager.
Vending Machine Lighting	PMSA to maintain inventory of vending machines and track which ones have occupancy sensors. Annual survey of vending machines to be performed by PMSA to identify and install Vendor Misers, where applicable.
Motors Scheduling	PMSA to use judgment in comparing motor run schedules against facility needs. Where controls are available or cost effective to install, PMSA shall properly schedule (hot water recirculation pumps, hydronic pumps, etc)
Premium Efficiency Motors	PMSA to maintain inventory of motor sizes and usages. As motors fail, they should be replaced with high-efficiency/premium replacements. Inventory will be reviewed annually to identify opportunities to replace before failure where cost effective. Where applicable, based on OEM requirements.
Programmable Thermostats	PMSA to maintain inventory of t-stat type in all spaces. Through the DMO process, t-stats shall be replaced with garrison standard programmable t-stat (7-day programmable with lock-out capability). (Use AR 420-1 Ch 22 setback temps 55F (45F warehouses) +/- 5F for heating and 85F +/- 5F for cooling season).
Hot water storage	PMSA will conduct an annual survey to identify water heaters for potential replacement. DPW will use survey to fund projects to replace those in low/infrequent use areas with on-demand water heater opportunities.



LC/NC Action	Description
Hot Water Piping Insulation	PMSA to ensure all hot water heaters and piping have adequate insulation. PMSA to alert DPW of area of insufficient insulation for project development and funding.
Dual Pane Windows	PMSA will replace single pane windows with dual pane windows, when applicable through the DMO process or IJO process for larger scale replacement.
Weather Stripping	PMSA to ensure all entry-ways have adequate weather stripping. Visible gaps should not be seen and airflow should not be felt, where applicable.

