

**PERFORMANCE WORK STATEMENT
AUTOMOTIVE GATE REPLACEMENT AND RELOCATION OF
PEDESTRIAN WALK-IN GATE
GRAND JUNCTION FIELD OFFICE
GRAND JUNCTION, COLORADO**

Part 1

General Information

1. **GENERAL:** This is a non-personnel services contract to provide recommendation and installation of two auto gates and relocation of a pedestrian gate (42") into a new fence line at the Grand Junction Field Office. There is currently one existing automotive gate at the facility that will need to be replaced. Additionally, a completely new gate at the other end of the property will also need to be installed (the two gates should be the same make and model and should include all of the same specifications listed below). Both new gates must be compatible with the Gallagher Security System controller and pedestal-mounted T-21 PIV card reader as stated below. The Government shall not exercise any supervision or control over the contract service providers performing the services herein. Such contract service providers shall be accountable solely to the Contractor who, in turn is responsible to the Government.

1.1 Description of Services/Introduction: The contractor shall provide all personnel, equipment, supplies, facilities, transportation, tools, materials, supervision, and other items and non-personal services necessary to perform the Auto Gate installation and Pedestrian Gate relocation as defined in this Performance Work Statement except for those items specified as government furnished property and services. The contractor shall meet the standards in this contract.

1.2 Background: The existing lift gate that is in use at the Grand Junction Field Office is a Tilt-a-way counter-balanced gate operator. It is run off a 24-volt system using 2 deep cycle batteries and a 120-volt charger. This powers a 24-volt hydraulic pump to lift the spring counterbalanced vertical lift gate. Over years of use, key systems and mechanical systems have started to fail and have left the gate unreliable and a safety hazard. New, workable and reliable gates are needed for employee and public health and safety.

1.3 Objectives: The objective of this project is to incorporate new entry control point mechanism to enhance the physical security of the Grand Junction Field Office and bring the facility into compliance with Bureau of Land Management Physical Security Regulations. The upgrades result in enhanced security and safety of the workforce and general public.

Scope: Replace an existing vehicle tilt-lift gate on the West side of the facility (Location A on attached map) and ensure its operation is tied to the existing Gallagher PACS (T-21 PIV8 card readers and associated Gallagher 6000 controller). Gate should automatically open when a vehicle approaches from the inside of the compound. This location shall also have a push-button mechanism that allows remote gate operation.

Relocate the existing South side (facing the neighboring apartment complex) personnel gate (Location C on attached map) to the previously mentioned North side fenceline and repair the fence where the personnel gate was originally located (Location D on attached map).

Underground wiring is to be replaced (and/or relocated) from the gate to the electrical service and all other points required. All safety and EMS items on the current gate such as the Knox Box that allows emergency responders to have access to the building shall be replaced on the existing gate on the West side of the building and installed with the new gate to be installed on the North side of the building. New gate installation must have a warranty with a preventive and recurring maintenance schedule for both gates installed.

All Gallagher components shall be programmed for access control through the existing BLM networked Gallagher Command Center software. ALL PACS COMPONENTS MUST BE LISTED ON THE FIPS 201 APPROVED PRODUCTS LIST. <https://www.idmanagement.gov/fips201/#approved-products---physical-access-control-systems>

Optional Task: Replace the existing manual vehicle gate on North side of building with an automated vehicle gate that can be operated with new Gallagher T-21 card readers that will be tied into the existing Gallagher 6000 controller (Location B on attached map). New underground control wiring shall be installed to achieve this new service. Trenching and black top removal may be necessary to accomplish this.

Optional Task: Install an intercom and video system (live video ONLY) at gate location on West side of facility (Location A on attached map) that can be monitored at the visitor reception desk of the Grand Junction Field Office.

Optional Task: Remove existing ground detection loops and replace with wireless options that comply with BLM/DOI security requirements.

All bids must differentiate between price of work to be done on existing gate and work needed to install additional gate and walk-in gate, as well as listed optional tasks.

1.4 Period of Performance: April 1st, 2025 - May 15th, 2026

1.5 General Information

1.5.1 Quality Control The contractor shall develop and maintain an effective quality control program to ensure services are performed in accordance with this PWS. The contractor shall develop and implement procedures to identify, prevent, and ensure non-recurrence of defective services. The contractor's quality control program is how they assure themselves that their work complies with the requirement of the contract. After acceptance of the quality control plan the contractor shall receive the contracting officer's acceptance in writing of any proposed change to his QC system.

1.5.2 Quality Assurance: The government shall evaluate the contractor's performance under this contract in accordance with the Quality Assurance Surveillance Plan. This plan is primarily focused on what the Government must do to ensure that the contractor has performed in accordance with the performance standards. It defines how the performance standards will be applied, the frequency of surveillance, and the minimum acceptable defect rate(s).

1.5.3 Recognized Holidays: *Recognized Federal Holidays are not required to be worked on. Extra or premium pay is not authorized in this bid.*

New Year's Day	Labor Day
Martin Luther King Jr.'s Birthday	Columbus Day
President's Day	Veteran's Day
Memorial Day	Thanksgiving Day
Independence Day	Christmas Day
Juneteenth National Independence Day	

1.5.4 Hours of Operation: The contractor is responsible for conducting business, between the hours of 8:00 am to 4:30 pm, Monday thru Friday except Federal holidays or when the Government facility is closed due to local or national emergencies, administrative closings, or similar Government directed facility closings. For other than firm fixed price contracts, the contractor will not be reimbursed when the government facility is closed for the above reasons. The Contractor must at all times maintain an adequate workforce for the uninterrupted performance of all tasks defined within this PWS when the Government facility is not closed for the above reasons. When hiring personnel, the Contractor should keep in mind that the stability and continuity of the workforce are essential.

1.5.5 Place of Performance: The work to be performed under this contract will be performed at 2815 H Rd, Grand Junction, CO 81506

1.5.6 Type of Contract: The government will award a firm-fixed-price contract.

1.5.7 Security Requirements: N/A

1.5.7.1 Security: The contractor shall be responsible for safeguarding all government equipment, information, and property provided for contractor use. At the close of each work period, government facilities, equipment, and materials shall be secured. The contractor will abide by any escort requirements as communicated by the COR.

1.5.7.2 Key Control - The Contractor shall establish and implement methods of making sure all keys/key cards issued to the Contractor by the Government are not lost or misplaced and are not used by unauthorized persons. NOTE: All references to keys include key cards. No keys issued to the Contractor by the Government shall be duplicated. The Contractor shall develop procedures covering key control that shall be included in the Quality Control Plan. Such procedures shall include turn-in of any issued keys by personnel who no longer require access to locked areas. The Contractor shall immediately report any occurrences of lost or duplicate keys/key cards to the Contracting Officer.

1.5.7.3 In the event keys, other than master keys, are lost or duplicated, the Contractor shall, upon direction of the Contracting Officer, re-key or replace the affected lock or locks; however, the Government, at its option, may replace the affected lock or locks or perform re-keying. When the replacement of locks or re-keying is performed by the Government, the total cost of re-keying or the replacement of the lock or locks shall be deducted from the monthly payment due the Contractor. In the event a master key is lost or duplicated, all locks and keys for that system shall be replaced by the Government and the total cost deducted from the monthly payment due the Contractor.

1.5.7.4 The Contractor shall prohibit the use of Government issued keys/key cards by any persons other than the Contractor's employees. The Contractor shall prohibit the opening of locked areas by Contractor employees to permit entrance of persons other than Contractor employees engaged in the performance of assigned work in those areas, or personnel authorized entrance by the Contracting Officer.

1.5.7.5 Lock Combinations - The Contractor shall establish and implement methods of ensuring that all lock combinations are not revealed to unauthorized persons. The Contractor shall ensure that lock combinations are changed when personnel having access to the combinations no longer have a need to know such combinations. These procedures shall be included in the Contractor's Quality Control Plan.

1.5.8 Post Award Conference/Periodic Progress Meetings: The Contractor agrees to attend any post award conference convened by the contracting activity or contract administration office in accordance with Federal Acquisition Regulation Subpart 42.5. The contracting officer, Contracting Officers Representative (COR), and other Government personnel, as appropriate, may meet periodically with the contractor to review the contractor's performance. At these meetings the contracting officer will apprise the contractor of how the government views the contractor's performance and the contractor will apprise the Government of problems, if any, being experienced. Appropriate action shall be taken to resolve outstanding issues. These meetings shall be at no additional cost to the government.

1.5.9 Contracting Officer Representative (COR): The (COR) will be identified by separate letter. The COR monitors all technical aspects of the contract and assists in contract administration. The COR is authorized to perform the following functions: assure that the Contractor performs the technical requirements of the contract; perform inspections necessary in connection with contract performance; maintain written and oral communications with the Contractor concerning technical aspects of the contract; issue written interpretations of technical requirements, including Government drawings, designs, specifications; monitor Contractor's performance and notifies both the Contracting Officer and Contractor of any deficiencies; coordinate availability of government furnished property, and provide site entry of Contractor personnel. A letter of designation issued to the COR, a copy of which is sent to the Contractor, states the responsibilities and limitations of the COR, especially with regard to changes in cost or price, estimates or changes in delivery dates. The COR is not authorized to change any of the terms and conditions of the resulting order.

1.5.10 Key Personnel: The contractor shall provide a contract manager who shall be responsible for the performance of the work. The name of this person and an alternate who shall act for the contractor when the manager is absent shall be designated in writing to the contracting officer. The contract manager or alternate shall have full authority to act for the contractor on all contract matters relating to daily operation of this contract. The contract manager or alternate shall be available between 8:00 a.m. to 4:30p.m, Monday thru Friday except Federal holidays or when the government facility is closed for administrative reasons.

1.5.11 Organizational Conflict of Interest: Contractor and subcontractor personnel performing work under this contract may receive, have access to or participate in the development of proprietary or source selection information (e.g., cost or pricing information, budget information or analyses, specifications or work statements, etc.) or perform evaluation services which may create a current or subsequent Organizational Conflict of Interests (OCI) as defined in FAR Subpart 9.5. The Contractor shall notify the Contracting Officer immediately whenever it becomes aware that such access or participation may result in any actual or potential OCI and shall promptly submit a plan to the Contracting Officer to avoid or mitigate any such OCI. The Contractor's mitigation plan will be determined to be acceptable solely at the discretion of the Contracting Officer and in the event the Contracting Officer unilaterally determines that any such OCI cannot be satisfactorily avoided or mitigated, the Contracting Officer may affect other remedies as he or she deems necessary, including prohibiting the Contractor from participation in subsequent contracted requirements which may be affected by the OCI.

1.5.12 Insurance. The Contractor is required to carry liability insurance pursuant to DIAR 1452.228-70.

1.5.13 Damage to Facilities. The contractor is responsible for damages to real property and shall document photographically before and after photos of the site. Any damage shall be repaired prior to final payment. The contractor shall make reasonable effort to preclude any excess wear and tear to pre-existing structure and landscape in the execution of this contract. Whereas the contractor assesses a heightened risk of damage to property or landscape, he or she shall notify the COR and receive approval to proceed in writing.

1.5.14 Records of Correspondence. The Contracting Officer shall be provided with a copy of all written and oral correspondence subject to the performance of this contract. Whereas the COR and Contracting Officers Representative engage in communication, the contractor shall ensure that the Contracting Officer is on the cc: line of the distribution. Upon request, the Contractor may be required to fabricate a summary document of oral communication clarifying work requirements not otherwise specified in this document.

1.5.15 Safety. The Contractor is responsible for ensuring that the contractors employees are provided with and utilize personal protective equipment(PPE) while on the work site. PPE and other associated work practices shall be consistent with OSHA and GSA Safety standards. Any government official may direct temporary stop work in the event of a safety violation with immediate notification of the Contracting Officer. Only the Contracting Officer may direct resumption of work. A Safety stop work shall not be considered a government delay and will not result in additional schedule being provided.

1.5.16 Permitting. The Contractor is responsible for securing any necessary permits from local government offices for the commencement and completion of this work. This includes any surveys and location of sub-surface utilities.

1.5.17 Warranty. The contractor shall provide the government a copy of all product warranties expressly offered under delivery of this contract.

PART 2
DEFINITIONS & ACRONYMS

2. **DEFINITIONS AND ACRONYMS:**

2.1. **DEFINITIONS:**

2.1.1. **CONTRACTOR.** A supplier or vendor awarded a contract to provide specific supplies or service to the government. The term used in this contract refers to the prime.

2.1.2. **CONTRACTING OFFICER.** A person with authority to enter into, administer, and or terminate contracts, and make related determinations and findings on behalf of the government. Note: The only individual who can legally bind the government.

2.1.3. **CONTRACTING OFFICER'S REPRESENTATIVE (COR).** An employee of the U.S. Government appointed by the contracting officer to administer the contract. Such appointment shall be in writing and shall state the scope of authority and limitations. This individual has authority to provide technical direction to the Contractor as long as that direction is within the scope of the contract, does not constitute a change, and has no funding implications. This individual does NOT have authority to change the terms and conditions of the contract.

2.1.4. **DEFECTIVE SERVICE.** A service output that does not meet the standard of performance associated with the Performance Work Statement.

2.1.5. **DELIVERABLE.** Anything that can be physically delivered but may include non-manufactured things such as meeting minutes or reports.

2.1.6. **KEY PERSONNEL.** Contractor personnel that are evaluated in a source selection process and that may be required to be used in the performance of a contract by the Key Personnel listed in the PWS. When key personnel are used as an evaluation factor in best value procurement, an offer can be rejected if it does not have a firm commitment from the persons that are listed in the proposal.

2.1.7. **PHYSICAL SECURITY.** Actions that prevent the loss or damage of Government property.

2.1.8. **QUALITY ASSURANCE.** The government procedures to verify that services being performed by the Contractor are performed according to acceptable standards.

2.1.9. **QUALITY ASSURANCE Surveillance Plan (QASP).** An organized written document specifying the surveillance methodology to be used for surveillance of contractor performance.

2.1.10. **QUALITY CONTROL.** All necessary measures taken by the Contractor to assure that the quality of an end product or service shall meet contract requirements.

2.1.11. **SUBCONTRACTOR.** One that enters into a contract with a prime contractor. The Government does not have privity of contract with the subcontractor.

2.1.12. **WORK DAY.** The number of hours per day the Contractor provides services in accordance with the contract.

2.1.12. **WORK WEEK.** Monday through Friday, unless specified otherwise.

2.2. ACRONYMS:

ACOR	Alternate Contracting Officer's Representative
BLM	Bureau of Land Management
CFR	Code of Federal Regulations
CO	Contracting Officer
CONUS	Continental United States (excludes Alaska and Hawaii)
COR	Contracting Officer Representative
COTR	Contracting Officer's Technical Representative
COTS	Commercial-Off-the-Shelf
DIAR	Department of the Interior Acquisition Regulation
DOI	Department of the Interior
FAR	Federal Acquisition Regulation
HIPAA	Health Insurance Portability and Accountability Act of 1996
OCI	Organizational Conflict of Interest
OCNUS	Outside Continental United States (includes Alaska and Hawaii)
ODC	Other Direct Costs
PIPO	Phase In/Phase Out
POC	Point of Contact
PRS	Performance Requirements Summary
PWS	Performance Work Statement
QA	Quality Assurance
QAP	Quality Assurance Program
QASP	Quality Assurance Surveillance Plan
QC	Quality Control
QCP	Quality Control Program
TE	Technical Exhibit

PART 3
GOVERNMENT FURNISHED PROPERTY, EQUIPMENT, AND SERVICES

3. GOVERNMENT FURNISHED ITEMS AND SERVICES:

3.1. Services: The government will provide technical liaison to facilitate integration of new equipment into existing physical security systems.

3.2 Facilities: RESERVED

3.3 Utilities: The Government will provide electrical utilities access to facilitate systems activation and integration. The Contractor shall instruct employees in utilities conservation practices.

3.4 Equipment: RESERVED

3.5 Materials: RESERVED

PART 4
CONTRACTOR FURNISHED ITEMS AND SERVICES

4. CONTRACTOR FURNISHED ITEMS AND RESPONSIBILITIES:

4.1 General: The Contractor shall furnish all supplies, equipment, facilities and services required to perform work under this contract that are not listed under Section 3 of this PWS.

PART 5
SPECIFIC TASKS

5. Specific Tasks:

5.1. Basic Services. The contractor shall provide services for the removal, installation, and all other necessary functions to complete the following tasks. This part includes minimal performance specifications for the acceptability of performance.

5.1.1 The contractor is to select, design, and install entry control points consistent with Unified Facilities Criteria (UFC) 4-22 and the additional specification provided in Part 6.

5.2. West Gate, and (optional) North Gate.

5.2.1. If applicable, remove and dispose of existing entry gate and related materials.

5.2.2. Install a new automotive entry gate conforming to UFC 4-22, UFC 4-026-01, and MIL-HDSK-1013-1A.

5.2.2.1. Preserve functionality for automated (audio) entry of emergency services vehicles.

5.2.2.2. New gates must be compatible with the Gallagher Security System controller and pedestal-mounted T-21 PIV card reader.

5.2.2.3. New gates must include closed loop or encrypted system to open gate from front desk.

5.2.2.4. New gates must include manual operability to maintain functionality in the event of a power outage.

5.3. Pedestrian Gate. The Contractor shall perform all services required to relocate 42" walk gate on south side of building into new fence line that is returning to the building. Fill old walk gate space with fence. Relocate walk gate into this new fence line.

5.4. BLM Specific Design Characteristics (H-9173-2)

5.4.1. Gates will provide the same level of protection as the adjacent fence line.

5.4.2. When closed locked, the gate will not create a gap that would allow a person to slip through.

5.4.3. When locked, gate equipment will not create a ledge or step to assist a person in climbing over the gate.

5.4.4. Gates will not rely on hasps, hinges, or other hardware that, when closed, create a gap more than two inches wide.

5.4.5. A shroud or hood will be installed over mechanical elements to protect the gate lock mechanism from being accessed without authorization.

5.5. Maintenance Services. The contractor shall execute an approved preventive maintenance, inspection, and warranted repair service pursuant to the schedule and applicable contractual options.

5.5.1. At the conclusion of preventative maintenance, the contractor shall provide an inspection report detailing work performed and citing any deficiencies not otherwise covered under the contractors express warranty.

5.6. Post-Installation Landscaping Restoration. The contractor shall provide all equipment associated with the entire project, operate in a safe manner and adhere to all OSHA and GSA standards. Remove rubbish from the Government's premises after project is completed. The project site shall be kept in a neat, orderly, and safe condition at all times. The contractor shall provide enough containers for collecting debris. The contractor shall restore any vegetation damage in the course of this performance.

5.7. Physical Security Clearance Requests. The Contractor shall ensure all workers assigned permitted/cleared to work in federally owned and leased buildings. Proper paperwork – after hours/escort forms will need to be submitted one week prior to the project. If there is additional clearance process needed for tenant agencies, the Contractor must comply.

PART 6
APPLICABLE PUBLICATIONS

6. APPLICABLE PUBLICATIONS (CURRENT EDITIONS)

6.1. The Contractor must abide by all applicable regulations, publications, manuals, and local policies and procedures.

BLM H-9173-2, Minimal Security Requirements, October 2023

Unified Facilities Criteria 4-22

Unified Facilities Criteria 4-026-01

MIL-HDBK-1013, Military Design Guidelines for Physical Security of Facilities, 04 September 2024

PART 7
TECHNICAL EXHIBIT LISTING

7. Technical Exhibit List:

7.1. Technical Exhibit 1 – Performance Requirements Summary

7.2. Technical Exhibit 2 – Deliverables Schedule

TECHNICAL EXHIBIT 1

Performance Requirements Summary

The contractor service requirements are summarized into performance objectives that relate directly to mission essential items. The performance threshold briefly describes the minimum acceptable levels of service required for each requirement. These thresholds are critical to mission success.

Performance Objective (The Service required—usually a shall statement)	Standard	Performance Threshold (This is the maximum error rate. It could possibly be “Zero deviation from standard”)	Method of Surveillance
PRS # 1. PARA 5.2 Automotive Gates	All automotive entry points meet the requirements established within Unified Facilities and Bureau of Land Management Criteria	ZERO DEVIATION	DIRECT OBSERVATION
PRS # 2 PARA 5.3 Pedestrian Gate	All automotive entry points meet the requirements established within Unified Facilities and Bureau of Land Management Criteria	ZERO DEVIATION	DIRECT OBSERVATION
PRS # 3 PARA 5.5	The contractor provides periodic preventative maintenance in accordance with OEM design specifications and schedule.	96% AQL	DIRECT OBSERVATION
PRS # 4 PARA 5.6	Upon completion of installation, the work site is restored to its previous state less any minimal wear and tear.	ZERO DEVIATION	DIRECT OBSERVATION

TECHNICAL EXHIBIT 2
DELIVERABLES SCHEDULE

<u>Deliverable</u>	<u>Frequency</u>	<u># of Copies</u>	<u>Medium/Format</u>	<u>Submit To</u>
Liability Insurance Certificate	1 – e-mail at the post-award conference	1	Digital (pdf or docx)	CONTRACTING OFFICER
Express Warranty	1 – e-mail at the post-award conference	1	Digital (pdf or docx)	Contracting officer
Post-maintenance Inspection Report	Following all maintenance and inspections	1	Digital (pdf or docx)	Contracting officer and Contracting Officers Representative