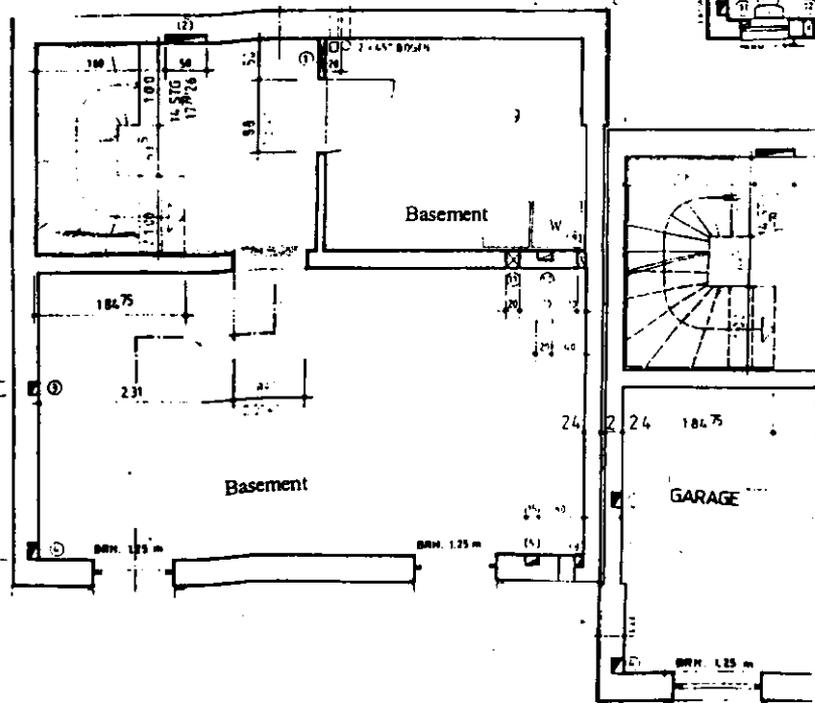
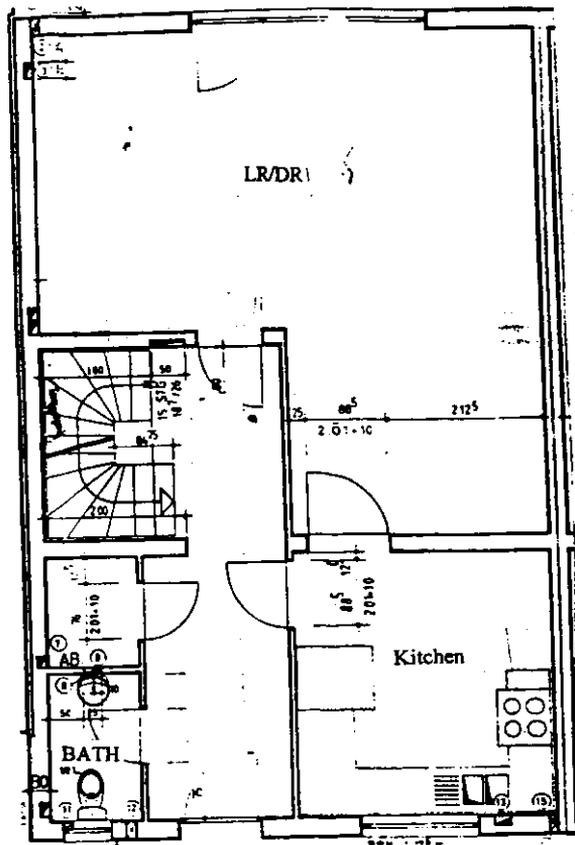
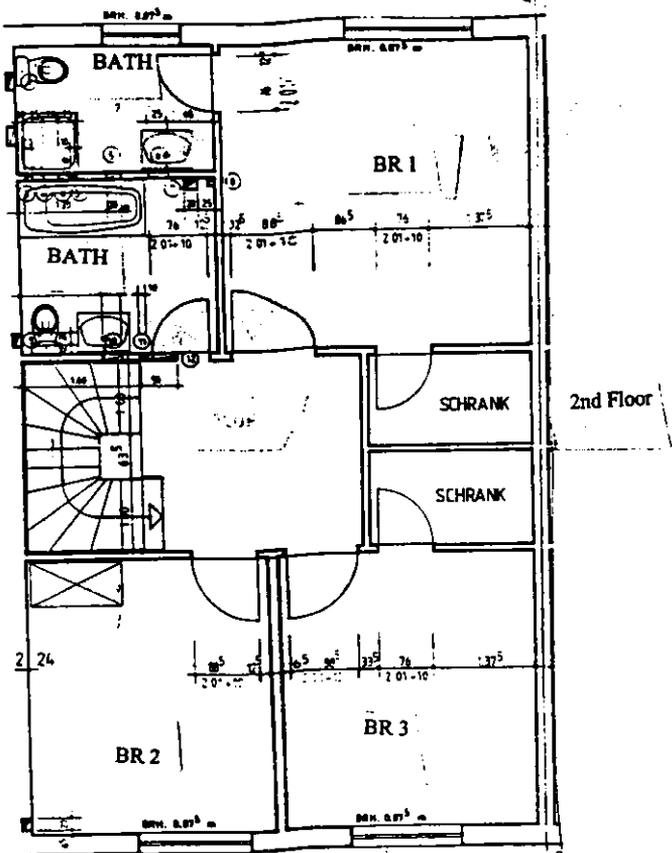
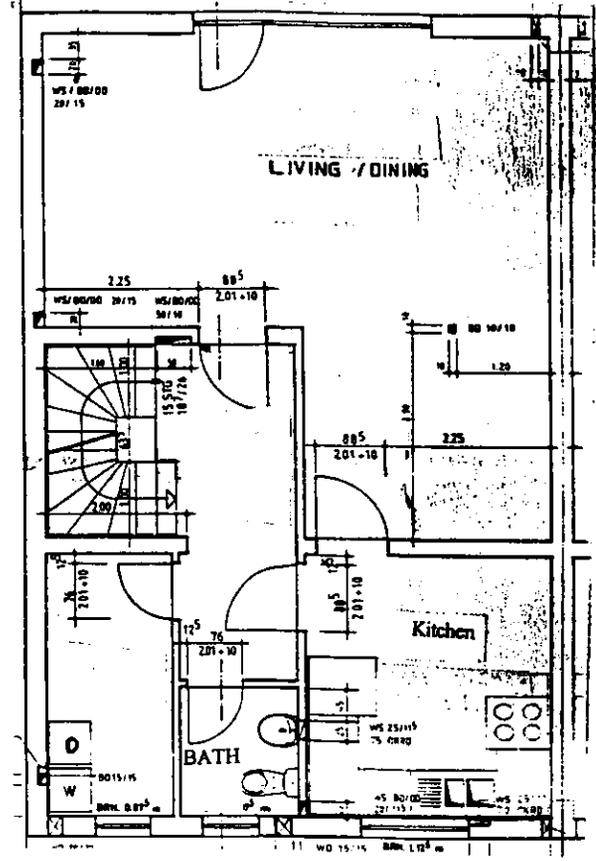
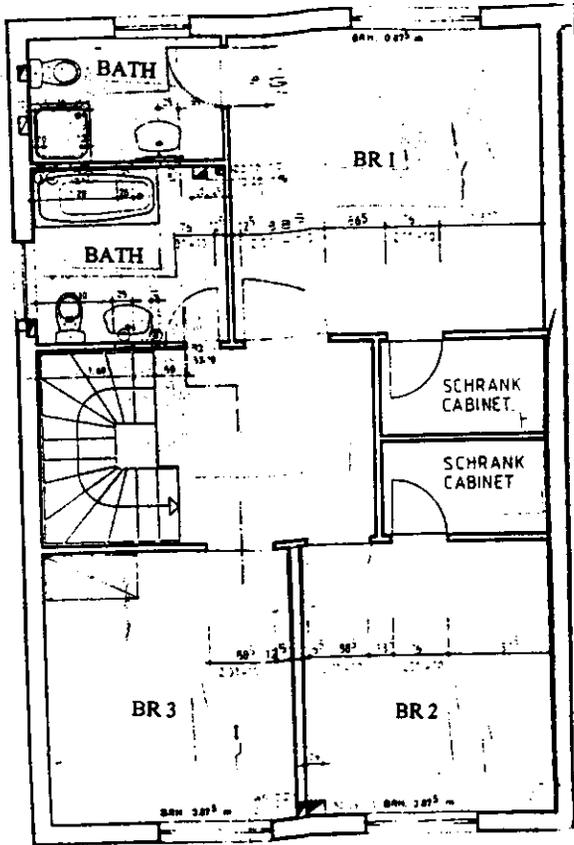


TECHNICAL EXHIBIT 3 (continued)
 HOUSING UNIT FLOOR PLANS
 IXHEIM(3 of 6)

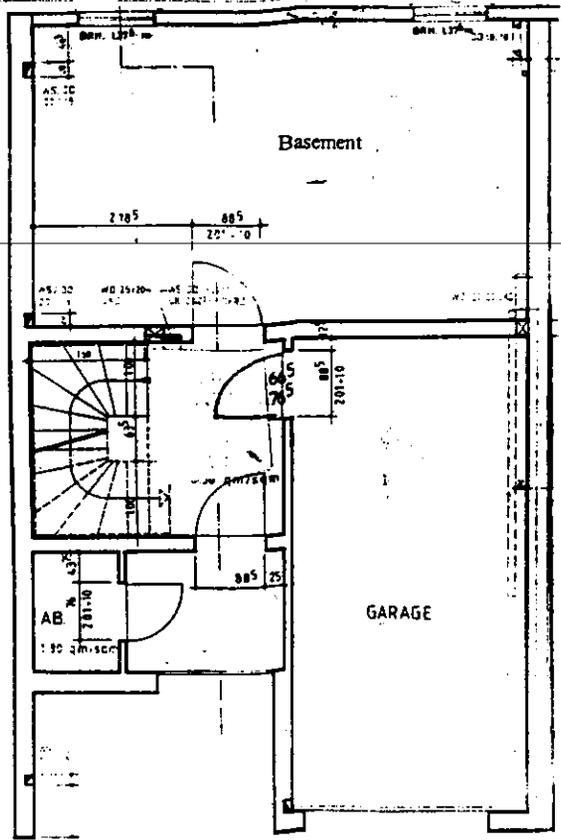


Townhouse - Type III	
3 Bedroom	
Net Sq Meters:	124
Net Sq Feet:	1,334

TECHNICAL EXHIBIT 3 (continued)
 HOUSING UNIT FLOOR PLANS
 IXHEIM (4 of 6)

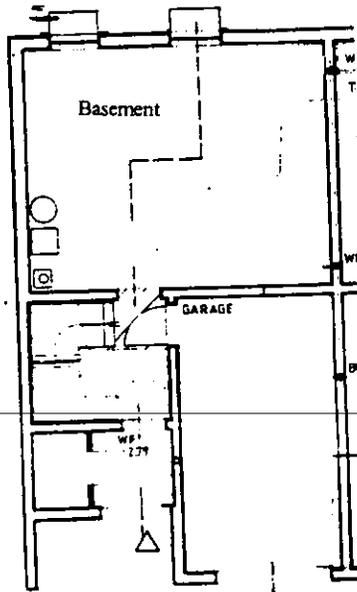
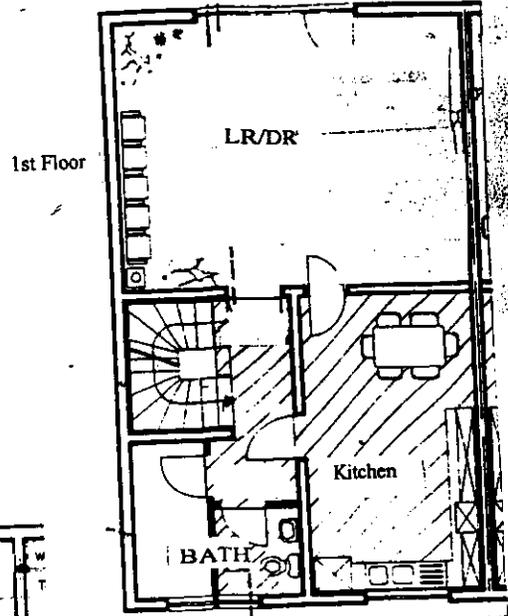
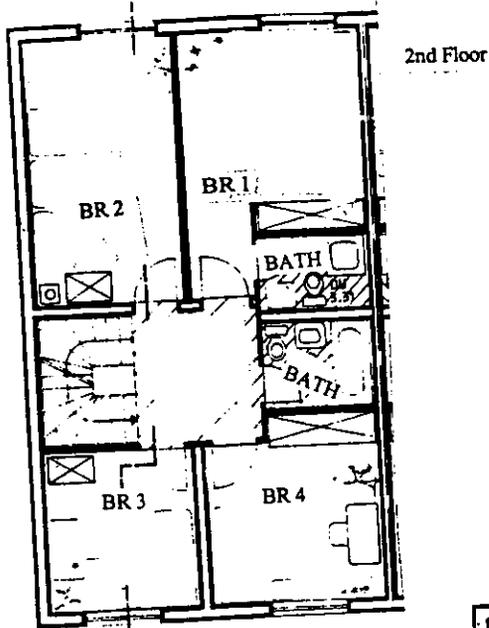


1st Floor



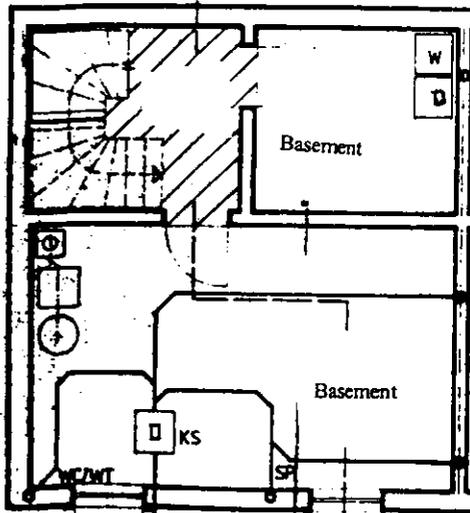
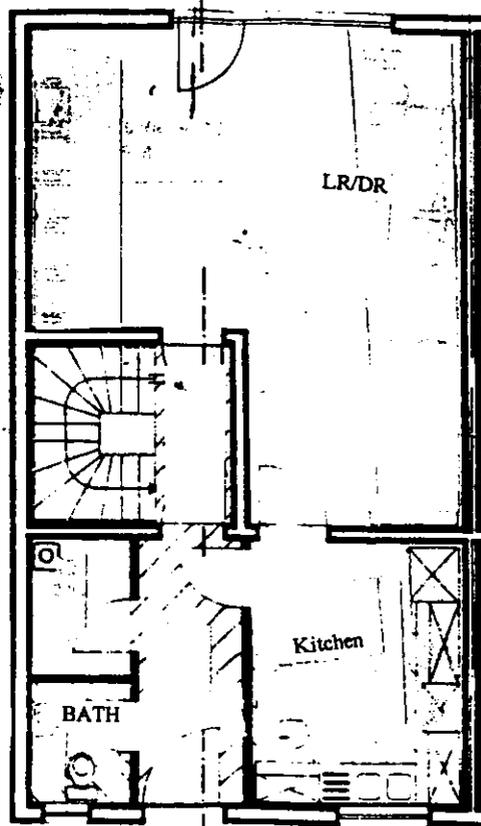
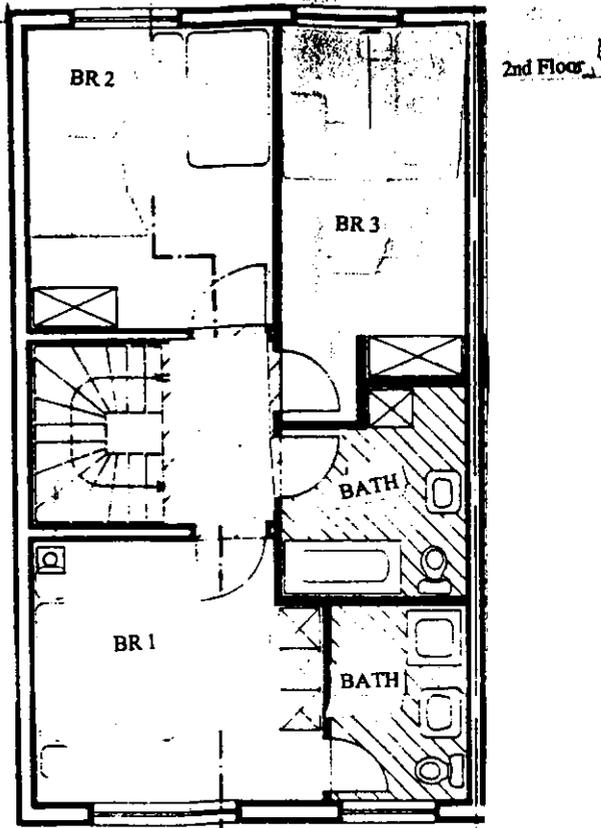
Townhouse - Type III-A
 3 Bedroom
 Net Sq Meters: 124
 Net Sq Feet: 1,334

TECHNICAL EXHIBIT 3 (continued)
 HOUSING UNIT FLOOR PLANS
 IXHEIM (5 of 6)



Townhouse - Type IV	
4 Bedroom	
Net Sq Meters:	142
Net Sq Feet:	1,528

TECHNICAL EXHIBIT 3 (Continued)
 HOUSING UNIT FLOOR PLANS
 IXHEIM (6 of 6)



Townhouse - Type V	
3 Bedroom	
Net Sq Meters:	120
Net Sq Feet:	1,291

TECHNICAL EXHIBIT 4 REQUIRED REPORTS

CONTRACTS DATA REQUIREMENTS LIST										Form Approved OMB No. 0704-0188	
Public reporting burden for this collection of information is estimated to average 440 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302, and to the Office of Management and Budget, Paperwork Reduction Project (0704-0188), Washington, DC 20503. Please DO NOT RETURN your form to either of these addresses. Send completed form to the government issuing Contracting Office for the contract/PR No. listed in Block E.											
A. CONTRACT LINE ITEM NO.			B. EXHIBIT			C. CATEGORY:					
D. SYSTEM/ITEM			E. CONTRACT/PR NO.			TDP		TM		OTHER	
1. DATA/ITEM NO. 0001		2. TITLE OF DATA ITEM CONTRACTOR'S QUALITY CONTROL PLAN					3. SUBTITLE N/A				
4. AUTHORITY (Data Acquisition document No.) N/A			5. CONTRACT REFERENCE Section C-1, Paragraph 1.3.1.				6. REQUIRING OFFICE USAFE/CONS				
7. DD 250 REQ		9. DIST STATEMENT REQUIRED		10. FREQUENCY See Remarks		12. DATE OF FIRST SUBMISSION See Remarks		14. DISTRIBUTION			
8. APP CODE				11. AS OF DATE Contract start date		13. DATE OF SUBSEQUENT SUBMISSIONS As updates occur		a. ADDRESSEE		b. COPIES	
								Draft		Final	
								Reg		Repro	
16. REMARKS Items 10 and 12: Basic approach available in offeror's technical proposal; final version due at preperformance conference.								USAFE CONS			
15. TOTAL										1 0	
G. PREPARED BY			H. DATE			I. APPROVED BY			J. DATE		
1. DATA/ITEM NO. 0002		2. TITLE OF DATA ITEM COMPLETED JOB ORDERS					3. SUBTITLE N/A				
4. AUTHORITY (Data Acquisition document No.) N/A			5. CONTRACT REFERENCE Section C-5, Paragraph 5.1.3.2.1.				6. REQUIRING OFFICE 86 CES/CEH				
7. DD 250 REQ		9. DIST STATEMENT REQUIRED		10. FREQUENCY Weekly		12. DATE OF FIRST SUBMISSION See Remarks		14. DISTRIBUTION			
8. APP CODE				11. AS OF DATE See Remarks		13. DATE OF SUBSEQUENT SUBMISSIONS See Remarks		a. ADDRESSEE		b. COPIES	
								Draft		Final	
								Reg		Repro	
16. REMARKS Item 11: Last calendar day for previous week Item 12: 1 st Wednesday after 1 st week of contract performance. Item 13: Each Wednesday for previous week								86 CES/CEH			
15. TOTAL										1 0	
G. PREPARED BY			H. DATE			I. APPROVED BY			J. DATE		
1. DATA/ITEM NO. 0003		2. TITLE OF DATA ITEM GENERAL OFFICERS QUARTERS (GOQ) COST REPORT					3. SUBTITLE N/A				
4. AUTHORITY (Data Acquisition document No.) N/A			5. CONTRACT REFERENCE Section C-5, Paragraph 5.1.4.				6. REQUIRING OFFICE 86 CES/CEH				
7. DD 250 REQ		9. DIST STATEMENT REQUIRED		10. FREQUENCY Monthly		12. DATE OF FIRST SUBMISSION See Remarks		14. DISTRIBUTION			
8. APP CODE				11. AS OF DATE See Remarks		13. DATE OF SUBSEQUENT SUBMISSIONS See Remarks		a. ADDRESSEE		b. COPIES	
								Draft		Final	
								Reg		Repro	
16. REMARKS Item 11: Last calendar of month Item 12: 3 rd workday of the 2 nd month of contract start Item 13: 3 rd workday for previous month								86 CES/CEH			
15. TOTAL										1 0	
G. PREPARED BY			H. DATE			I. APPROVED BY			J. DATE		
1. DATA/ITEM NO. 0004		2. TITLE OF DATA ITEM MASTER APPLIANCE LIST					3. SUBTITLE N/A				
4. AUTHORITY (Data Acquisition document No.) N/A			5. CONTRACT REFERENCE Section C-5, Paragraph 5.4.1.				6. REQUIRING OFFICE 86 CES/CEH				
7. DD 250 REQ		9. DIST STATEMENT REQUIRED		10. FREQUENCY Monthly		12. DATE OF FIRST SUBMISSION See Remarks		14. DISTRIBUTION			
8. APP CODE				11. AS OF DATE See Remarks		13. DATE OF SUBSEQUENT SUBMISSIONS See Remarks		a. ADDRESSEE		b. COPIES	
								Draft		Final	
								Reg		Repro	
16. REMARKS Item 11: Last calendar of month for previous month Item 12: 5 th workday of the 2 nd month of performance start date Item 13: 5 th workday of month for previous month								86 CES/CEH			
TOTAL										1 0	
G. PREPARED BY			H. DATE			I. APPROVED BY			J. DATE		

**TECHNICAL EXHIBIT 4 (Continued)
REQUIRED REPORTS**

CONTRACTS DATA REQUIREMENTS LIST										Form Approved OMB No. 0704-0188	
Public reporting burden for this collection of information is estimated to average 440 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302, and to the Office of Management and Budget, Paperwork Reduction Project (0704-0188), Washington, DC 20503. Please DO NOT RETURN your form to either of these addresses. Send completed form to the government Issuing Contracting Office for the contract/PR No. listed in Block E.											
A. CONTRACT LINE ITEM NO.			B. EXHIBIT			C. CATEGORY:					
D. SYSTEM/ITEM			E. CONTRACT/PR NO.			TDP		TM		OTHER	
1. DATA/ITEM NO. 0005	2. TITLE OF DATA ITEM SCHEDULES FOR STAIRWELL CLEANING					3. SUBTITLE N/A					
4. AUTHORITY (Data Acquisition document No.) N/A			5. CONTRACT REFERENCE Section C-5, Paragraph 5.5.3..			6. REQUIRING OFFICE 86 CES/CEH					
7. DD 250 REQ		9. DIST STATEMENT REQUIRED		10. FREQUENCY See Remarks		12. DATE OF FIRST SUBMISSION See Remarks		14. DISTRIBUTION			
8. APP CODE				11. AS OF DATE See Remarks		13. DATE OF SUBSEQUENT SUBMISSIONS As updates occur		a. ADDRESSEE		b. COPIES	
								Draft		Final	
								Reg		Repro	
16. REMARKS Item 10: All schedules due at contract start date and thereafter as changes occur. Item 11: Effective date of schedule Item 12: Regular Cleaning - Preperformance Conference; Periodic Cleaning—30 days in advance of cleaning.								86 CES/CEH		1 0	
15. TOTAL								1		0	
G. PREPARED BY			H. DATE			I. APPROVED BY			J. DATE		
1. DATA/ITEM NO. 0006	2. TITLE OF DATA ITEM INSPECTION SCHEDULE AND REPORT OF EQUIPMENT INSPECTIONS					3. SUBTITLE N/A					
4. AUTHORITY (Data Acquisition document No.) N/A			5. CONTRACT REFERENCE Section C-5, Paragraph 5.6.9.			6. REQUIRING OFFICE 86 CES/CEH					
7. DD 250 REQ		9. DIST STATEMENT REQUIRED		10. FREQUENCY See Remarks		12. DATE OF FIRST SUBMISSION See Remarks		14. DISTRIBUTION			
8. APP CODE				11. AS OF DATE Date inspections begin		13. DATE OF SUBSEQUENT SUBMISSIONS See Remarks		a. ADDRESSEE		b. COPIES	
								Draft		Final	
								Reg		Repro	
16. REMARKS Items 10, 12, and 13: Schedules are due 30 days before inspections begin. Report is due 30 calendar days after inspections are complete.								86 CES/CEH		1 0	
15. TOTAL								1		0	
G. PREPARED BY			H. DATE			I. APPROVED BY			J. DATE		
1. DATA/ITEM NO. 0007	2. TITLE OF DATA ITEM U-FIX-IT STORE USAGE					3. SUBTITLE N/A					
4. AUTHORITY (Data Acquisition document No.) N/A			5. CONTRACT REFERENCE Section C-5, Paragraph 5.6.14.2.			6. REQUIRING OFFICE 86 CES/CEH					
7. DD 250 REQ		9. DIST STATEMENT REQUIRED		10. FREQUENCY Monthly		12. DATE OF FIRST SUBMISSION See Remarks		14. DISTRIBUTION			
8. APP CODE				11. AS OF DATE See Remarks		13. DATE OF SUBSEQUENT SUBMISSIONS See Remarks		a. ADDRESSEE		b. COPIES	
								Draft		Final	
								Reg		Repro	
16. REMARKS Item 11: Last calendar day of month Item 12: 5 th workday following 1 st full month of contract Item 13: 5 th workday of each month for previous month								86 CES/CEH		1 0	
15. TOTAL								1		0	
G. PREPARED BY			H. DATE			I. APPROVED BY			J. DATE		
A. CONTRACT LINE ITEM NO.			B. EXHIBIT			C. CATEGORY:					
D. SYSTEM/ITEM			E. CONTRACT/PR NO.			TDP		TM		OTHER	
1. DATA/ITEM NO.	2. TITLE OF DATA ITEM					3. SUBTITLE					
4. AUTHORITY (Data Acquisition document No.)			5. CONTRACT REFERENCE			6. REQUIRING OFFICE					
7. DD 250 REQ		9. DIST STATEMENT REQUIRED		10. FREQUENCY		12. DATE OF FIRST SUBMISSION		14. DISTRIBUTION			
8. APP CODE				11. AS OF DATE		13. DATE OF SUBSEQUENT SUBMISSIONS		a. ADDRESSEE		b. COPIES	
								Draft		Final	
								Reg		Repro	
16. REMARKS											
TOTAL											

**TECHNICAL EXHIBIT 4 (Continued)
REQUIRED REPORTS**

DATA ITEM DESCRIPTION			FORM APPROVED OMB No. 0704-0188
Public reporting burden for this collection of information is estimated to average 110 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302, and to the office of Management and Budget, Paperwork Reduction Project (0-704-0188), Washington, DC 20503.			
1. TITLE Contractor's Quality Control Plan.		2. IDENTIFICATION NUMBER 0001	
3. DESCRIPTION/PURPOSE The plan describes the contractor's inspection system for services listed on the performance requirements summary (PRS) and key control procedures. It includes areas to be inspected, frequency of inspections, and the title and organizational placement of contractor inspectors. The plan also describes methods for identifying and preventing defects in service quality and records kept to document inspections and corrective or preventive actions.			
4. APPROVAL DATE (YYMMDD) N/A	5. OFFICE OF PRIMARY RESPONSIBILITY (OPR) N/A	6A. DTIC APPLICABLE N/A	6B. GIDEP APPLICABLE N/A
7. APPLICATION/INTERRELATIONSHIP This plan indicates to the Government the contractor has internal company procedures to identify potential areas of unsatisfactory performance and methods for correcting the performance before service becomes unsatisfactory.			
8. APPROVAL LIMITATION N/A	9B. APPLICABLE FORMS N/A	9B. AMSC NUMBER N/A	
10. PREPARATION INSTRUCTIONS The contractor may use any format for the plan as long as it contains all requirements of this contract (paragraph 1.3.1.). The plan must be typewritten, have an effective date, and must be signed by the Project Manager and the company president.			
11. DISTRIBUTION STATEMENT			

**TECHNICAL EXHIBIT 4 (Continued)
REQUIRED REPORTS**

DATA ITEM DESCRIPTION				FORM APPROVED OMB No. 0704-0188	
Public reporting burden for this collection of information is estimated to average 110 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302, and to the office of Management and Budget, paperwork Reduction Project (0-704-0188), Washington, DC 20503.					
1. TITLE <p align="center">Completed Job Orders</p>				2. IDENTIFICATION NUMBER <p align="center">0002</p>	
3. DESCRIPTION/PURPOSE <p>Copies of completed job orders, segregated by emergency, urgent, and routine.</p>					
4. APPROVAL DATE (YYMMDD) N/A	5. OFFICE OF PRIMARY RESPONSIBILITY (OPR) N/A	6A. DTIC APPLICABLE N/A	6B. GIDEP APPLICABLE N/A		
7. APPLICATION/INTERRELATIONSHIP <p>Assists the quality assurance evaluator (QAE) in developing random sample inspections and following up on inquiries.</p>					
8. APPROVAL LIMITATION N/A	9.B. APPLICABLE FORMS N/A	9B. AMSC NUMBER N/A			
10. PREPARATION INSTRUCTIONS <p>The contractor may use any format, which provides job order number, time and date of receipt, facility number, requesting person and telephone number, brief description of work, classification (emergency, urgent or routine), timeframe given to the occupant for the work, and date and time of completion.</p>					
11. DISTRIBUTION STATEMENT					

**TECHNICAL EXHIBIT 4 (Continued)
REQUIRED REPORTS**

DATA ITEM DESCRIPTION			FORM APPROVED OMB No. 0704-0188
<small>Public reporting burden for this collection of information is estimated to average 110 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302, and to the office of Management and Budget, Paperwork Reduction Project (0-704-0188), Washington, DC 20503.</small>			
1. TITLE General Officers Quarters (GOQ) Cost Report		2. IDENTIFICATION NUMBER 0003	
3. DESCRIPTION/PURPOSE This report provides the costs required to maintain GOQs.			
4. APPROVAL DATE (YYMMDD) N/A	5. OFFICE OF PRIMARY RESPONSIBILITY (OPR) N/A	6A. DTIC APPLICABLE N/A	6B. GIDEP APPLICABLE N/A
7. APPLICATION/INTERRELATIONSHIP Documents maintenance costs which must conform to statutory limitations.			
8. APPROVAL LIMITATION N/A	9.B. APPLICABLE FORMS N/A	9B. AMSC NUMBER N/A	
10. PREPARATION INSTRUCTIONS The contractor may use any format which identifies the housing unit and provides a breakdown of costs by materials used and workhours expended.			
11. DISTRIBUTION STATEMENT			

**TECHNICAL EXHIBIT 4 (Continued)
REQUIRED REPORTS**

DATA ITEM DESCRIPTION			FORM APPROVED OMB No. 0704-0188
Public reporting burden for this collection of information is estimated to average 110 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302, and to the office of Management and Budget, Paperwork Reduction Project (0-704-0188), Washington, DC 20503.			
1. TITLE <p align="center">Master Appliance List</p>		2. IDENTIFICATION NUMBER <p align="center">0004</p>	
3. DESCRIPTION/PURPOSE <p>Tracks movement and location of all appliances.</p>			
4. APPROVAL DATE (YYMMDD) N/A	5. OFFICE OF PRIMARY RESPONSIBILITY (OPR) N/A	6A. DTIC APPLICABLE N/A	6B. GIDEP APPLICABLE N/A
7. APPLICATION/INTERRELATIONSHIP <p>Controls inventory, replacement, and disposal of appliances.</p>			
8. APPROVAL LIMITATION N/A	9.B. APPLICABLE FORMS N/A	9B. AMSC NUMBER N/A	
10. PREPARATION INSTRUCTIONS <p>Computer listing showing appliance nomenclature, serial number, address where appliance is located, and date of initial installation.</p>			
11. DISTRIBUTION STATEMENT			

**TECHNICAL EXHIBIT 4 (Continued)
REQUIRED REPORTS**

DATA ITEM DESCRIPTION			FORM APPROVED OMB No. 0704-0188
Public reporting burden for this collection of information is estimated to average 110 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302, and to the office of Management and Budget, Paperwork Reduction Project (0-704-0188), Washington, DC 20503.			
1. TITLE Schedules for Stairwell Cleaning		2. IDENTIFICATION NUMBER 0005	
3. DESCRIPTION/PURPOSE Notifies occupants of days of the week on which stairwell cleaning will occur. Gives the QAE needed information for Government inspection process.			
4. APPROVAL DATE (YYMMDD) N/A	5. OFFICE OF PRIMARY RESPONSIBILITY (OPR) N/A	6A. DTIC APPLICABLE N/A	6B. GIDEP APPLICABLE N/A
7. APPLICATION/INTERRELATIONSHIP Posted in stairwells for occupant notification. Used by QAE to perform inspections .			
8. APPROVAL LIMITATION N/A	9.B. APPLICABLE FORMS N/A	9B. AMSC NUMBER N/A	
10. PREPARATION INSTRUCTIONS The contractor may use any format that shows, by building, the days of the week the stairwells will be cleaned, and the time of day the cleaning will be completed.			
11. DISTRIBUTION STATEMENT			

**TECHNICAL EXHIBIT 4 (Continued)
REQUIRED REPORTS**

DATA ITEM DESCRIPTION			FORM APPROVED OMB No. 0704-0188
Public reporting burden for this collection of information is estimated to average 110 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302, and to the office of Management and Budget, paperwork Reduction Project (0-704-0188), Washington, DC 20503.			
1. TITLE Inspection Schedule and Report of Equipment Inspections		2. IDENTIFICATION NUMBER 0006	
3. DESCRIPTION/PURPOSE Informs Housing Office of schedule for performing recurring inspections and the results of the inspections.			
4. APPROVAL DATE (YYMMDD) N/A	5. OFFICE OF PRIMARY RESPONSIBILITY (OPR) N/A	6A. DTIC APPLICABLE N/A	6B. GIDEP APPLICABLE N/A
7. APPLICATION/INTERRELATIONSHIP Used by QAE to perform random sampling and documenting completed inspections.			
8. APPROVAL LIMITATION N/A	9B. APPLICABLE FORMS N/A	9B. AMSC NUMBER N/A	
10. PREPARATION INSTRUCTIONS The contractor may use any format that shows equipment, location, dates of inspections, and results of the inspections.			
11. DISTRIBUTION STATEMENT			

**TECHNICAL EXHIBIT 4 (Continued)
REQUIRED REPORTS**

DATA ITEM DESCRIPTION			FORM APPROVED OMB No. 0704-0188
Public reporting burden for this collection of information is estimated to average 110 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302, and to the office of Management and Budget, Paperwork Reduction Project (0-704-0188), Washington, DC 20503.			
1. TITLE U-Fix-It Store Usage			2. IDENTIFICATION NUMBER 0007
3. DESCRIPTION/PURPOSE Documents inventory of items issued to occupants.			
4. APPROVAL DATE (YYMMDD) N/A	5. OFFICE OF PRIMARY RESPONSIBILITY (OPR) N/A	6A. DTIC APPLICABLE N/A	6B. GIDEP APPLICABLE N/A
7. APPLICATION/INTERRELATIONSHIP Provides information about inventory levels, purchases, kinds of items issued, and costs of operating U-Fix-It Store.			
8. APPROVAL LIMITATION N/A	9.B. APPLICABLE FORMS N/A	9B. AMSC NUMBER N/A	
10. PREPARATION INSTRUCTIONS The contractor may use any format that shows item, quantity, occupant name and housing unit, and date issued.			
11. DISTRIBUTION STATEMENT			

**TECHNICAL EXHIBIT 5a
GOVERNMENT-FURNISHED FACILITIES**

1. The Government will furnish the contractor the facilities listed below to be used for housing maintenance only. See TE 3 for floor plans.

- Central office and warehouse at Kapaun Air Station (AS).
- Satellite office and storage areas at Landstuhl, Ramstein, Sembach, and Vogelweh.

LOCATION	BLDG	TOTAL SQ FEET	TOTAL SQ METERS	OFFICE SQ METERS	WAREHOUSE AND STORAGE SQ METERS	ESTIMATED VALUE (\$)
Kapaun	2775	Estimated 25,000.0	Estimated 2,500.0	300	2,200.0	866,000
Landstuhl	3741	3,537.0	329.0	29	300.0	92,316
Ramstein	858	3,832.0	356.0	30	326.0	49,165
	867	2,357.6	219.1	0	219.1	80,000
Sembach	85	4,135.0	384.2	30	354.2	202,961
Vogelweh	*1049	4,625.9	429.8	29.8	400.0	22,481
TOTAL		43,487.5	4,218.1	418.8	3799.3	1,312,923

*Includes sheds located in the compound.

2. The Government provides the following services free of charge to the contractor for the above Government-provided facilities: Electricity, sewer, water, DSN telephone lines, and refuse disposal (Section C-3, paragraph 3.2.). Exception: Building 858 only has electricity and refuse disposal.

TECHNICAL EXHIBIT 5b
GOVERNMENT-FURNISHED EQUIPMENT

1. The Government will furnish the following replacement items on a recurring basis, available from the Furnishings Management Office (FMO), Einsiedlerhof.

NAME/MODEL	MODEL/ITEM NUMBER	STOCK NUMBER	EST QTY (PER MONTH)	COST PER ITEM
Fire Extinguisher	210 DPK / 4210008	4210-00-889-2221	25	\$ 9.19
Range Queen (Tuna Can)	None	4210P675-1	25	\$9.91

2. The Government will furnish the following on-hand warehoused appliances and installed equipment, on a one-time basis only. This is an estimated inventory; quantities will be updated at start of contract. A complete inventory will be conducted according to Section C-3, paragraph 3.1.2.1.

APPLIANCE AND INSTALLED EQUIPMENT	ESTIMATED QUANTITY IN WAREHOUSE (DEC 97)	ESTIMATED REPLACEMENT COST (\$)
Dishwasher	50	450
Dryer	50	200
Freezer	1	600
Garbage Disposal	2	120
Ice Maker	1	50
Refrigerator	60	400
Stove	60	250
Vent Hood	25	200
Washer	60	275
RESERVED		0

TECHNICAL EXHIBIT 6 QUALITY STANDARDS

1. MAINTENANCE AND REPAIR. This TE defines the quality of maintenance and repair work and cleaning to be accomplished under this contract. The contractor is required to meet standards in this PWS or industry standards and codes listed in Section C-6, whichever is more stringent. In addition to the following quality standards listed in the following paragraphs, the contractor shall also comply with the following, when noted:

- Procedures, methods, and techniques described in industry standards and codes, listed in Section C-6, as the correct way to repair, paint, refinish, and maintain housing units and associated systems, appliances, and equipment in a fully operational state. Contractor performance is required to meet whichever of the PWS requirements is the most stringent (reference industry standards and codes listed in Section C-6).
- Manufacturers' recommendations for maintenance, when documentation is available.

(NOTE: Operational means ready for or destined to undertake intended function. Appliances, systems, and equipment operate at the original design capacity and performs intended function.)

Work not meeting the quality standards shall be corrected by the contractor at no expense to the Government. The contractor shall repair or replace Government- or occupant-owned property damaged by the contractor at no expense to the occupant or the Government, within the time determined by the Contracting Officer. *Completed maintenance and repair and cleaning shall meet the following quality standards:*

1.1. Appliances and Equipment. Appliances and equipment operate at the original design capacity and performs the intended function. Appliances include refrigerator, freezer, stove, dishwasher, washer, and dryer. Installed equipment includes garbage disposal, icemaker, and range hood. Other equipment includes but is not limited to ceiling fan, doorbell, extractor fan, intercom, mailbox, patio awning, rolladen, roof ventilator, radiator, smoke detector, and water softener device.

1.2. Kitchen and Bathroom Fixtures and Accessories. Loose bathroom accessories are resecured.

Damaged or missing items are replaced. Corroded metal components are replaced. Cracked, broken, or deteriorated mirrors on medicine cabinets are replaced, and missing or damaged shelves are replaced.

1.2.1. Fixtures including, but not limited to water closets, bathtubs, shower stalls, and lavatories are operational. Missing, damaged, stained, or deteriorated fixtures are replaced.

1.2.2. Damaged or deteriorated caulking is removed and replaced with a matching or clear silicone base sealant according to instructions on the sealant package. Sealing materials which were mildewed or stained and cannot otherwise be cleaned are replaced.

1.2.3. Missing, damaged, or deteriorated vanity, vanity and cabinet tops, and splashbacks, doors, drawers and related hardware are repaired or replaced. Cabinet finishes are restored.

1.2.4. Bathtub is reglazed or replaced. A Materials Safety Data sheet (MSDS) was submitted for reglazing.

1.3. Components. Interior and exterior components are operational. New components match existing components in performance and aesthetics (color, texture, features), or variations are approved by the QAE. If floors, cabinets, appliances, flooring, ceramic tiles, and other items were removed to access the component to be repaired, the repaired area and components are returned to original construction and configuration.

TECHNICAL EXHIBIT 6 (Continued)
QUALITY STANDARDS

1.4. Doors, Windows, and Related Hardware. Deteriorated, damaged, missing, or malfunctioning doors, windows, and related hardware are repaired or replaced. Thermal glass that has lost its seal is replaced. Damaged, missing, or deteriorated weather-stripping is replaced. Rusted hardware is replaced. Doors are trimmed to adjust for carpet, where needed.

1.5. Exterior Walls and Common Areas. Equipment on tennis courts are repaired or replaced. Asphalt and masonry surfaces are level and uniform. Dumpster and recycle enclosure walls are repaired. Damaged or deteriorated exterior wall and trim are restored to a weather-tight condition. Surfaces repaired match the undamaged surfaces in material, color, and texture.

1.6. Fireplace and Chimney. Cracks, loose bricks, open mortar joints, and loose tiles on apron are resecured. Damper and ash dump are operational.

1.7. Floors. Repaired floors have a uniform surface. If required, exposed portions of the subflooring are repaired during floor repair or replacement. If floors were flooded, water is removed to prevent damage to the floors (including carpets) and subflooring. Floor edges are sealed to prevent water damage.

1.7.1. Carpet. Carpet, pad, and trim used in repairs match existing carpet in color, manufacturer, texture, and material. Carpet meets specifications in "USAFE Carpet Specifications," dated 31 Jan 90.

1.7.2. Wood Floor Refinish. Wood floors are refinished according to the standards in National Oak Flooring Manufacturer's Association Publication "Hardwood Flooring Finishing and Repair Manual" (Jan 92) and in the DIN. Refinished floors have a uniform polished appearance.

1.7.3. PVC and Ceramic Tile Repair. Loose tiles are resecured. The color of replacement tile matches or is a similar color to existing tile.

1.8. Gutters and Downspouts. Gutters and downspouts are repaired to carry water away from the building. Gutters or downspouts are sectioned and replaced with material matching the existing material. Debris is removed from gutters and downspouts and wire downspout caps are cleaned or replaced.

1.9. Hose Bibbs and Hoses. Faucets are free of leaks and broken handles. Slabs and walls in the vicinity of hose bibs are checked for evidence of leakage inside the wall and repaired or replaced as required. Government-owned hoses are free of leaks, and attachments are operational.

1.10. Interior Walls and Ceilings. Damaged and deteriorated walls, ceilings, and trim are restored to their original condition, giving a uniform appearance when compared with unrepaired areas.

1.11. Painting:

1.11.1. Surface Preparation. Surfaces are prepared according to Deutsche Industrie Norm (DIN) (German Industrial Standard).

1.11.2. Application. Paint is applied according to the paint schedule in TE 9 and the Deutsche Industrie Norm (DIN) (German Industrial Standard), leaving the finished surface evenly coated, free from drops, ridges, waves, laps, brush marks, runs, and other defects. Painted surfaces are uniform in color and texture.

TECHNICAL EXHIBIT 6 (Continued)
QUALITY STANDARDS

1.11.3. Clean Up. When work is complete, equipment, materials, supplies, and debris from painting are removed from the site. Paint spots, oil, and stains are removed from surfaces and areas not intended to be painted.

1.12. Plumbing systems. Plumbing systems and associated components are repaired according to the Uniform Plumbing Code (UPC). When floors have been flooded by malfunctioning plumbing systems, the water is removed from the floors to prevent damaging the floors or subflooring (including carpets and pads).

1.13. Roof. Roof forms a weather-tight seal (no moisture can penetrate). No visible indication of leaks, defects in the general condition of the membrane, deck and roofing structural members, and all items that penetrate the membrane from above or below. Damaged or deteriorated roof components are returned to a weather-tight condition. Flashing is repaired to form a water-tight seal.

1.14. Smoke Detector, Fire Extinguisher, and Radiator. Smoke detector, fire extinguisher, and radiator are inspected within the past year and are operational.

1.15. Splashblocks. Broken or missing splashblocks are replaced and set, and existing splashblocks are reset, to drain water away from the foundation.

1.16. Stairs and Handrail Components. Stairs have no loose coverings or broken concrete. Handrail and components are securely anchored.

1.17. Utilities.

1.17.1. The electrical system is restored to an operational state. Replacement materials and components are listed or approved by Underwriters Laboratories (UL). Work conforms to the requirements of the National Electric Code (NEC).

1.17.2. Gas lines are operational from the gas meter up through the housing unit.

1.16.3. Heating and ventilation systems and circulation pumps are operational from the outgoing flange of the heat exchanger secondary-side shutoff valve up to and including the radiator.

1.17.4. Sewerlines are free from stoppages from the unit to the main. Replacement sewerlines are PVC pipe matching the size and thickness of existing pipe. AF Form 103, Base Civil Engineering Work Clearance Request (digging permit), was approved before digging began. Disturbed sidewalks or driveways are restored to their original condition. The lawn is repaired as soon as seasonal conditions permit, using sod that best matches the original lawn.

1.17.5. Water systems are operable in each unit. Disturbed concrete or asphalt sidewalks or driveways are restored to their original condition. The lawn is repaired as soon as seasonal conditions permit, using a sod that best matches the original lawn.

2. CHANGE OF OCCUPANCY CLEANING. Completed cleaning shall meet the following quality standards: *(See Section C-2, Paragraph 2.2.8 for definition of clean.)*

2.1. Kitchen and Appliances. Interior and exterior surfaces of cabinets and appliances are clean and undamaged. Refrigerator seal is clean and undamaged. Refrigerator doors are left open. Stove surfaces, liftable top, and detachable parts are clean and correctly reinstalled. Extractor fan and range hood are clean, including ducting and grill. Dryer vent is cleaned inside and outside.

TECHNICAL EXHIBIT 6 (Continued)
QUALITY STANDARDS

2.2. Bathroom. Exposed surfaces of fixtures, (including pipes and fittings) toilets (inside and outside), bathtubs, showers, lavatories, medicine cabinets (inside and outside) dispensers and associated hardware are clean. Wax is stripped from ceramic tile floors and floors are clean.

2.3. Walls. Walls and ceilings, including wall behind radiators are clean, and surfaces are undamaged. Natural finished wood is waxed.

2.4. Baseboards, Molding, Paneling, and Other Wood Surfaces. Baseboards, molding, paneling, and other wood surfaces are clean.

2.5. Floors:

2.5.1. PVC and Sealed Masonry. Old wax is stripped and floors are clean, including underneath appliances. PVC baseboards are clean. Appliances are returned to their original position. No splash marks, mop streaks and mop strands are on walls or baseboards. Floors have a uniform coat of wax.

2.5.2. Wood Surface. Floors are clean, have a uniform coat of wax, and are buffed.

2.5.3. Concrete, Garage, Carport, and Basement. Floors are clean.

2.5.4. Carpet. Carpet is clean, nap is uniform, and color and fabric are undamaged.

2.6. Doors, Windows, Glass, Screens, and Mirrors. Windows, window reveals (side of window opening), doors, partitions, and draft shields are clean, inside and outside. Door, door frames, window frames, and window sills are clean, inside and outside. Mirror surfaces and trim are cleaned. Screens are clean, free of holes and patches, and are securely installed with no missing hardware.

2.7. Radiators. All radiator surfaces are clean.

3. STAIRWELLS AND COMMON AREA CLEANING. Completed stairwell, laundry room, and hallway cleaning shall meet the following quality standards, and are cleaned at frequencies stated in TE 2c. (*NOTE: "Clean" means free of soil, grease, streaks, splash marks, removable stains, loose debris, stickers, tape residue, spiderwebs, gum, and other foreign matter.*)

3.1. Regular Cleaning: Accessible floor surfaces are clean. No splash marks are visible. Lint is removed from behind washers and dryers.

3.1.1. Loose trash is removed and wastebaskets (except occupants' personal trash) are emptied. No waste spilled around the dumpster.

3.1.2. Ledges, window sills, overhead pipes, light switches, and other accessible building components are dusted up to 3 meters above floor level. Entrance door glass (inside and outside), washable wall surfaces, handrails, enclosed bulletin board glass, and mailboxes are clean.

3.2. Periodic Cleaning:

3.2.1. Twice each year, window glass in stairwells and laundry rooms is cleaned. Light fixtures are cleaned (inside and outside). All light bulbs are operational.

3.2.2. Once each year, lint removed from dryer vents through their exit from the building.

3.3. Schedules. Contracting Officer approves regular and periodic cleaning schedules no later than the preperformance conference. QAE approves updates 2 weeks before effective date.

3.3.1. Current monthly schedule is posted in each stairwell.

3.3.2. Current periodic schedule is posted in each stairwell 2 weeks before cleaning begins.

TECHNICAL EXHIBIT 7

RESERVED

TECHNICAL EXHIBIT 8

CHANGE OF OCCUPANCY (COM) MAINTENANCE CHECKLIST

As a minimum, the following items where existing shall be checked, repaired or replaced as needed during COM maintenance:

Appliances (stove, refrigerator, dishwasher, washer, dryer)	Flush valves, ball cocks
Baseboards and stairs	Garbage disposal
Bathtubs, shower units, lavatories, countertops, door facings	Garage doors, tracks and locks
Bathroom accessories (soapdish, toothbrush holder, shelves, towel bars, toilet paper holder)	Handrails
Balcony drain	Hose bibs and hoses (single and duplex units)
Balcony screen door	Intercom
Cabinet hinges, cabinet latches, drawer pulls and drawer guides, cabinet catches	Interior door hardware (hinges, guide, pulls, locks, closure)
Cabinet floors	Kitchen and bathroom exhaust fans
Ceiling fans	Light fixtures and fixture globes
Ceiling joints	Mailbox
Ceramic and metal wall tiles including caps, base tile, and ceramic floor tile	Medicine cabinets (mirrors, shelves)
Chandeliers	Patio awning
Chimneys	Patio slab
Doorbell	Plugs, traps, strainer baskets
Door stops	Privacy screens (single units and duplexes)
Electric switches, panels, circuit breakers	Radiators
Entrance doors, including jambs, threshold, casing, tracks, weather stripping	Range Queens (Tuna Cans) under range hood
Exterior lights	Rolladens
Extractor fans	Smoke detectors
Faucets, aerators, drains and overflows on sinks, lavatories and bathtubs	Stairs
Fence (Government-owned)	Subfloors, baseboards, shoe mold
Fire extinguishers	Vent hood
Flag holders	Walls and ceilings
Floor (ceramic, PVC, hardwood, carpet)	Washer connections, angle stops, and cut-off valves
	Waste drains to main sewerlines
	Window lock, guide, pull, glass, screen, sill, and casing
	Window well

If the fire extinguisher and smoke detector are inspected during a COM within the past 12 months, they need not be reinspected during the scheduled inspections.

**TECHNICAL EXHIBIT 9
PAINT SCHEDULE**

FEDERAL SPECS *	USE	DESCRIPTION
TT-P-29J(2)	Plaster, concrete, wall covering of interior walls and ceilings. 1 st and 2 nd finish coat	Latex paint for interior use, mat, white and tinted, scrub-proof
TT-S-179B(1)	Priming coat for ceilings and walls (TT-P-29, TT-E-505), deep penetrating primer for surfaces, pigmented oil paint for interior use, on absorbing and unpainted substrates	Oil paint for interior use, white and tinted
TT-E-543A(1)	Priming coat for interior wall and ceiling surfaces, on plaster and masonry, steel, wood, nonferrous metals. Priming coat for glossy enamels, easily brushable, fast drying, evenly spreading, high opacity	Rubbing varnish for interior use, white and tinted
TT-E-545C	Same as TT-E-543 A (1)	
TT-E-505B	Glossy enamel for interior use, walls and ceilings, on plaster, masonry, gypsum board, steel, metal, wood, also in sanitary areas and kitchens	Alkyd resin enamel, glossy, for interior use, white and tinted
TT-E-506K(1)	Same as TT-E-505 B	
TT-E-489G	Radiator paint coat, heat resistant up to 120 degrees Celcius/248 degrees Fahrenheit	Alkyd resin enamel, glossy
TT-P-645A	Tack coat primer/rust protection primer for iron, steel, aluminum, cast iron	Alkyd resin zinc chromate paint
US 942	Deep penetrating primer for brittle or chalky old paint coats (ceilings and walls), for TT-P-29	Deep penetrating primer, strengthened
SS-P-450, type II	Latex spackling compound for interior use, for leveling of uneven substrates	Latex spackling compound
SS-P-450, type I	Wall spackling compound for spackling of gaps and for leveling of uneven substrates, miscible with water	Spackling powder
TT-V-86C(1)	Clear, semi-gloss paint for interior wood surfaces	Furniture varnish on alkyd resin base
TT-V-109C	Clear paint for interior wood surfaces	Synthetic resin enamel, alkyd
TT-S-711	Staining material for wood, for adapting of wood color shades and of bare spots	Staining material
TT-P-88	Ceiling and wall paint coat with plastic texture (orange peel texture)	Interior paint (plastic wall texture)
TT-F-336	Oil spackling compound for filling of gaps, for wood and metal surfaces when using TT-E-505 and 506 (not for radiator surfaces)	Oil spackling
TT-P-636D	Primer/tack coat primer for iron and wood substrates, type without zinc chromate	Tack coat primer on alkyd resin base
TT-R-251	Stripper for removal of old paint coats on plaster, masonry, wood, metal, and other solid surfaces	Stripper fluid

* or German Equivalent

**TECHNICAL EXHIBIT 10
SERVICE CALL RESPONSE AND COMPLETION TIMES**

CATEGORY	DEFINED	RESPOND WITHIN	COMPLETE WITHIN
EMERGENCY	Failure or deficiency which constitutes an immediate danger or health hazard to occupants or threatens to damage property	60 minutes	*24 hours
URGENT	Failure or deficiency which does not immediately endanger the occupants or threaten damage to property, but would soon inconvenience and affect the health and well-being of the occupants	48 hours	5 calendar days
ROUTINE	Work of a routine nature that does not meet the criteria of emergency or urgent	5 calendar days	30 calendar days

* Completion time for inoperable refrigerator is 8 hours.

WATER

Broken water supply lines
 Water leak (hot or cold); cannot be controlled at stop
 No water
 No hot water (Heat Working)
 No hot water (Heat NOT Working)
 Water leak (hot or cold) (not sink, bathtub or shower)
 (can be controlled at stop)
 Commode stopped up (only one available)
 Commode stopped up (more than one available)
 All drain lines stopped up
 Sink, lavatory, or bathtub/shower drain stopped up
 (only one available)
 Sink, lavatory, drain stopped up or bathtub/shower
 drain stopped up (more than one available)
 Washing machine drain line stopped up
 All other water malfunctions are routine service calls

EMERGENCY
 EMERGENCY
 EMERGENCY
 URGENT
 EMERGENCY
 URGENT

 EMERGENCY
 URGENT
 EMERGENCY

 EMERGENCY

 URGENT
 URGENT

HEAT

No heat (whole housing unit)
 No heat (partial housing unit)

EMERGENCY
 URGENT

ELECTRICAL

Panel hot
 No power
 Direct short
 Receptacle switch inoperable
 Light inoperable (not bulb)

EMERGENCY
 EMERGENCY
 EMERGENCY
 URGENT
 URGENT

TECHNICAL EXHIBIT 10 (Continued)
SERVICE CALL RESPONSE AND COMPLETION TIMES

Breaker tripped
Smoke detector inoperative
All other electrical malfunctions are routine service calls.

URGENT
URGENT

GAS

Any gas odor

EMERGENCY

APPLIANCES

Refrigerator totally inoperable
Stove inoperable
All other appliance malfunctions are routine service calls.

EMERGENCY
URGENT

STRUCTURAL

Exterior door not secure
Window glass broken (Unit not secure)
Window lock inoperative (Unit not secure)
Window lock inoperative (Unit secure)
Roof leak
Collapsed wall or ceiling

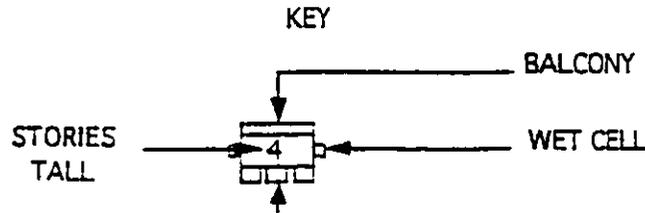
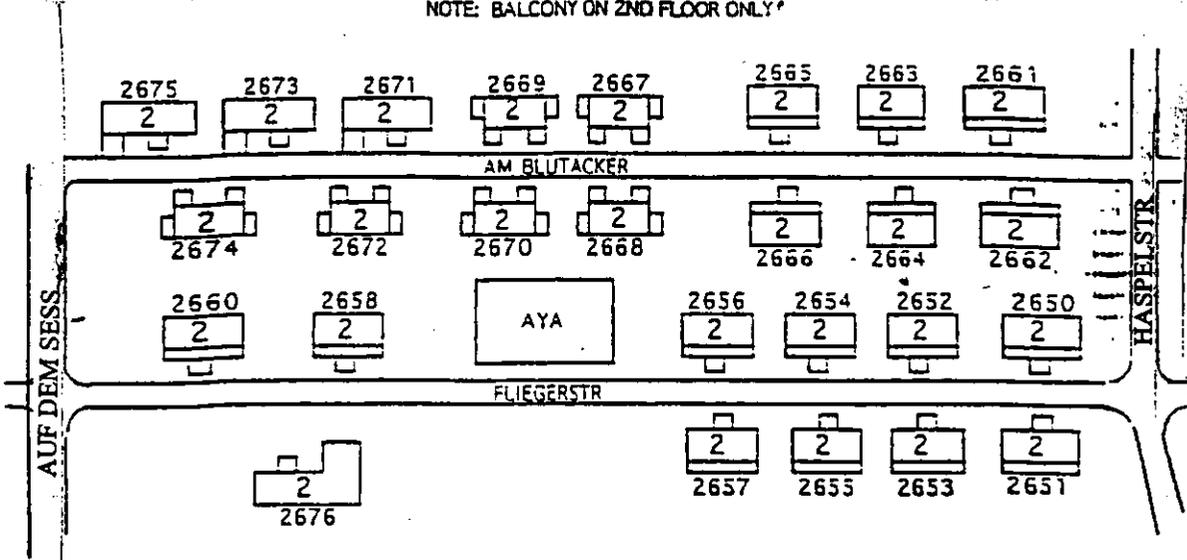
EMERGENCY
EMERGENCY
EMERGENCY
URGENT
URGENT
EMERGENCY

All other structural malfunctions are routine service calls.

Reference Section C-2, Paragraph 2.2.41.

TECHNICAL EXHIBIT 11 (Continued)
 HOUSING AREA MAP
FLIEGERSTRASSE AM BLUTACKER

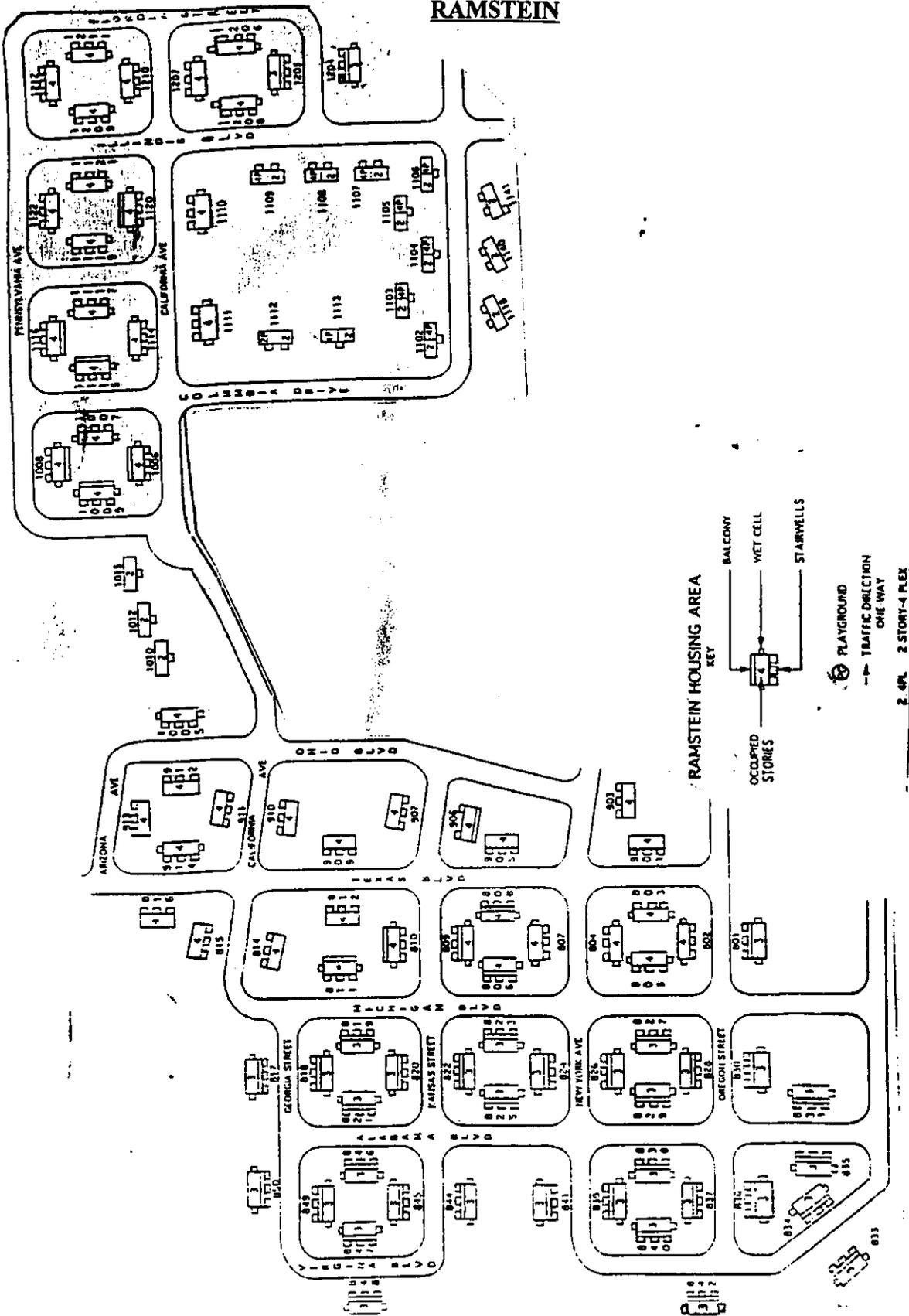
NOTE: BALCONY ON 2ND FLOOR ONLY



TECHNICAL EXHIBIT 11 (Continued)

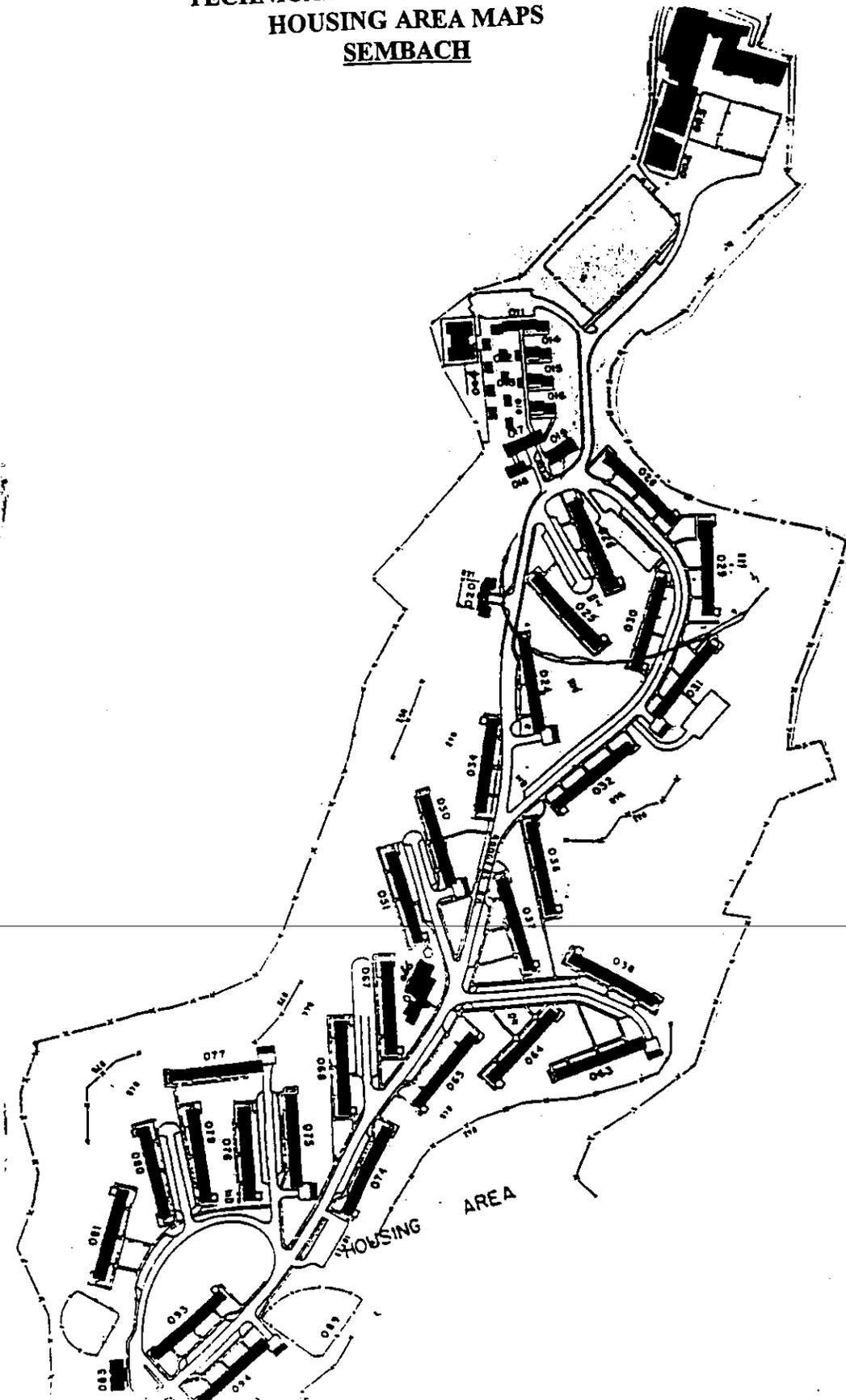
HOUSING AREA MAP

RAMSTEIN

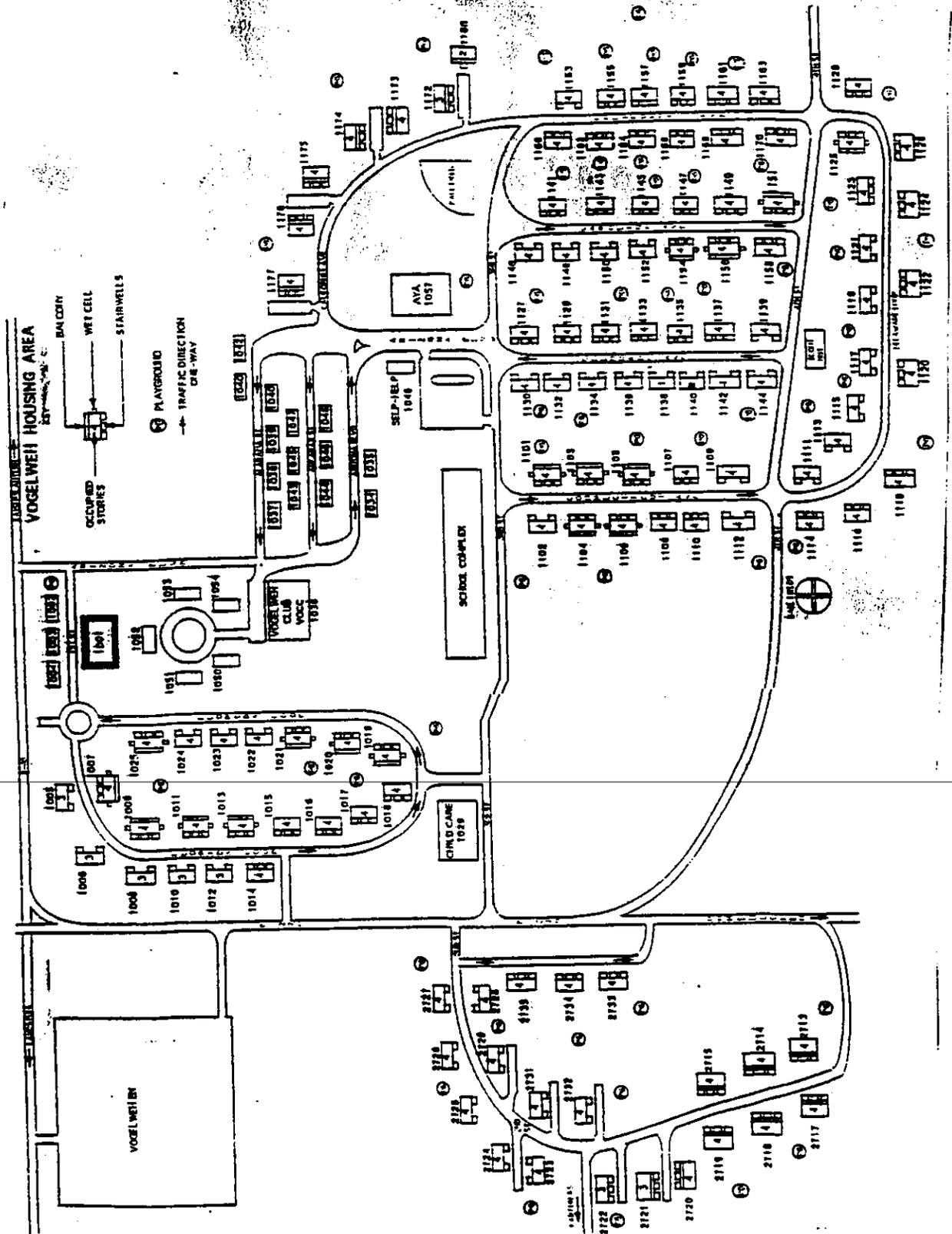


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TECHNICAL EXHIBIT 11 (Continued)
HOUSING AREA MAPS
SEMBACH



TECHNICAL EXHIBIT 11 (Continued)
 HOUSING AREA MAP
VOGELWEH



TECHNICAL EXHIBIT 11 (Continued)
 HOUSING AREA MAP
IXHEIM

