

<b>AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT</b>			1. CONTRACT ID CODE K		PAGE 1 OF 10
2. AMENDMENT/MODIFICATION NO. 0005		3. EFFECTIVE DATE 17 July 2002		4. REQUISITION/PURCHASE REQ. NO. N/A	
5. PROJECT NO. (If applicable)					
6. ISSUED BY DEFENSE ENERGY SUPPORT CENTER 8725 JOHN J. KINGMAN ROAD, SUITE 4950 FT. BELVOIR, VA 22060-6222 BUYER/SYMBOL - S. ANDERSON/DESC-EPP PHONE (703) 767-8127		CODE SCO600 FAX (703) 767-8757 P.P. 8.2		7. ADMINISTERED BY (If other than Item 6) CODE	
8. NAME AND ADDRESS OF CONTRACTOR (NO., Street, City County, State, and ZIP Code)			9a. AMENDMENT OF SOLICITATION NO. SPO600-01-R-0119		
			9b. DATED (SEE ITEM 11) September 05, 2001		
			10a. MODIFICATION OF CONTRACT/ORDER NO.		
			10b. DATED (SEE ITEM 13)		
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS					
<input checked="" type="checkbox"/> The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers <input type="checkbox"/> is extended, <input type="checkbox"/> is not extended Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning <u>1</u> copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. <b>FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER.</b> If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.					
12. ACCOUNTING AND APPROPRIATION DATA (If required)					
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.					
A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A. 12.05 CHANGES-FIXED PRICE (AUG 87)					
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b)					
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: FAR 43.01					
D. OTHER (Specify type of modification and authority)					
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input type="checkbox"/> is required to sign this document and return _____ copies to the issuing office.					
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)					
See Pages 2-10					
Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.					
15A. NAME AND TITLE OF SIGNER (Type or print)			16A. NAME OF CONTRACTING OFFICER CAITLIN M. O'LEARY		
15B. NAME OF CONTRACTOR/OFFEROR BY _____ (Signature of person authorized to sign)		15C. DATE SIGNED	16B. UNITED STATES OF AMERICA  (Signature of Contracting Officer)		16C. DATE SIGNED 17 July 2002

The purpose of this amendment is to add requirements to Section J, to address questions proposed by a prospective offeror, and to extend the closing date as follows:

**A. The closing date for the receipt of proposals under this solicitation is hereby extended from August 12, 2002 to October 18, 2002.**

**B. The following additions are hereby made to Section J:**

- 1) Special Events: The contractor is expected to support Fort Gordon on various special events & celebrations that are held on a recurring basis. The support is generally related to pole placement, line drops, banner placement and clearing of lines (e.g., removal of clothing). Historically, the support required the use of one truck for one workday. Approximately 10 events are expected per year.
- 2) Coordination With Government Personnel: The contractor is expected to coordinate with government personnel to manage electrical support to mission critical buildings and outage coordination. The contractor will identify a single point of contact (POC) to interface with the government personnel.
- 3) Response to Service Interruptions: The contractor's Service Interruption/Contingency Plan shall meet the current response times at a minimum. All service calls are directed to the Fort Gordon Service Order Desk, 791-5520. Historical service order workload data is available. Coordinate directly with Glenn Stubblefield, Jr., 706-791-6184 or [stubbleg@gordon.army.mil](mailto:stubbleg@gordon.army.mil) to receive this information. The following service order hierarchy is in place:
  - ESO – An emergency service order received after normal duty hours requires a response within 2 hours and continuous effort until completion.
  - Priority 1 – requires response within 8 normal duty hours and continuous effort until completion.
  - Priority 2 – requires response within 24 normal duty hours and completion within 10 working days.
  - Priority 3 – requires response within 10 working days and completion within 30 working days.
  - Ball Field Lighting – Priority 2
  - Exterior Lights
    - Individual Lights – Priority 3
    - Banks of Lights – Priority 2
- 4) Notification of Emergencies: The contracting officer or designated representative shall be notified telephonically within one hour of any interruption of service or related emergencies. The contractor shall provide the extent of the emergency and anticipated correction time. An after action report will be forwarded to the contracting officer or designated

Normal duty hours are 0730 – 1600 hours, Monday – Friday.

representative, within one working day. The report will detail, at a minimum, the sequence of events, cause, impact, and corrective actions.

- 5) Delete Paragraph J01.8 Off-Installation Sites in its entirety and replace with the following:

**J01.8 Off-Installation Sites**

There are approximately 4 circuit miles of overhead power distribution lines. There are approximately 50 pole-mounted transformers. The transformer size range is 10kVA – 50kVA. There are approximately 100 poles. The lengths are 30 feet, 35 feet, 40 feet, and 45 feet. Generally, the system services recreational trailer platforms and associated ancillary buildings & facilities. The Offeror's proposal shall address ownership, maintenance and operations of the system at this site. The average age of the system is about 25 years.

- 6) Fort Gordon Elementary School: Georgia Power installed the service transformer at this location and will be responsible for the maintenance & repair.
- 7) Contractor Radios: Add the following sentence to C.5.4 Contractor Radios: As an alternative, the Contractor may provide the government with one of their radios.
- 8) Table of Contents: Add "J01.10 Electric Distribution System Points of Demarcation.....J01-13".

**B. Questions proposed by a prospective offeror are as follows:**

1) We were told in writing that during the site visit we'd be allowed to view the interior of a cross-section of pad-mounted transformers. However, on the site visit we were only allowed to see two relatively new medium-sized transformers. Please provide a day to return and examine a representative cross-section which should include:

- One small size (residential)
- One medium size
- One large size
- An old and new one for each above.

**ANSWER:**

Additional unsupervised site visits will be allowed until the closing date under the following guidance:

- Prior coordination will be made with Glenn Stubblefield, Jr., (706-791-6184, [stubbleg@gordon.army.mil](mailto:stubbleg@gordon.army.mil)).
- Fort Gordon personnel will not be available for guided tours.
- Health & safety requirements will be followed.
- Fort Gordon activities (e.g., training, traffic, etc.) will not be impacted.

Fort Gordon does not have readily available resources & manpower to support the level of inspections requested. Additionally, the Fort Gordon manpower that supports the inspections will potentially be displaced by the privatization effort. This interaction creates real impacts to day-to-day operations and maintenance (O & M). As a result, time would be spent supporting the site visits in lieu of accomplishing work.

2) Are the joint-use parties (mainly communication lines) responsible for clearing around their lines or is it required that we maintain right-of-way for them as well?

ANSWER:

The successful privatization contractor will be responsible for clearing where there are joint-use applications.

3) Many transformers at Fort Gordon contain PCBs in excess of 50 ppm. We will need to inspect these to assess their condition. Please provide a list of these transformers along with their location and allow a day to return to inspect these units.

ANSWER:

See response to #1 above for transformer inspections. A list of transformers containing PCB is included in the Environmental Draft Documentation which was made available prior to and during the site visits. Coordinate directly with Glenn Stubblefield, Jr., 706-791-6184 or [stubbleg@gordon.army.mil](mailto:stubbleg@gordon.army.mil) to receive an electronic copy of the document.

4) The solicitation states a specified task of replacing the majority of the post's system with an underground system. The specific nature of this task was not communicated at the pre-proposal conference. At the site visit the scope of task was revealed. Please recognize first the amount of work necessary to prepare an estimate of this project's cost and impact on the installation. Second, please recognize the fact that the scope has just been clearly stated and that four months will be needed to develop the plans that will flow ultimately through the proposal. In order to prepare a proposal for this solicitation, the necessary steps that must be taken in the proposal process start at the site visit. This is especially true for Fort Gordon, given the terrible condition that the system is in.

ANSWER:

A conceptual, not complete design is required for this effort. Sufficient time since March has elapsed to complete a conceptual design.

5) The inventory has numerous inaccuracies in it. Should we base the proposal on what's actually there or what the solicitation states? Keep in mind that the errors are not due to recent changes, but include transformers that have been in place for over 30 years.

ANSWER:

Contractor proposals should be based on what they know to be accurate. The proposal should clearly identify assumptions. The inventories as well as the system drawings are accurate to some point in time. This condition was addressed during the pre-proposal conference. The solicitation also addresses the accuracy of the inventory as well. As such, variations in the documentation and actual conditions were anticipated. Specific inaccuracies should be identified.

6) The outer training areas contain lines that have not been maintained. Some of these lines are lying on the ground. Other lines are energized and have trees that have grown around neutrals and service lines. Most of these lines show no recent use (i.e., switchbox at bottom of pole is rusted out). Should we assume that lines serving active facilities should be maintained and all others be allowed to be retired?

ANSWER:

Yes, the proposal should address O & M and transfer of ownership for all active lines. Retired lines should be abandoned in place. Consideration should be given to how existing & future retired systems will be addressed.

7) Are these outer areas included in the inventory?

ANSWER:

When the system was inventoried years ago to support the privatization effort, the intent was to include all systems and components. However, as mentioned in 5) above there is accuracy to some point in time. The expectation is that the proposal will address the entire system.

8) Several old poles were found that have no lines (power or communications) attached. If there is no electric line attached, are we to assume that these will not be transferred to the gaining electric utility?

ANSWER:

Yes, retired lines will not be transferred to the gaining utility.

9) No mention is made in the solicitation of ball field lighting. Please provide a point of demarcation between the system and the lighting. Some locations have an oil switch that controls the overhead transformer serving the lighting load, with a distinct pole containing this equipment before distribution to the lighting poles. Other locations have the same type of switch controlling primary power, but the transformers are attached to the actual light pole.

ANSWER:

Currently, Fort Gordon's base contractor, Johnson Controls World Services, maintains & repairs overhead electrical lines, substations, high voltage electric fences, underground electrical ducts, lines, lightning protection systems, street lighting, traffic lights and systems, other exterior lighting to include replacement of bulbs on athletic fields, distribution and constant current transformer, low & high voltage transformers and metering equipment, accessories, brackets, poles, flood lighting, obstruction lighting, and related components.. Looking forward, the expectation is that the privatization contractor will take on this requirement. To minimize energy costs, Fort Gordon has installed a timing & alarm system on some of the ball field lighting systems. Proposals, consistent with Section C of the solicitation may address upgrades to existing ball field lighting controls. Fort Gordon plans to mount all starters on poles. As such, lighting controls will be maintained by Fort Gordon. During the interim, the privatization contractor will be expected to maintain controls located 10 feet & above. See drawing below for point of demarcation.

Point of Demarcation for outside lights serviced from a Facility		
Point of Demarcation	Applicable Scenario	Sketch
Point of Demarcation is the first point of disconnect at or in the facility	Ballfield or parking lot Lights with lighting contactor located inside a structure	

10) For clarity, please add a demarcation diagram that shows the demarcation point for residential underground, metered service.

**ANSWER:**

The existing point of demarcation scenarios in section J of the solicitation is sufficient to identify residential underground, metered service. As stated, joint concurrence of specific demarcation points will be made during the transition period.

11) Some facilities have meters inside of the building. Please provide a demarcation diagram for this situation.

**ANSWER:**

A new diagram is not required. The point of demarcation will be at the meter if they are located inside of the building. As stated, joint concurrence of specific demarcation points will be made during the transition period.

12) Please provide a copy of the post's Integrated Pest Management Plan, which is stated to contain guidance on the use of herbicides.

**ANSWER:**

The document is available. Coordinate directly with Glenn Stubblefield, Jr., 706-791-6184 or [stubbleg@gordon.army.mil](mailto:stubbleg@gordon.army.mil) to receive an electronic version.

13) The sample easement states that the maps will use a Virginia State Plane coordinate system. Should we assume that one of the Georgia State Planes should be used for Fort Gordon? Also, please state which map datum is currently used – does it correspond to the datum used by Fort Gordon's training area map?

ANSWER:

A Georgia State Planes coordinate system should be used. Reference to Virginia maps is a remnant of sample or template DESC documents.

14) A list of meters to be read was provided. We found meters on housing units and primary metering that is not on the list. Are any of these to be read monthly?

ANSWER:

The list of secondary meters provided supports internal functional requirements. Primary metering is not required to be read monthly. The list was accurate when the solicitation was issued. As stated, adjustments may be needed at time of award. Further, the solicitation describes how future metering will be addressed.

15) Who will own the cable between the 2100 kW generator across the road from the hospital and the hospital basement transformer room?

ANSWER:

The privatization contractor will own this cable.

16) Please provide copies of one-line drawings for the 12 kV system

ANSWER:

Coordinate directly with Glenn Stubblefield, Jr., 706-791-6184 or [stubbleg@gordon.army.mil](mailto:stubbleg@gordon.army.mil) for additional copies of drawings. This drawing was made available during the site visit.

17) Please provide copies of the latest studies performed on the post. This includes voltage-drop and sectionalizing studies.

ANSWER:

Coordinate directly with Glenn Stubblefield, Jr., 706-791-6184 or [stubbleg@gordon.army.mil](mailto:stubbleg@gordon.army.mil) for additional copies of studies. Additional studies beyond that which has been provided previously are not readily available.

18) It appears that parking lot lights may have been included with the inventory. Some of those lights are served from buildings. If I read the demarcation definitions correctly, those served from buildings are to be retained by the Army. Can you please clarify this?

ANSWER:

The privatization contractor will have the operation and maintenance requirements for all parking lot lights including those served as described. The lines of demarcation definitions still apply as it relates to ownership. However, the O&M requirement will apply to the line & lights. This arrangement will meet Fort Gordon's goal of having a sole contractor to meet electrical-related bucket truck requirements. See response to 9) above.

19) Are there any dry-type transformers on the post?

**ANSWER:**

Yes, but they are not in the scope of this effort as they are located on the secondary side of the system.

20) Are there any transformers other than at the hospital that are located indoors? If so, we'd like to examine these.

**ANSWER:**

There are no other transformers located indoors like the hospital.

21) Please provide all generator locations, sizes and purpose (i.e., backup, load shedding, etc.).

**ANSWER:**

Coordinate directly with Glenn Stubblefield, Jr., 706-791-6184 or [stubbleg@gordon.army.mil](mailto:stubbleg@gordon.army.mil) for an updated list. A partial list was provided prior to and during the site visits, but the purpose of each generator was not given.

22) Do operating instructions exist for each substation?

**ANSWER:**

No. The expectation is that the privatization contractor will develop and implement substation-operating instructions that are consistent with industry standards and Fort Gordon requirements. Mission critical (e.g., hospital, intelligence, training) facilities are served by the system. As such, the contractor is expected to develop operating instructions that are approved by the government.

23) Please provide any information available concerning substation test data as follows:

- Substation inspection reports, including:
  - Circuit loading
  - Min/max voltages
  - Operations counters
- Dielectric, dissolved gas and interfacial tension tests of oil-filled equipment in substations.
- Date and results of last power transformer megger and TTR tests.
- Last date of relay tests and calibration.

**ANSWER:**

Additional studies beyond that which has been provided previously are not readily available.

24) Are oil-spill mitigation plans prepared for each substation?

**ANSWER:**

Coordinate directly with Glenn Stubblefield, Jr., 706-791-6184 or [stubbleg@gordon.army.mil](mailto:stubbleg@gordon.army.mil) for a copy of the Installation Spill Contingency Plan. The expectation is that the contractor's plan will be consistent with Fort Gordon's.

25) Please provide results and dates of the last pole inspections and treatments.

ANSWER:

This information is not readily available. The expectation is the privatization contractor will develop and implement a pole inspection and treatment program that is consistent with industry standards.

26) Please provide a copy of the current work order log for the electric system. Break this into those that are complete (for the last 3 years) and those that are not complete.

ANSWER:

This information is not readily available. The expectation is the privatization contractor will develop and implement it's own work order system.

27) Please provide a copy of outage records.

ANSWER:

This information is not readily available. The expectation is the privatization contractor will develop and implement it's own outage record system per the solicitation.

28) Please comment on the power-quality condition on post. Are there recent complaints of harmonics, voltage problems, or flicker?

ANSWER:

On a red-yellow-green scale, the power quality is green. Instances of voltage problems have been addressed by installing voltage regulation at the location. The expectation is the proposal will specify how power quality will be addressed.

29) Are there any down-line voltage recorders in use? If so, please provide their records.

ANSWER:

Records of voltage recorders are not available.

30) The inventory lists 5000 street/security/parking lot lights. It also separately lists 5000 fixtures. Can you clarify this difference? Is this due to multiple lights on individual fixtures?

ANSWER:

To clarify, the solicitation lists 5000 street/security/parking lot lights and 3,436 fixtures only. This is due to multiple lights on individual fixtures.

31) Please provide a list of conductor sizes and types found on post.

ANSWER:

The technical library information that was provided prior to & during the site visits gives information on conductor sizes and types. Coordinate directly with Glenn Stubblefield, Jr., 706-791-6184 or [stubbleg@gordon.army.mil](mailto:stubbleg@gordon.army.mil) for additional copies of the information.

32) For the outer range areas, can tree trimmings be left on the right-of-way? If not, can chips be left there?

ANSWER:

Generally, leaving trimmings & chippings in the right-of-way will be acceptable. However, this requirement will need to be coordinated with Fort Gordon on a case-by-case basis.

33) Please provide demarcation definitions for overhead service. The solicitation only describes demarcations for underground service.

ANSWER:

An additional sketch is not needed, as the scenarios are the same for underground service as the line of demarcation is the first point of disconnection inside of the building for and up to & including the meter for metered services.

34) In Amendment #1, Question #11 you state that the inventory is not missing 10% of items but that 90% is an indication of the level of accuracy. We believe the inventory provided in the solicitation is significantly less accurate than 90%. You state that offerors should perform their own due diligence to get an accurate inventory. In order for us to get an inventory that is at least 90% accurate requires one of two items: a. Accurate maps. b. Adequate time to review in the field. The maps we received are not accurate. We found one location where there are five transformers. The maps show just two. Many other similar inaccuracies are common with these maps. The linemen with Johnson Controls told us they don't even use the maps because of this reason. The maps don't even begin to show the vast amounts of line in the training areas. Furthermore, and more significantly, one week of a limited-access site visit is insufficient to perform due diligence for an installation of the size and complexity of Fort Gordon. We were not even permitted to view samples of many of the pieces of equipment. Requests to return to the post have so far been denied. We hereby request that DESC and Fort Gordon please review this ongoing denial of access. We really do need some means to get closer to 90% accuracy on the inventory.

ANSWER:

These questions and concerns are addressed in previous answers throughout Section **B.** of this document.

35) The hospital has a 4/.480 kV transformer that is not connected to the utility primary, but is connected to the generator output. Who will own this unit?

ANSWER:

The privatization contractor will own this unit.