

The following applies to offerors proposing redetermination under FAR Clause 52-216-5 Price Redetermination - Prospective as the contract price setting mechanism.

Offerors should propose a profit rate to be applied throughout the contract term. Offerors should clearly explain the base to which the rate will be applied and provide a sample calculation.

Offerors are reminded that the cost principles at FAR Part 31 will apply to price redetermination. In particular, offerors should take note of FAR 31.205-11- Depreciation. Costs of repair and replacement items identified in Schedule L-2 and similar items shall be recovered over the contract term by recovery of depreciation expense in accordance with FAR 31.205-11. Price proposals should reflect this requirement.

The associated payment stream would not be expected to be levelized, but instead would reflect R&R investments only after the contractor has made the investment and the R&R component has been placed in “used and useful service”. It is understood that such a pricing scenario could result in unamortized investment at the conclusion of the contract. In your revised offer, please indicate the amount of unamortized investment remaining at the end of the 50 year period and provide calculations on how the value was developed.

It is anticipated that the R&R schedule will require adjustment at each price redetermination. For R&R items that fail or require replacement prior to the scheduled date, it is expected that the contractor will replace the item and any effects on price would be handled at the next price redetermination. Any cost of money issues associated with delayed compensation for the investment would be addressed at that time. Similarly, if a scheduled R&R event does not take place the Government would expect the resulting cost savings (including imputed interest) to be identified in the information provided by the contractor at price redetermination and reflected in a reduced R&R component for the next contract period. Additionally, the Government would expect all deviations from the rolling 5 Year Capital Upgrade and Renewal and Replacement Plan to be identified in the next Plan submittal.

It is requested that your revised offer reflect the above considerations.

INITIAL CAPITAL UPGRADES

As the effort to privatize the utility systems at the DoD Service's installations became a priority, the funding for maintaining these utility systems decreased significantly. This reduced funding resulted in a backlog of repair and maintenance work for these utility systems. In order to properly address the current operational requirements that are potential problems in the near future, Ft. Jackson developed a list of R&R work that should be dealt with during the first 5 years of the contract.

The requested minimum focus on maintenance (R & R) requirements provides the new owner with current short term goals to correct the systems. Future goals will be reviewed and coordinated with the new owner's schedule. The capital improvements are planned to be revisited annually with a focus on a 5 year time frame. Army construction requirements will be coordinated with the installation master planning and programming actions.

ELECTRIC DISTRIBUTION SYSTEM

The purpose of this amendment is to provide a common platform to all offerors for work required in first year; identify recurring (annual) work; identify utility and component replacement vs. maintenance (operation and cost avoidance); and clarify the utility requirements for a continuum of utility operation based on the knowledge and expertise of Fort Jackson's maintenance and engineering personnel.

The amendment references the following contract sections J01, Fort Jackson Electric Distribution System. Reference is made to specific tables and paragraphs. Paragraphs not stated remain unchanged.

J01.2.2 Electrical Distribution System Non-fixed equipment and Specialized Tools Inventory

Table 2: Table 2 does not specify parts that are identify on hand, rather indicates, "These materials will be turned over to the contractor." After Notice to Proceed and during the phase-in period, the government and contractor will develop a list all spare parts to be provided to the contractor. The government will, on a one-time basis, issue all listed spare parts to the contractor for his use in the Fort Jackson utility contract. All other material deemed excess, is to remain the property of the government.

Table 3: Specialized Equipment and vehicles: Table 3 is provided for the contractor to list the tools, equipment, special equipment, and vehicles to be utilized by the contractor. The contractor shall list the data as described in the table in same format. The location, if other than Fort Jackson, shall be specified along with the transportation time and associated cost. The contractor shall describe costing method and rates.

J04.4.1 Existing Secondary Meters Table 5:

Table 5 lists the meters that are currently in use. The contractor shall calibrate all listed meters in the first year and each 5-year period thereafter, unless specified otherwise by regulation or code.

J04.5 Energy Savings and Conservation Projects:

The electric system has been in continual use for decades, with many modifications. To assure quality and integrity the system shall also be operated in a manner consistent with the DOD energy reduction and conservation guidelines. The contractor shall provide, as technology is developed, projects that, when implemented are designed, installed and operated to reduce resource requirements.

The tasks and frequency identified in the table below titled "Revised Contract Requirements" contain tasks that are now required to be performed by the contractor in the specified time period. The contractor shall provide cost estimates for the specified task according to task element. The contractor shall develop cost and planning techniques to accomplish the specified work. And, shall describe the methods, procedures and schedules to accomplish the work. The contractor shall not interrupt the Fort Jackson day-to-day operations of training soldiers.

Buildings and training sites SHALL remain in full normal operation. For example, replace 30 Failed Poles, the contractor shall provide man-hours, equipment, parts, overhead, premium pay, and other cost per unit times the number of poles to be replaced. If work is to be subcontracted, then all subcontracting and other overhead cost shall be provided. All costs associated with this specific task shall stand-alone. The government will NOT accept pro-rated service cost or cost based on Public Service Commission rates or formulas.

Revised Contract requirements

Task	Frequency	Description of Services
Load Study	First Year	The contractor shall provide cost estimates for the engineering analysis of the existing circuit capacity. The contractor shall propose additions or deletions to existing circuits to increase the flexibility and serviceability of the utility system by separate format. The contractor shall provide the estimated hours and associated cost, such as A/E contractor support. The contractor shall recommend reduce maintenance and manpower cost projects that are reasonable and maintainable.
Clear Right of Way	First Year	The contractor shall provide man-hours, equipment, overhead, miscellaneous other cost to maintain right of way for developed and undeveloped areas. The contractor shall provide description of the areas such as; the lines to the substation, and lines to ranges with associated cost. The contractor shall provide the cost for first year and each 3 years there after.
Replace Poles, Lines, and Hardware on circuit on Train Fire Road	Second Year	The contractor shall propose the cost to replace all poles, and hardware on Train Fire Road. The contractor may use existing transformers.
Replace 30 Failed Poles	First Year	The contractor shall provide and install 30 poles, with cross arms, insulators, hardware and miscellaneous components. The replaced poles have no specific location, but are to be assumed single cross arm with carrier for communication, and not at major intersections.
Fault Circuit Analysis	First Year	The contractor shall perform a fault circuit analysis after the mapping and locating survey has been completed. The contractor shall identify the corrective action to be taken, with cost and associated risk. The contractor shall propose obtainable tasks and not unnecessary actions.
New Meters	First Year	The contractor shall provide and install new meters as specified in the original SOW. The contractor shall provide an itemized list with the associated cost for each meter location to include man-hours, equipment, overhead, etc.
Calibrate Meters	First Year	The contractor shall provide cost estimates to calibrate meters specified in the SOW. The

		contractor shall identify meters that are not repairable and indicate the replacement cost. The contractor shall indicate the recurring cost for each 3 year cycle.
Re-guy poles	First Year	The contractor shall provide cost estimates to re-guy poles that are not IAW code and regulation. The contractor shall provide cost for approximately 70 locations and shall include miscellaneous material cost.
Replace cross arms and insulators	First Year	The contractor shall replace 25 cross arms, with insulators and hardware, identified and prioritized in the mapping and locating survey.
Map and locate above and underground wiring	First Year	The contractor shall perform a field survey to map and locate electrical wiring. The contractor shall revise the existing drawings, provide copy to the government and revise as changes occur. The contractor shall perform sufficient survey to assure 95% accuracy of secondary lines and 100% primary. The contractor shall provide a single line diagram indicating normal operating conditions. The contractor shall identify all tie switching devices, lines, interconnections and single line diagrams for each scenario. The map shall indicate ground or aerial. The government will provide existing "Microstation" database for the contractor to modify.
Street Light and Wiring repair	First Year	The contractor shall provide cost proposal for the repair of non-specified underground wiring for inoperable street lighting. The contractor shall also include in the proposal a generic cost for a new replacement fixture (complete), less pole. The contractor shall prepare the cost based on replacement at the time of repairing other inoperable lights. The contractor shall prepare the cost for 30 locations and replace approximately 50 fixtures. The contractor shall use the standard 150-watt fixture as reference.
Telephone lines to new meters	First Year	The contractor shall provide for non-government furnished communication lines and equipment to interface the new meters for contractor and government access. The contractor shall identify recurring cost, if required and proposed service provider.
New electric Substation Study	Second Year	The contractor shall provide preliminary design cost for a new substation located in the vicinity of building 12500. The contractor shall provide line item description of the elements of the design and shall include buildings 11000, 12000, and the new BCT complex under construction. The contractor

		shall describe the proposed right of way location. The design shall also include the electrical requirements for ranges on Dixie Road and Train Fire Road.
Substation Circuit Calibration	First Year	The contractor shall provide the cost to calibrate the OCBs and other safety devices contained in the substation. Battery replacement and other recurring cost shall be described.
Transformer Up-grade	2-5	The contractor shall provide cost for the up-grade or replacement of transformers that will reduce the current energy requirements. The contractor shall reuse and reinstall existing transformers to the maximum extent possible. The contractor shall provide full description of the proposal to include locations, KV rating, replacement rating, and storage of oversized or "spare" transformers.
Clearance	First Year	The contractor shall provide estimates to correct interference of shared poles such as government communication lines. The contractor shall provide estimates where correction warrants pole replacement at 30 sites and line relocation at 20 sites .

WATER DISTRIBUTION SYSTEM

The purpose of this amendment is to provide a common platform to all offerors for work required in first year; identify recurring (annual) work; identify utility and component replacement vs. maintenance (operation and cost avoidance); and clarify the utility requirements for a continuum of utility operation based on the knowledge and expertise of Fort Jackson's maintenance and engineering personnel.

The amendment references the following contract sections J04, Fort Jackson Water Distribution System. Reference is made to specific tables and paragraphs. Paragraphs not stated remain unchanged.

J0402.2 Water Distribution System Non-fixed equipment and Specialized Tools Inventory

Table 2: Table 2 does not specify parts that are on hand, rather indicates, "Availability of this inventory to the owner will be upon contract implementation."

After Notice to Proceed and during the phase-in period, the government and contractor will collectively develop a list all spare parts to be provided to the contractor. The government will, on a one-time basis, issue all listed spare parts to the contractor for his use in the Fort Jackson utility contract. All other material deemed excess, is to remain the property of the government.

Table 3: Specialized Equipment and Vehicles: Table 3 is provided for the contractor to list the tools, equipment, special equipment, and vehicles to be utilized by the contractor. The contractor shall list the data as described in the table in same format. The location, if other than Fort Jackson, shall be specified along with the transportation time and associated cost. The contractor shall describe the costing method and rates.

J04.4.1 Existing Secondary Meters Table 5:

Table 5 lists the meters that are currently in use. The contractor shall calibrate all listed meters in the first year and each 5-year period thereafter, unless specified otherwise by regulation or code.

J04.5 Energy Savings and Conservation Projects:

The water system on Fort Jackson has been in continual use for decades, with many modifications. To assure quality and integrity, the system shall also be operated in a manner consistent with the DOD water reduction and conservation guidelines. The contractor shall, as part of his operating policy, continually seek avenues to reduce the use of resources. The contractor shall propose energy conservation projects in the 5-year plans.

The tasks and frequency identified in the table below titled "Revised Contract Requirements" contain tasks that are now required to be accomplished by the contractor in the specified time period. The contractor shall provide cost estimates for each specified task according to task element. The contractor shall develop cost and planning techniques to accomplish the specified work. And, shall describe the methods, procedures and schedules to accomplish the work. However, the contractor shall not interrupt the day-to-day operations of training soldiers. Buildings and training sites SHALL remain in full normal operation. For example, Back Flow

Preventer, the contractor shall identify the man-hours, equipment, parts, overhead, premium pay, temporary piping or equipment, and other cost per unit times the number of backflow preventers.

Revised Contract Requirements

TASK	FREQUENCY	DESCRIPTION
Backflow Preventer	Annual Test and Repair requirements	The contractor shall perform annual test, repair or replace defective devices IAW SCDHEC regulations. The contractor shall provide the testing cost and the anticipated repair in the proposal.
Backflow Preventer New	First Year	The contractor shall install 30 new backflow preventors to new locations, as specified. The work shall be accomplished in barracks buildings in the 1800, 2200, 3200 and 4200 blocks. The contractor shall proposal for the replacement of the remaining devices within a 3-year period. Devices shall be SCDHEC approved.
Backflow Preventer	First Year	The contractor shall replace backflow preventers that are connected to the main distribution system at 3 different meter houses at "City Connections". The contractor shall provide man-hours, equipment, premium pay, overhead, temporary equipment and components and other unspecified work in the estimate. Devices shall be SCDHEC approved.
Map and Locate Water Components	First Year	The contractor shall perform a field survey to map and locate the utility. The government will provide the contractor with the its latest database water map of water lines and components in "Microstation" format. The contractor shall revise the existing drawings, provide copy to the government, and revise as changes occur. The contractor shall perform sufficient survey to assure 95% accuracy. The contractor shall use "Microstation" to change the database and provide a single line diagram indicating normal operating conditions. The contractor shall identify all valves, pressure reducing stations, and pump stations. The contractor shall indicate "normal" operating line pressures.
Model Water System	Second Year	The contractor shall develop an accurate engineering model of the water system using the information obtained in the mapping and locating survey. The model shall be used by the contractor to: rectify operating deficiencies, improve water quality, reduce water-pumping requirements and improve water capacity. The contractor shall consider other operating and maintenance measures to reduce the resource requirements. The contractor shall provide the measures with full description.
Replace Hydrants	First Year	The contractor shall replace 25 existing hydrants that are not fully operational or require major

		maintenance. The contractor shall provide man-hours, equipment, material, overhead or other cost associated with these replacements.
Design Water to Ranges	First Year	The contractor shall design a project to provide potable water to ranges 1-12. Well water is currently available to ranges 1-9. The project shall abandon the well and install "City Water" with water available to centralized water dispensers and future proposed latrines. The size of the lines shall be determined from the "longest run" and accommodate 150 soldiers as a daily training range load. The contractor shall provide assumptions and rationale.
Clear Right of Way	Annual Cost	The contractor shall identify the cost of maintaining the right of way for the utility. The contractor shall mow the grass, cut limbs, and provide housekeeping at wells, pump stations, and meter houses. The contractor shall annotate the cost for each location separately.
Replace Well Tanks, Buildings, Controls, and Hardware	Second Year	The contractor shall upgrade the wells at 2 locations. The well casing is not warranted, only the building, contents, controls and electrical upgrade to bring to current safe reliable operating levels. The work shall also include caps, piping, wiring, backflows chemical dispensers and miscellaneous hardware.
Cap Abandoned Lines	Second Year	The contractor shall cap and remove abandoned water lines no longer in service. The contractor shall use the information obtained from the location survey to identify the specific lines. For cost purposes the contractor shall remove three hundred linear feet of 10-inch pipe (total all locations) at 5 locations and shall cap 10 pipes.
PIG- Clear Water Lines	Second Year and every other there after for a 6-year total.	The contractor shall clean approximately 800 feet of water lines to improve water quality and capacity. The contractor shall perform operations during non-duty hours. The contractor shall provide temporary water where required to sustain FJ operations. The contractor shall cost work using 6 to 10 inch pipe. The contractor shall assume valves are fully operational.
Water Valves	First Year	The contractor shall replace 10 existing valves that are not fully operational. The contractor shall perform maintenance during OFF hours or provide alternate water sources. The contractor shall identify the method with supporting details. The contractor shall provide cost for 2 each 6, 8, and 10, and 4 for 12-inch pipe. The contractor shall include new valve, adapter, and hardware in the proposal

WASTEWATER COLLECTON SYSTEM

The purpose of this amendment is to provide a common platform to all offerors for work required in first year; identify recurring (annual) work; identify utility and component replacement vs. maintenance (operation and cost avoidance); and clarify the utility requirements for a continuum of utility operation based on the knowledge and expertise of Fort Jackson's maintenance and engineering personnel.

The amendment references the following contract sections J03, Fort Jackson WasteWater Collection System. Reference is made to specific tables and paragraphs. Paragraphs not stated remain unchanged.

J03.2.2 Waste Water Distribution System Non-fixed equipment and Specialized Tools Inventory

Table 2: Table 2 does not specify parts that are identify on hand, rather indicates; "Availability of this inventory the owner will be to the new owner will be negotiated before or during the transition period."

After Notice to Proceed and during the phase-in period, the government and contractor will collectively develop a list all spare parts to be provided to the contractor. The government will, on a one-time basis, issue all listed spare parts to the contractor for his use in the Fort Jackson utility contract. All other material deemed excess, is to remain the property of the government.

Table 3: Specialized Equipment and vehicles: Table 3 is provided for the contractor to list the tools, equipment, special equipment, and vehicles to be utilized by the contractor. The contractor shall list the data as described in the table in same format. The location, if other than Fort Jackson, shall be specified along with the transportation time and associated cost. The contractor shall describe the costing method and rates.

J03.3 Current Service Arrangement Table5:

Table 5 lists the meters that are currently in use. None are listed, however Fort Jackson currently has one Primary meter for the entire Installation. The contractor shall replace the existing meter; provide telephonic connection or other means of meeting the remote reading requirement. The contractor shall calibrate the meter in three-year increments.

J04.5 Energy Savings and Conservation Projects:

The Waste Water System on Fort Jackson has been in continual use for decades, with many modifications. To assure quality and integrity, the system shall also be operated in a manner consistent with the DOD water reduction and conservation guidelines. The contractor shall "own" the commodity while in transition from facilities through the Post Meter. The contractor shall compare the water purchase to sewer quantities, compare the monthly total and rigorously reduce the waste of water resources.

The tasks and frequency identified in the table below titled "Revised Contract Requirements" contain tasks that are now required to be accomplished by the contractor in the specified time period. The contractor shall provide cost estimates for the specified task according to task element. For example, "Clearing Right of Way", the contractor shall identify the man-hours,

equipment, overhead, rental equipment, and other expenses for each of the pump stations, meter station, and tasks in developed and undeveloped area.

Revised Contract Requirements

Task	Frequency	Description of Services
New Post Sewer Meter	First Year	The contractor shall provide cost and detailed meter information with manufacturers literature. The contractor shall provide the man-hours, equipment, sub-contractor cost, overhead and other expenses to accomplish the task.
Weston Lake Plant Renewal	First Year	The contractor shall replace defective equipment and components to bring the plant into compliance with SCDHEC regulations. The contractor shall as a minimum replace the pump, calibrate equipment, replace strainers, and clean the pond and holding tank.
Weston lake Plant Operations	First Year	The Contractor shall operate the plant 7 days per week IAW SCDHEC regulations. The contractor shall document the daily operations log, and perform all routine maintenance and repair. The contractor shall provide the detailed cost of the plant operations. The contractor shall remove the operations cost from the 2-5 year plan and shall include any related or incidental costs for other maintenance such as grass mowing the “abandoned” site.
Weston Lake Plant Replacement (Design cost)	First Year	The contractor shall design for the demolition and replacement of the Weston Lake Plant. The local utility does NOT provide an infrastructure to support a “tie-in”. The design shall include provisions to provide recreational use of Weston Lake without continual maintenance and operational cost. A tank and tile field system(s) shall be proposed.
Weston Lake Sewer Upgrade	Year 2-5	The contractor shall provide the estimated cost of plant demolition and conversion in year 2.
Smoke Test	First Year	The contractor shall perform a smoke test to determine the I & I. The contractor shall propose cost based on utility pipes and manholes specified in table J03.2.1.2. A copy of the smoke test report shall be provided to the government. The report will include by location on the waste waster utility map a description of the I & I with proposed remediation and rebuilding schedules.
Post Main Sewer Meter	First Year	The contractor shall design and install a new Post wastewater meter that is to be relocated on the Fort Jackson property in the proximity of building 2009. The new meter shall be electronic standard component system design, remote read dial-up. The design shall be so that one may compare water to sewer flow on a per gallon basis. The contractor shall provide hardware, software, programming and training for

		government use of meter outputs. The meter system shall perform flow characteristics and analysis each fifteen minutes and shall cumulate and graph daily usage. The system shall produce the monthly report that is provided for government use. The contractor shall provide cost to include structures, electrical and other related expenses.
Waste Line Problematic Clearing	Annual Recurring Requirement	The existing sewer system has numerous lines that have “settled” over time and flow is not as designed. The contractor shall provide a cost for cleaning approximately 400 feet of line each of the first five years.
Line Treatment	Annual Recurring Requirement	The contractor shall include a cost to induce chemicals at each dining facility to aid in waste flow. The contractor shall minimize the amount of chemicals. The contractor shall use automated equipment of sufficient quantity for bi-weekly replenishment. Products shall be approved by SCDHEC.
Right of Way	Annual Recurring Requirement	The contractor shall indicate the annual cost of maintaining Right of Way at Pump Stations, Meter Station, and other areas in developed and undeveloped areas (e.g. manholes). The contractor shall describe the monthly cleaning cycle. The contractor shall assume that 5% of the manholes are located in undeveloped areas. Work shall include the pruning of shrubs around the stations, manholes or other areas..
Map and Locate Components	First Year	The contractor shall perform a field survey to map and locate the utility. The government will provide the contractor with the its latest database water map of water lines and components in “Microstation” format. The contractor shall revise the existing drawings, provide copy to the government, and revise as changes occur. The contractor shall perform sufficient survey to assure 95% accuracy. The contractor shall use “Microstation” to change the database and provide a single line diagram indicating normal operating conditions. The contractor shall identify all valves, pressure reducing stations, and pump stations.
Design Sewer to Ranges	First Year	The contractor shall design sewer systems to ranges 1-12. The existing chemical toilets are to be removed from use but are not include in the cost as a savings. The system design shall include standard latrines (buildings) that can be used at any location. Occupant capacity shall be 12 persons. The design shall be maintenance free, except for specific component replacement (e.g. seat), freeze proof and energy conservative. The inside surfaces shall be permanent non-mar construction. The contractor shall provide the design IAW the Fort Jackson Installation Design

		Guide. The contractor shall provide a proposed cost break-down with typical sketch of waste line location and facility structure.
Model Sewer System	Second Year	The contractor shall develop an accurate engineering model of the water system using the information obtained in the mapping and locating survey. The model shall be used by the contractor to rectify operating deficiencies, improve water quality, reduce water-pumping requirements and improve water capacity. The contractor shall consider other operating and maintenance measures to reduce the resource requirements. The contractor shall provide the measures with full description. The model shall be used to rectify operating deficiencies, reduce infiltration and improve capacity.
Manhole Rehab	First Year	The contractor shall rehab 15 manholes identified after the mapping and locating survey is complete. The existing manholes are predominately brick construction. The contractor shall assume both interior and exterior work and will require the removal of surrounding earth and replacement IAW trade practices.
Manhole and Line Repair	2-5 Years	The contractor shall replace approximately 1000 lf of 12-inch pipes each year. The contractor shall rebuild or replace approximately 15 manholes each year. The contractor shall consider the interference of other utilities in the work site. The actual size of the "replaced pipe" may vary from 12-inches as determined by the smoke and survey results.