

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT		1. CONTRACT ID CODE K		PAGE 1 OF 20	
2. AMENDMENT/MODIFICATION NO. 0005		3. EFFECTIVE DATE July 05, 2001		4. REQUISITION/PURCHASE REQ. NO. SCO600-01-0226	
6. ISSUED BY DEFENSE ENERGY SUPPORT CENTER 8725 JOHN J. KINGMAN ROAD, SUITE 4950 FORT BELVOIR, VA 22060-6222 BUYER/SYMBOL- MONTREZ NICHOLSON/DESC-APP PHONE - (703) 767-9652 FAX 703-767-8757 enicholson@desc.dla.mil		SCO600		7. ADMINISTERED BY (If other than Item 6) CODE SCO600	
8. NAME AND ADDRESS OF CONTRACTOR (NO., street,city,county,State,and ZIP Code)				9a. AMENDMENT OF SOLICITATION NO. SP0600-01-R-0026	
				9b. DATED (SEE ITEM 11) January 23, 2001	
				10a. MODIFICATION OF CONTRACT/ORDER NO.	
				10b. DATED (SEE ITEM 13)	
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS					
<p><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 checked="" type="checkbox"/> is not extended.</p> <p>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> copy 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.</p> <p><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.</p>					
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.					
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:					
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 the Following Pages  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 VERNA L. VELEZ		
15B. NAME OF CONTRACTOR/OFFEROR BY _____ (Signature of person authorized to sign)		15C. DATE SIGNED	16B. UNITED STATES OF AMERICA BY <b>Verna L. Velez</b> (Signature of Contracting Officer)		16C. DATE SIGNED

The purpose of this amendment is to provide responses to the questions proposed by prospective offerors during the Preproposal conference and various site visits.

QUESTION	ANSWER
<p>Does the inclusion of 52.230-2 make this a CAS covered contract as referenced at 30.201-4(a)(2)? Please clarify the CAS requirements a potential contractor must comply with? Do the requirements go beyond conforming to disclosed and established cost accounting practices? If so, to what extent?</p>	<p>This is precautionary. We don't anticipate CAS will apply however an acceptable accounting system is required. The RFP requires prospective offerors to describe the accounting system that is proposed for this contract. If the system is FERC, NARUC, CAS or whatever, the offeror just needs to describe the system. Reference Paragraph L.7.4</p>
<p>We found many secondary meters on our site visit, but none are identified at J01.4.1? Will they be added to this list?</p>	<p>A list is posted to the FT Leavenworth Web Site detailing the buildings and houses with meters. There is no new specific requirement to install any additional meters. Proposals should address the capitol improvement process if the installation chooses to purchase new meters in the future.</p>
<p>What details will we be provided and when regarding the Whole Neighborhood Revitalization?</p>	<p>No details exist at this time. The project is intended to replace 644 of the existing homes over several years. Congressional funding and appropriations will dictate when and if all the houses will be constructed. General Information of the area, number of homes involved and approximate time from were discussed in the site visits with all visitors.</p>
<p>Will we be provided with a comprehensive (Whole Neighborhood Revitalization), phased plan with construction schedule, unit layout details, counts, etc.?</p>	<p>FROM DESC: If you (FT Leavenworth) have the plans that show the development and no other info is available then that's all we can provide them and let them develop their Capital Upgrades Renewals and Replacements Plan (CURRP) as to how to offer based on contingent funding for the development. Plans do change based on funding scenarios! They know that once the contract is issued it is two years at the beginning and then every three years for price redetermination after that. They submit a revised CURRP annually per the RFP. So you get to meet with them at least annually.</p>

<p>Will we be expected to factor this project (Whole Neighborhood Revitalization), into our capital funding schedule or will this be negotiated after award?</p>	<p>FROM DESC: If you (FT Leavenworth) have the plans that show the development and no other info is available then that's all we can provide them and let them develop their Capital Upgrades Renewals and Replacements Plan (CURRP) as to how to offer based on contingent funding for the development. Plans do change based on funding scenarios! They know that once the contract is issued it is two years at the beginning and then every three years for price redetermination after that. They submit a revised CURRP annually per the RFP. So you get to meet with them at least annually.</p>
<p>Will we be expected to develop a comprehensive plan for our approach within our proposal (Whole Neighborhood Revitalization), ?</p>	<p>FROM DESC: If you (FT Leavenworth) have the plans that show the development and no other info is available then that's all we can provide them and let them develop their Capital Upgrades Renewals and Replacements Plan (CURRP) as to how to offer based on contingent funding for the development. Plans do change based on funding scenarios! They know that once the contract is issued it is two years at the beginning and then every three years for price redetermination after that. They submit a revised CURRP annually per the RFP. So you get to meet with them at least annually.</p>
<p>How much input will the successful offeror have into the design of system modifications necessary to support this initiative (Whole Neighborhood Revitalization)?</p>	<p>Difficult to say, but obviously we want to perform the project at the lowest. So integration of the successful offeror's value engineering and costing would be invited.</p>
<p>Will we be provided with more details regarding the Bell Hall replacement? If so to what extent?</p>	<p>We can tell you that a new 353,000 SF building is potentially to be constructed south of the existing Eisenhower Hall and the existing Bell Hall will be demolished. Offerors should provide the same scalable unit rates for new work and demolition that can be projected in out year dollars through the 50 years of the contract life as they did for the WNR? See Schedule B per the solicitation.</p>
<p>Design and placement of building, schedule, system requirements, viability of success in securing funding (Bell Hall replacement)?</p>	<p>We can tell you that a new 353,000 SF building is potentially to be constructed south of the existing Eisenhower Hall and the existing Bell Hall will be demolished. Offerors should provide the same scalable unit rates for new work and demolition that can be projected in out year dollars through the 50 years of the contract life as they did for the WNR? See Schedule B per the solicitation.</p>

<p>Please confirm that area lighting for ball fields is not included in the system?</p>	<p>Answer: Ball Fields, Soccer Fields, Airfields, Exercise Fields, are considered a part of the Fort Leavenworth Facilities to be retained and maintained by Fort Leavenworth.</p>
<p>What portions of the library will be available via the web-site?</p>	<p>ALL THE INFORMATION. More Information is available at the Web Site: <a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a> IF YOU DON'T SEE IT ASK.</p>
<p>Please confirm that no requirement to hire government personnel exists under the "right of first refusal." It is our understanding that we must consider government personnel for positions first?</p>	<p>Answer: The right of first refusal, as I understand it is: if you plan to hire new personnel to your work force for the work to be done at Fort Leavenworth, you must consider those individuals currently employed at Fort Leavenworth.</p>
<p>The schedule at section J shows no existing meters and no meters to be installed. Please confirm this is correct?</p>	<p>A list is posted to the FT Leavenworth Web Site detailing the buildings and houses with meters. There is no new specific requirement to install any additional meters. Proposals should address the capitol improvement process if the installation chooses to purchase new meters in the future.</p>
<p>Will the successful offeror automatically be subject to local/national regulatory authority (local/national)?</p>	<p>Yes-Please reference paragraph C.2.6 second paragraph, where all services provided must comply with all applicable federal, state and local laws and regulations....</p>
<p>Please explain the logic behind "recoverable Portion of Purchase Price." It seems to us that this is basically an offset of the amount credited to the government as payment for purchase price (unless there is a portion of the recoverable price that can be allocated to other customers). Are we correct in this assumption? Why is it represented this way?</p>	<p>It is an offset of the amount credited to the government as payment for the purchase price.</p>
<p>May we have a listing of major new and reconstruction work?</p>	<p>FT LEAVENWORTH: You should be aware of the new USDB and Barracks projects now under construction as well as the upcoming award of the Water Treatment Plant upgrade. Plans are available for these on the Web Site:<a href="http://www.leavenworth.army.mil/">http://www.leavenworth.army.mil/</a>. There is the potential for the 600 new homes, there is the potential for the Bell Hall replacement discussed in question</p>
<p>May we have a listing of who currently performs engineering design work?</p>	<p>Regarding engineering design, we do some in house and currently have TapanAm Assoc. on an IDT contract through our DOC. We also use Bibb and Assoc. under an IDT with the Corps. Numerous other local firms have worked for us under an IDT in recent years to include Gossen Livingston, Adams Assoc., and FSC.</p>

<p>There are no equipment warehouses, spare equipment, etc. identified in schedule J. Please confirm this is correct? Will specific locations upon which we may store items on the installation be identified? Will the manner in which we'll be allowed to store them be identified?</p>	<p>If we identified no vehicles, tools, materials, or facilities as part of the privatization transfer in section J then those items remain with the Government. Recommend we not transfer any of these as part of privatization, it complicates the Operations Transfer Plan and the process. If the offeror needs space on base they need to address this issue in their proposed plans (SIP, OTP, and the O&amp;M and QMP). This is something the base would have to agree and would need to be negotiated.</p>
<p>What facilities within the United States Detention Barracks included in the proposal? What is the process for accessing such facilities for maintenance?</p>	<p>We do have primary voltage inside USDB buildings as well as Bell Hall, and MAH. I suggest the "author of the proposal" address scope of work interpretations and access requirements. There's a bank of transformers for primary voltage, and switchgear for the generators. Our linemen take care of this equipment I assume the contractor will perform the same functions. They're located in the power plant. PROCESS FOR ACCESS: Currently my boiler plant folks have permanent badges, other DIS employees are on an access roster maintained by the DB security office with a copy located at the south gate. I would suggest that whoever writes the contract specs coordinate with the DB security office to develop a procedure for access through the south gate.</p>
<p>Are there any environmentally sensitive areas identified that currently (or will in the future) affect utility operations?</p>	<p>I don't know of any areas on the installation that have been identified as "Environmentally Sensitive". Disturbing the caps that we put on the landfills will be an issue. Any digging in those areas will have to be coordinated and some special provisions made as far as how they handle the excavated materials and restoration of the area. However, the number of utilities in these areas is pretty limited and I do not believe the special provisions will impose a tremendous burden on how the contractor would operate.</p>

Are there any hazardous waste storage or dump facilities that will become the responsibility of the successful offeror?	The contractor will become responsible for the care and maintenance of the lime sludge lagoons for the water treatment plant, if he continues to use them. They will also be responsible for turning-in and paying for the disposal of any hazardous wastes they generate. I would assume that since they are our contractor, that they will still have to abide by the large generator hazardous waste rules under RCRA. The only hazardous waste site they would operate would be their Satellite Accumulation Point where they stored the hazardous wastes they generated before turning them over to us for disposal.
May we have a copy of the Ft Leavenworth emergency restoration plan?	See Web site: <a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a> .
May we have a copy of the current Public Works and installation leadership organization structure at Ft Leavenworth?	DESC does not see the need or justification for the Organizational Structure to be provided.
Must site visits be scheduled or completed by 10 Apr 01?	Site Visits are completed.
Q. Does Fort Leavenworth have any permits with the City of Leavenworth for waste water or drinking water?	A. We have no permits with the City of Leavenworth. The only water related permit that Ft Leavenworth has is our NPDES Permit issued by the State (KDHE).
Q. Can a contractor buy the water lines on Ft Leavenworth and purchased water from the City of Leavenworth?	A. I told them that I had no idea whether or not they could do this. I referred them back to you.
Q. Do we know the pumping pressures of the wells, and do we have construction plans (as built) of the wells?	A. The Environmental Division doesn't have any of the requested items. I told them that they would have to see you, and you could possibly get that info for them. the water treatment plant may have this info, but I didn't want to send them down there.
Q. Is there any contaminated plumes affecting the underground water?	A. Rich Wilms told them that there is a contaminated plume in the area of the well field (airfield FTL -10), but that it appears to be moving away from the field area.
Q. They would like to see a summary report of FTL-10.	A. Rich told them that the report is not finalized yet, but when it is completed, copies will be available.
Q. Are there any areas of contamination that might affect water lines if broken?	A. As far as we know, there are no areas that would affect broken water lines.
<b>May we have pole treatment cycles and standards information?</b>	

<b>What information will be provided in regards to present and future metering requirements?</b>	A list is posted to the FT Leavenworth Web Site detailing the buildings and houses with meters. There is no new specific requirement to install any additional meters. Proposals should address the capitol improvement process if the installation chooses to purchase new meters in the future.
<b>May we have the following load information:</b>	
a) Customer	Provided in the Technical Library
b) Feeders	Provided in the Technical Library
c) DRS	
<b>May we have the following street light information:</b>	This information does not exist in a consolidated form. You will have to rely on your site investigations.
<b>May we have gas construction standards information?</b>	See RFP
<b>Please provide numbers/types of the following vehicles used for day to day operations</b>	
Please provide numbers/types of the following vehicles used for day to day operations a) Aerial equipment	Information is not available
Please provide numbers/types of the following vehicles used for day to day operations b) Diggers	Information is not available
Please provide numbers/types of the following vehicles used for day to day operations c) Service Trucks	Information is not available
Please provide numbers/types of the following vehicles used for day to day operations d) Backhoes	Information is not available
Please provide numbers/types of the following vehicles used for day to day operations e) Pickups	Information is not available
Please provide numbers/types of the following vehicles used for day to day operations f) Passenger Equipments	Information is not available
Please provide numbers/types of the following vehicles used for day to day operations g) Special Equipment?	Information is not available
<b>Is there a 5 year construction/upgrade master plan? If so, may we have a copy?</b>	<a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a>
<b>May we have the following system performance information?</b>	
<b>Will inventory be conveyed at award? If so, may we have the following breakout:</b>	The inventory as provided in the section J attachments will be conveyed. If additional items are identified this information will be made available via section J attachment as well.

Will inventory be conveyed at award? If so, may we have the following breakout: a) Surplus	Same as above answer.
Will inventory be conveyed at award? If so, may we have the following breakout: b) Current stock	Same as above answer.
Will inventory be conveyed at award? If so, may we have the following breakout: c) Ownership	The inventory as provided in the section J attachments will be conveyed. If additional items are identified this information will be made available via section J attachment as well.
Will inventory be conveyed at award? If so, may we have the following breakout: d) Condition	The inventory as provided in the section J attachments will be conveyed. If additional items are identified this information will be made available via section J attachment as well.
<b>May we have the following substation information?</b>	If substation information is available, this information would be included in technical library.
May we have the following substation information? a) Layout and equipment description	If substation information is available, this information would be included in technical library.
May we have the following substation information? b) Arrangement drawings	If substation information is available, this information would be included in technical library.
May we have the following substation information? c) Relay functional drawings	If substation information is available, this information would be included in technical library.
May we have the following substation information? d) Inventory of equipment – nameplate data	If substation information is available, this information would be included in technical library.
May we have the following substation information? e) Failure history	If substation information is available, this information would be included in technical library.
May we have the following substation information? f) Maintenance history	If substation information is available, this information would be included in technical library.
May we have the following substation information? g) Performance history	If substation information is available, this information would be included in technical library.
May we have the following substation information? h) Instruction books	If substation information is available, this information would be included in technical library.
May we have the following substation information? i) Operation guidelines	If substation information is available, this information would be included in technical library.
May we have the following substation information? j) RFPs used for previous construction	Information is not available
May we have the following substation information? k) Maintenance guidelines and standards	If substation information is available, this information would be included in technical library.
May we have the following substation information? l) Relay and Fuse Coordination Documentation	If substation information is available, this information would be included in technical library.
May we have the following substation information? m) Relay test data and test results for relay equipment	If substation information is available, this information would be included in technical library.

<b>May we have the following natural gas system data?</b>	
May we have the following natural gas system data? a) Materials: dimensions, types of pipes, thickness, etc. (especially poly)	If substation information is available, this information would be included in technical library.
May we have the following natural gas system data? b) Operating Pressure	If substation information is available, this information would be included in technical library.
May we have the following natural gas system data? c) Existing Leak Surveys	If substation information is available, this information would be included in technical library.
May we have the following natural gas system data? d) Transmission system connection	If substation information is available, this information would be included in technical library.
May we have the following natural gas system data? e) Types and sizes of services	If substation information is available, this information would be included in technical library.
May we have the following natural gas system data? f) Pressures available on sources	If substation information is available, this information would be included in technical library.
May we have the following natural gas system data? g) As built prints	If substation information is available, this information would be included in technical library.
May we have the following natural gas system data? h) Customer curtailability schedule	If substation information is available, this information would be included in technical library.
<b>May we have copies of existing (GAS) maintenance contracts?</b>	Information is not available
<b>May we have a copy of the existing emergency restoration plan? The leak response program? Emergency center procedures?</b>	<a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a>
<b>Please provide details regarding the preferred dispatch procedures? Emergency and routine? Will we be using existing frequencies?</b>	The contractor is required to discuss their response procedures under the service interruption/contingency plan
<b>Please provide an outline of existing complaint resolution service quality issues procedures? Do you track complaint resolution?</b>	The government does not currently a procedure in place.
<b>What is the existing emergency maintenance plan for gas?</b>	See the Web: <a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a>
Questions asked during the pre-proposal conference were to be posted on the website along with answers to those questions. I have not been able to find them. Will they be posted soon?	Many of those questions are included in this grouping.
The CD provided with base maps includes only the electric and gas systems. Please provide maps for the	Included in technical library, please call for assistance to review.

water, sanitary, and storm sewer.	
The library 3 ring binder Table of Contents lists a tab titled" CD Utility Systems Studies/Reports". Behind this tab no document was included. Can a copy of this document be provided?	This information is now on the Web.
During the water site tour, Thursday April 13, one group was allowed to have a question & answer session with the Ron Guther, the person responsible for Fort Environmental. Because other parties were not able to be present during this session, the Fort promised to post the questions and answers from this session on the website. Will they be posted soon?	Those questions are included in this grouping as well.
A MAR report was included in the 3 ring binder in the library. This report lists proposed projects for the Fort with a three to five word description. Please provide a more in depth description of each of these projects.	Please disregard those specific sheets with the title "OMA MAINTENANCE AND REPAIR (MAR) PROJECT REPORT FT LEAVENWORTH". Many of the projects listed on these sheets are generated from a TRADOC utilities budget programming software called Strategic Utilities Planning Program. That means that many of these projects are artificially generated from SUPP and are not based upon real world field conditions or an engineering estimate.
A list of projects recently completed on the site was included in the 3 ring binder. Please provide a copy of this list and a more in depth description of each of these projects.	If information is available it would be included in the technical library.
The Fort indicated photographs of pertinent items (lift stations, sub-stations, water treatment plant, gas regulator stations, etc) of each utility systems would be taken and posted on the website. Will these photographs be posted soon?	PHOTO'S WERE NOT AVAILABLE
Will abandoned utility lines on the Fort be the responsibility of the Contractor awarded this contract?	No, the successful contractor will not be responsible for lines abandoned in place before transfer of ownership.
The Fort indicated secondary metering for almost all buildings on the Fort is needed, yet minimal secondary metering exists and no new secondary metering is called for in the J Section. Will the J section be amended to include?	A list is posted to the FT Leavenworth Web Site detailing the buildings and houses with meters. There is no new specific requirement to install any additional meters. Proposals should address the capitol improvement process if the installation chooses to purchase new meters in the future.

<p>The Fort indicated that 644 existing student housing units are scheduled to be demolished and replaced during the utility contractors contract period. These revised utilities are not indicated in the J section. Will the J section be amended to include? Will the utility work associated with these modifications, including any temporary utility service be part of the utility contractors scope or the student housing unit contractors scope? What is the schedule for replacement of these units?</p>	<p>No details exists at this time. The project is intended to replace 644 of the existing homes over several years. Congressional funding and appropriations will dictate when and if all the houses will be constructed. General Information of the area, number of homes involved and approximate time frame were discussed in the site visits with all visitors. The J section will not be amended to include this work. Any future work will be negotiated based upon the final plan. Once the privatization contract is completed the utilities belong to the offeror. The Army would have to purchase the demolition and reconstruction of the utility infrastructure from the new utility owner.</p>
<p>Are there any studies that identify hazardous materials present in the utility systems? Items of interest are lead based paint, lead joints in pipe, and asbestos pipe or pipe covering.</p>	<p>If this information is available it will be included in the technical library.</p>
<p>The library 3 ring binder Table of Contents lists a tab titled" CD Electric Utility System". Behind this tab no document was included. Please provide a copy of this document.</p>	<p>This information is now on the Web. <a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a></p>
<p>Provide electronic files for the set titled "Miscellaneous Electric Projects". A hard copy of drawings E1 through E12 were in the library and had file name listed as Cadd file - 60011CVR.dwg and Design file 60011E1B.dwg.</p>	<p>Not available, only what was in technical library is what's available at this time.</p>
<p>Provide electronic files for the set titled "Provide Power Factor Correction Caps". A hard copy of drawings 1 through 13 were in the library and had file names listed as Cadd file – 70431CVR.dwg, IFB # DACA41-97-B-0038, Contract # DACA41-97-D-0019, and record drawings dated February 1999.</p>	<p>Not available, only what was in technical library is what's available at this time.</p>
<p>What is the availability of pole, transformer, and capacitor records?</p>	<p>If available would be in tech library</p>
<p>Is there a requirement for the development of distribution/service standards both underground and overhead for the various types of services, or are there standards in place for some that can be used this contract?</p>	<p>The standards are those that apply locally, state and federal for FT Leavenworth being located in Kansas.</p>

<p>The Fort indicated access to the existing and new DB were required for the Contractor and its subcontractors. Please provide the criteria for obtaining access.</p>	<p>Access to the existing and new United States Disciplinary barracks will require a background check. Felony Offenses (Depending on the nature of a felony offense) are generally the major discriminators for access. Once the background check is complete an access badge will be issued.</p>
<p>If secondary metering is to be provided for each residence, commercial building occupant, office building occupant, etc., will multiple meters be allowed for large entities such as the golf course that has several water taps?</p>	<p>A list is posted to the FT Leavenworth Web Site detailing the buildings and houses with meters. There is no new specific requirement to install any additional meters. Proposals should address the capitol improvement process if the installation chooses to purchase new meters in the future.</p>
<p>Section J04.2.3, Table 4 indicates 4 documents are available, yet only the hard copy of the CAD drawings were present in the technical library. When will the other documents be available?</p>	<p><a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a></p>
<p>The Section J for this system does not indicate any storm water requirements, only sanitary for this utility system. During the site tours, the Fort indicated the airfield pumps for storm water management were also part of this system. Will section J be amended to include this work?</p>	<p>Storm water facilities will not be a part of the privatization.</p>
<p>In Attachment J01, how current is the inventory and item descriptions?</p>	<p>FT Leavenworth: The inventory was completed by C.H. Guernsey in 1996-1997 time frame. The inventories were reviewed by DIS staff in FY 2000 prior to publishing the RFP.</p>
<p>The PX is completed and the switchgear has been replaced at Substation 3 so this appears to be outdated information. How old is this information?</p>	<p>FT Leavenworth: It's from the 1996-1997 time frame and was reviewed by the DIS staff in FY 2000 prior to publishing the RFP. "Substation 3" is a typo and should be "Substation 5"</p>
<p>What new projects have been started or completed since this inventory was completed?</p>	<p>FT Leavenworth: See the web site at <a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a> that shows the New United States Disciplinary Barracks and Plans for the Proposed Water Plant Improvements:</p>
<p>Will the Technical Library contain all drawings for recently completed projects or those projects now under construction?</p>	<p>FT Leavenworth: The Technical Library contains update utility drawings. For new projects see the web site <a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a> for the New United States Disciplinary Barracks and Plans for the Proposed Water Plant Improvements.</p>
<p>Please provide a copy of the I &amp; I study.</p>	<p>The "Sewer Study" is located at the Web Site, <a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a>, look under "Sewer Study New "</p>

<p>Please provide in-house job orders, etc. on lift station and sewer line blockages.</p>	<p>Service and Work orders are located on the Web Site: <a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a>, Look under 1-New Items 8-11 May 01</p>
<p>Is the Emergency Operations Plan to be on Web?</p>	<p><a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a></p>
<p>Please provide a copy of twelve months of meter reading log data, showing a list of all electric meters, a location number if available, monthly kWh and kW demand amounts, and billing data where applicable (i.e., for reimbursable accounts).</p>	<p>This information will be placed on the Web and we will notify everyone when it's posted.</p>
<p>Please provide a copy of a recent twelve month electrical billing history for reimbursable customers. This could possibly be combined with item 9.</p>	<p>This information will be placed on the Web and we will notify everyone when it's posted.</p>
<p>Please provide a copy of a log or report, which shows the number of meters by type (1-phase or 3-phase). This could possibly be combined with item 9.</p>	<p>A list is posted to the FT Leavenworth Web Site detailing the buildings and houses with meters. There is no new specific requirement to install any additional meters. Proposals should address the capitol improvement process if the installation chooses to purchase new meters in the future.</p>
<p>Please provide construction drawings or as-built drawings for the following projects: b. New detention center (high-voltage electrical only)</p>	<p>See the Web site:<a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a></p>
<p>In some cases, points of existing service attachments (the point where the secondary service attaches to a home or building) appear to not meet applicable industry standards. If work is required to modify these services to meet standards/codes, will the Contractor be required to make modifications beyond the point of demarcation? If so, please explain. If not, how would the Government accommodate required changes beyond the point of demarcation?</p>	<p>The contractor would not be required to make repairs beyond the demarcation point.</p>
<p>There are generators that operate in parallel with the electrical distribution system to reduce the system's peak electrical demand. Will the contractor be responsible for the maintenance or control of the inter-tie equipment?</p>	<p>It the point of demarcation were upstream of the switchgear, the switchgear would remain the government responsibility.</p>
<p>Please define specifically the point(s) of demarcation between the Contractor owned system and the generators used to reduce system peak demands.</p>	<p>Points of demarcation are identified in the section J attachments.</p>

<p>Will the Government require the contractor to install electrical meters at all services which are not presently metered? If so, how many meters would this represent and what timetable will be required?</p>	<p>A list is posted to the FT Leavenworth Web Site detailing the buildings and houses with meters. There is no new specific requirement to install any additional meters. Proposals should address the capitol improvement process if the installation chooses to purchase new meters in the future.</p>
<p>Are records on service orders available?</p>	<p><a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a></p>
<p>The system maps show numerous secondary meters in place. Section 5 of JO2.4.1 indicates no secondary meters identified. Will the issue on secondary meters (Existing and Required) be clarified soon?</p>	<p>A list is posted to the FT Leavenworth Web Site detailing the buildings and houses with meters. There is no new specific requirement to install any additional meters. Proposals should address the capitol improvement process if the installation chooses to purchase new meters in the future.</p>
<p>In the OMA Maintenance and Repair Report as of 3/31/2001 approximately 8 natural gas system projects are identified in a listing of priorities. These projects total in estimated cost to \$1,973,331. Please explain how completing or not completing this work will affect the integrity of the natural gas system.</p>	<p>Please disregard those specific sheets with the title "OMA MAINTENANCE AND REPAIR (MAR) PROJECT REPORT FT LEAVENWORTH". Many of the projects listed on these sheets are generated from a TRADOC utilities budget programming software called Strategic Utilities Planning Program. That means that many of these projects are artificially generated from SUPP and are not based upon real world field conditions or an engineering estimate.</p>
<p>Referencing Clause 22 of the Sample Easement, please define the term "said facilities." It appears that text may inadvertently have been omitted.</p>	<p>Said facilities would be in reference to the distribution system, or the government property that the contractor may be working on, around, or with.</p>
<p>Referencing Section 1.3 of Attachment J1, the RFP states that Fort Leavenworth is a "whole-sale" customer of KP&amp;L. The Post is a retail customer and KP&amp;L provides power deliveries to the Post under its Schedule LP, Large Power Contract Service, retail service rates.</p>	<p>To clarify the arrangement See the Web Site : <a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a> and look at the 1-New Items 8-11 May 01 and then KPL CONTRACT SERVICE</p>
<p>Referencing Section 1.4 of Attachment J1, no existing or new secondary meters are identified in Tables 5 and 6, respectively. Notwithstanding information provided in the attachment, there are a number of existing meters.</p>	<p>A list is posted to the FT Leavenworth Web Site detailing the buildings and houses with meters. There is no new specific requirement to install any additional meters. Proposals should address the capitol improvement process if the installation chooses to purchase new meters in the future.</p>
<p>a. What is the Post's requirement for the use and/or disposition of any existing meters? Will the Post retain ownership of the meters? If not, will the contractor have any related service requirements? If so, please describe and include in the inventory as appropriate.</p>	<p>Refer to the lines of demarcation in the RFP. A list of meters is posted to the FT Leavenworth Web Site detailing the buildings and houses with meters. There is no new specific requirement to install any additional meters. Proposals should address the capitol improvement process if the installation chooses to purchase new meters in the future.</p>

<p>b. Alternatively, is it acceptable to assume that there is no requirement to install, read, or calibrate such meters during the transition process or thereafter.</p>	<p>No - we want to totally transfer this function. See C.3.3 of the RFP.</p>
<p>c. Does the inventory of streetlights include area, ball field, walkway and rodeo lights? Will the contractor be responsible for all lights? Other privatization solicitations have excluded lights that are powered from inside buildings (rather than connected to the exterior electric distribution system)? Does a similar ex-emption apply to the Fort Leavenworth system?</p>	<p>Answer: Ball Fields, Soccer Fields, Airfields, Exercise Fields, are considered a part of the Fort Leavenworth Facilities to be retained and maintained by Fort Leavenworth. For the RFP process, the lines of demarcation will dictate that lights after the meter will not be included in the privatization and will be considered as part of the facility, not the utility.</p>
<p>Referencing Section 2.1 of Attachment J04, the Table 1 system inventory does not appear to include a recent substantial expansion of the underground distribution system to the U.S. Disciplinary Barracks. Please confirm and update the table appropriately.</p>	<p>You may obtain this information from New USDB contract drawings at the Web Site: <a href="http://www.leavenworth.army.mil/dis/downloads/directorylist.asp">http://www.leavenworth.army.mil/dis/downloads/directorylist.asp</a>, from which you may update the table.</p>
<p>a. Will the underground line be included in the ownership transfer?</p>	<p>YES.</p>
<p>b. Are there any special requirements for electric service to either the new or exist-ing Disciplinary Barracks? Will the contractor be responsible for electric distri-bution facilities within all or parts of the prison facilities, especially facilities within maximum-security areas? Does the inventory include any such facilities?</p>	<p>Access to the existing and new United States Disciplinary barracks will require a background check. Felony Offenses (Depending on the nature of a felony offense) are generally the major discriminators for access. Once the background check is complete an access badge will be issued.</p>
<p>In a related matter and referencing Clause M.1 of the RFP, a contract award will be made only if there are long-term economic benefits and a reduction in long-term costs. It is our understanding that, consistent with the requirements in DRID 49, the analysis of status quo costs (i.e., continued Government ownership of a utility system) will be based on the cost the Army should incur to maintain a system in accordance with industry standards. Such an analysis presumably must include costs for periodic system replacements.</p>	<p>Consistent with the language of paragraph M.1 of the RFP, which is consistent with the requirements of 10 USC 2688, prospective offerors are required to prepared their proposals based on the information provided in the Section J attachments, technical library and obtained from conducting a site visit. The proposals will be evaluated based on the information included in Section M.3 of the RFP.</p>

<p>a. It is assumed that the Table 1 inventory was (will be) used, in whole or in part, in the development of the Government's status quo cost estimate. To the extent the inventory substantially understates the scope of the system, we are concerned that the status quo costs may be artificially low and as such any reasonably-priced privatization proposal based on a more accurate, independent assessment would be uneconomical. Please comment.</p>	<p>If by chance there is a discrepancy with the inventory, an amendment would be issued and all offerors would be advised.</p>
<p>b. Does the Government plan to update the inventory to achieve the stated characteristic of 90 percent accuracy?</p>	<p>During the transition phase, a joint inventory will be conducted.</p>
<p>In a related matter, it is likely that ownership of the electric distribution system by other than the Army or the upstream utility service provider would cause a change in certain special service arrangements and these costs could significantly increase the Post's purchase power costs (by 20 percent or more) and adversely affect service reliability. While the RFP excludes "commodity" it is noted that the upstream electric distribution service is provided under "bundled" rates that include undifferentiated transmission, distribution and generation components.</p>	<p>The Government does not feel that transfer of ownership should necessitate a change in any special service arrangements. The new owner of the distribution system would be acting as an agent for the government. The government would still be the customer for the commodity.</p>
<p>a. Will the Army consider such external cost impacts in its economic evaluations of proposals? In its comparative life cycle cost analyses?</p>	<p>Yes, to the extent the government concludes additional cost are applicable.</p>
<p>b. If so, please provide a (general) explanation on how this will be done? If not, please provide the reasons why either the Army does not believe there will be any changes or that there the higher costs will not be considered?</p>	<p>Yes, to the extent the government concludes additional cost are applicable.</p>

<p>Referencing Clause I.4 of the RFP, clarification is required regarding the exclusion of the four FAR clauses. For example, it is our understanding that the exemptions from the Service Contract Act of 1965 and the Cost Accounting Standards (CAS) apply generically to a regulated service provided by a regulated public utility rather than a more limited applicability to a bid based on “prices set by law or regulation.” It our understanding further that the issue of CAS applicability was addressed in a series of meetings with industry representatives that ultimately led to the inclusion of the modified clauses in the current RFP and related DESC and Army “template.” It was industry’s view that the intent of the adopted template language was to implement the noted generic applicability.</p>	<p>The Section I.4 clauses are not applicable to Entities that are submitting proposals where prices are set by law or regulation. We believe this formulation correctly describes the reach of the exemption.</p>
<p>If a regulated public utility is to provide by a regulated privatized service, then a priori the listed exemptions should apply. This in part is because there is regulatory oversight for both the cost of service basis for rates as well as the related cost accounting systems (which in-variably are based on the FERC or NARUC Uniform System of Accounts). This is an important distinction because it is yet to be determined whether the Kansas Corporation Com-mission (KCC) must specifically approve a special privatization contract rate or authorize future rate adjustments, or, alternatively, whether the KCC’s rate jurisdiction will be limited to the noted cost of service basis and accounting systems.</p>	<p>We consider the degree of regulatory oversight a key element in the determination of whether the exemptions apply.</p>

<p>We believe that an expanded application of the FAR clause exemption is warranted (and required) for compliance with the requirement in 10 U.S.C. 2813 that the privatization process be "... conducted in a manner consistent with the laws and regulations of the State in which the utility system is located to the extent necessary to ensure that all interested regulated and unregulated utility companies and other interested entities receive an opportunity to acquire and operate the utility system to be conveyed." (emphasis added) To do otherwise would require that regulated utilities implement a new cost accounting system to accommodate a single customer. This would effectively preclude most regulated utilities from participating in the privatization process.</p>	<p>Presently, the RFP does allow for full and open competition and is compliance with 10 USC 2688. Offers from both regulated and unregulated entities are acceptable. We do not envision that regulated entities would be required to adopt a new accounting system.</p>
<p>Q). In a related matter, while the RFP allows regulated utilities to provide alternative price pro-posals, there does not appear to be any specific clause that allows such utilities to submit proposals that are contingent upon KCC approval. If KCC approval is determined to be re-quired, a regulated utility may be precluded from submitting a fully responsive bid. This would seem violate 10 U.S.C. 2688. Please clarify.</p>	<p>If an offeror's proposal is subject to the Public Utility Commission approval, the offeror needs to state that within the proposal in accordance with RFP paragraph L.6.2. The government will not consider an offer unacceptable merely because it is contingent upon KCC approval.</p>
<p>We are aware that such a provision may be included as a Section L.6.2 exception. A concern with this approach is that the Army, at its discretion, may reject regulatory authorization and declare a proposal non-responsive. This is considered a very real possibility since at least one Army installation and a Corps of Engineers office recently stated that proposals for regulated service were unacceptable and specifically encouraged the affected local utilities to provide alternative proposals based on an unregulated service.</p>	<p>The solicitation makes it clear that the government will consider proposals from all interested parties to include regulated service providers.</p>

<p>It may be difficult to obtain company approval to expend bid and proposal funds in light of these risks. A preferred approach would be an explicit statement regarding the acceptability of KCC review and approval as part of the Clause L.7 instructions for the price proposal.</p>	<p>The government will not consider an offer unacceptable merely because it is contingent upon KCC approval.</p>
<p>In a related matter, and referencing the Schedule B-2 Cost Proposal instructions at page 74 of the RFP, an offeror is to provide "an explanation of the regulatory process, if any, that will apply prior to the imposition of future price changes." (emphasis added) This supports our belief that a regulated utility may propose rate adjustments that are based on other than for-mal actions by a PSC. The Army would benefit from such an interpretations by, among other things, avoiding the cost of intervening in a formal base rate adjustment proceeding.</p>	<p>Offerors may propose a variety of approaches to price adjustments however, if formal rate regulation is not proposed, there must be an acceptable substitute mechanism.</p>
<p>Referencing Clauses I.4, I.5 and B.6 of the RFP, these clauses are interrelated. Nonetheless, may a regulated public utility's bid reflect some but all of the clauses? For example, might a bid be based on B.6 and incorporate the I.5 exclusions, yet not include the FAR 52.241-7 regulated rate clause for all or a portion of the tariff-based bid price? For example, the regulated rate clause could be applied to those portions of a special contract rate based on a KCC-authorized cost of capital, with other portions of the rate adjusted via the price re-determination process or using an economic price adjustment. Please clarify.</p>	<p>The government will consider such offers as those discussed.</p>
<p>Referencing Clause I.5 of the RFP, please confirm that the FAR 52.241-7 regulated rate clause would not apply to a cooperatively owned or municipally owned public utility.</p>	<p>Generally we believe it would not absent special circumstances.</p>
<p>Referencing Clause L.4.5 of the RFP, please define the term "Disaster Recovery Ratio."</p>	<p>The DRR is a measure of the current maximum expected cost of system restoration to capital investment capacity of an offeror.</p>

<p>Referencing Clause L.6.1 of the RFP, a completed Section K is to be included in Volume III. To facilitate preparation of this section, please provide a Word (rather than PDF) version of RFP Section K.</p>	<p>This section will be provided in word format.</p>
<p>Please describe the jurisdictional status of Fort Leavenworth. Are all or portions of the Post areas of exclusive legislative jurisdiction (i.e., an enclave). Is it possible to provide a jurisdictional map with the technical library material?</p>	<p>We do not believe this information is relevant to the solicitation</p>
<p>Does the privatization include the Exercise/Soccer Fields, Airfields and Parking Lot Lighting?</p>	<p>Answer: Ball Fields, Soccer Fields, Airfields, Exercise Fields, are considered a part of the Fort Leavenworth Facilities to be retained and maintained by Fort Leavenworth. For the RFP process, the lines of demarcation will dictate that lights after the meter will not be included in the privatization and will be considered as part of the facility, not the utility.</p>
<p>What is a disaster recovery ratio?</p>	<p>The disaster recovery ratio is a measure of the current maximum expected cost of system restoration to the capital investment capacity of an offeror.</p>
<p>Omissions from system inventory listings?</p>	<p>The government has stated within each specific system Section J attachment that, the offeror shall base the proposal on site inspections, information in the bidder's library and, other pertinent information and to a lesser degree the system description included in section J attachment. Since this will be a "Best Value Procurement", offerors are to prepare their proposals accordingly. As stated in Section M of the RFP page 78, Price is not rated or scored. It will be a consideration in the final source selection decision for the purposes of the economic comparison required by 10 USC 2688.</p>