

QUESTIONS SET #1
Luke AFB, AZ Utility Privatization
SP0600-04-R-0045

1. Deficiencies are listed in the narrative in J4.2.1.1 Description, Wastewater Treatment Plant. However, they are not listed in J4.11 Government Recognized Deficiencies. As the contractor are we to address these deficiencies in L-3 Schedule Initial Capital Upgrades?

Answer - Consistent with an offerors responsibility for due diligence, you should address all issues you perceive as system deficiencies in the J4.2.1.1 or in J4.11. The following projects are in our 5-year plan and may or may not be accomplished:

FY04

NUEX 98-1429, Repair Lift Stations, 916, 992 and 1134

NUEX 00-0000, Install Bypass at Lift Station 798

FY08

NUEX 99-1453, Repair Lift Station, 318

2. What are the security requirements for the plant if we are not going to man the plant 24-hours a day?

Answer - Luke does not have additional requirements for privately owned property.

3. Will we be allowed to impose Industrial Pretreatment Standards on the base? It needs to be addressed as per L.6.2, Subfactor 2: Quality Management Plan, Table L-1 Service Standards Criteria. We need to be able to do so, since the plant is a municipal plant and subject to EPA regulations.

Answer - The Air Force will meet EPA/ADEQ standards for effluent from federally owned facilities.

4. The base personnel have asked that the contractor take over the power account and charges from Arizona Public Service. To do this an amendment needs to be issued since this is in conflict with C.3.5 Energy/Water Commodity Supply. If so, we need the last 2 years of electric bills or electrical usage at the plant.

Answer – Clause C.3.5 does not pertain to this situation, therefore the Amendment is not required. Amendment 0002 to the RFP stated that Luke AFB will continue to supply power at no additional cost to the wastewater and natural gas facilities being sold under the UP effort on the main base. This does not apply to the Wastewater Treatment Facility. Billing history is available for viewing/copy.

5. We also need the daily flows from the plant for the last 5 years. We know there is a storm water intrusion issue and we need to understand the magnitude and frequency of these events.

Answer - This data can be provided to offerors upon request.

6. Since the treatment plant is located off-base on Bureau of Reclamation land, will the Air Force continue to be the use permit holder or will the contractor have to transfer the permit? We would like to obtain a copy of the permit to review its conditions and restrictions.

Answer - BLM will grant right-of-way to a private company at no cost as long as the AF remains the sole customer of the plant. Offeror will have to pay "fair market value" to lease the land if it takes additional customers. The Government is continuing work on this topic.

7. The base personnel stated that the pumps and the 2.5 MG off-site reuse reservoir will remain the property of the Air Force. If that is so they need to be removed from the L.4.2.1.2 Inventory Table 1 Fixed Inventory by amendment.

Answer - The removal of the 2.5MG tank and pumps was accomplished through issue of Amendment 2 to the RFP. The revised Section J4.2.1.2 of the RFP (Wastewater) and adjusted Table 1 inventory is posted to the DESC website.

8. Not listed in the Table 1 Fixed Inventory is a monitoring well on the south side of Camelback Rd. across from the treatment plant. We will need access to this well to maintain the water quality operating permit, as required, from ADEQ. The Air Force can continue to own and maintain the well (but provide us access).

Answer - Luke will grant access to contractor.

9. The two water wells at the treatment plant (potable and non-potable) will continue to be owned and maintained by the Air Force, We will need to have access and operational control of the non-potable well to supply make-up water to the reuse system when wastewater flows cannot accommodate demand by the Air Force's golf course.

Answer - Luke will retain ownership of the wells. Contractor will be responsible to operate them.