

## ANDREWS AIR FORCE BASE

1.) Typically, when trying to estimate the Present Value (PV) and Future Value (FV) of expected Renewal and Replacement costs, the user knows what a certain item costs today; however they do not know what it will cost at some point in the future. In order to estimate the amount that the same item will cost in the future, most people use today's cost, plus an inflation factor. In such an example, the PV of the costs of the certain item would be the amount that it costs today, and the FV would be the estimated amount the item will cost in the future. This Future Value becomes very important when performing cash flow analysis.

*To illustrate this example, say a valve costs \$100 today and inflation is estimated to be 3% per year. The PV would be \$100 and the estimated cost (FV) one year from today would be \$103.*

Based upon this discussion, please reconfirm that the formula and the logic applied in the "Present Value" column of Table J40-3 are correct.

**Answer:** The example table J40-3 provides only an illustrative look at responding to the R&R submittal requirements of the RFP. The present value column represents discounted future values. The basic intent of the table is to show cash flows occurring in future years as a result of R&R activity and the need to present those costs in a present value context (ultimately feeding with trace ability into Schedule L-1 as a fixed monthly R&R charge). It is inferred that the present value column is seeing inflated or escalated costs. Other methodologies for deriving an R&R cost may be acceptable as long as the methodology is explained and the reviewer can track between the R&R schedule and the fixed monthly R&R charge shown in Schedule L-1.

2.) Section C.9.3 states, "If a connection or disconnection constitutes reasonable cause for a change in service charge, the rate will be re-negotiated in accordance with Paragraph G.3, Fixed Monthly Charge Adjustment."

It appears that the RFP will require the contractor to add the cost for a connection/disconnection to the long term annuity portion of the CLINs. If that is the case, the contractor will not be able to recover the cost fully for many years. If that is the case we ask that you modify the payment schedule such that requests for connection/disconnection be paid on a monthly basis as a line item addition to the billing.

**Answer:** The RFP is designed to minimize Government outlays that are unexpected on a privatized system. The fixed monthly charge concept is applied from that vantage point. So, the request to modify the B-2 Payment Schedule would not be an appropriate resolution since the Air Force sees an expected fixed monthly payment as a clear objective for managing costs.

3.) Request the following clarification for the 2 water towers 3589 and 4614 listed in table 1A on page J2-6, Elevated Water Storage Tank Storage Bldg 4 in Table 1B on page J2-9, and Elevated Water Storage Tank Bldg 4 in Table 1C on page J2-10. Specific information is needed to provide pricing for demolition or refurbishment of water towers 3589 and 4614. We do not see these tanks as 365 foot tall. For all four tanks the following information is needed:

- Height to Lower Water Level
- Height to Balcony
- Height to Top
- Number of Legs
- Legs Diameter
- Number of Leg Sections
- Number of Struts
- Riser Diameter
- Riser Insulation provided?

**Answer:** For the 500,000 gallon (West) tank (shell diameter - 56'):

- Height to Lower Water Level - approx 96'
- Height to High Water Level - approx 107'
- Height to Balcony - not recorded
- Height to Top - approx 112.5'
- Number of Legs - 7 columns, 1 riser
- Legs Diameter - 30 inches
- Number of Leg Sections - not recorded - review in field
- Number of Struts - 1 strut, midway
- Riser Diameter - 6 foot
- Riser Insulation - none

For the 250,000 gallon (East) tank (shell diameter - 50'):

- Height to Lower Water Level - approx 82'
- Height to High Water Level - approx 93'
- Height to Balcony - not recorded
- Height to Top - approx 99.5'
- Number of Legs - 8 columns, 1 riser
- Legs Diameter - I-sections, approx 12"x12"x7/16"
- Number of Leg Sections - not recorded - review in field
- Number of Struts - 2 strut, approx. equal spaced
- Riser Diameter - 4 foot
- Riser Insulation - none

4.) Could you tell me the total population (military and civilian) living and working on Andrews AFB?

**Answer:** IAW the project CAR, page 4, "the workforce is almost 17,000, of which almost 8,000 are in the 89th AW."

5.) At Bolling AFB, the RFP required the Offeror to install electric meters and pay for electricity used at the pumping stations. No such requirement appears in the Andrews Solicitation but I just wanted to confirm that there is no such requirement.

**Answer:** Pumping stations go with the system, so any electricity required to operate the pumping station becomes the responsibility of the new owner and should have a meter also.

6.) Is there any prohibition on the use of RTU-based SCADA equipment to monitor the pumping stations? Wasn't sure if there were any restrictions on radio frequency transmission on the base.

**Answer:** The use of any radio frequency transmission must be coordinated and approved through the 89th Communications Squadron here at Andrews AFB prior to turning the system on.

7.) Is there any fire flow or C factor testing information on the water system available for review?

**Answer:** If one exists, Andrews is not aware of it. Should probably assume there is not.