

TYNDALL AFB, FLORIDA
SP0600-04-R-0060
QUESTIONS AND ANSWERS, Version II
April 14, 2004

QUESTION 1: It is our understanding that the government prepares a Form 1391 for all recognized utility system deficiencies. These reports contain budget, technical and work scope details of the possible work required to remedy the deficiency. We request copies of all 1391s or equivalent documents related to water, wastewater, gas and/or electric utility system deficiencies noted in the RFP.

ANSWER 1: 1391's are not available. Base prepares 1391's only when projects are funded. A copy of one of the projects mentioned in the RFP was prepared because the project is funded. It can be obtained by emailing laurie.carlson@dla.mil referencing this question and answer.

QUESTION 2: The RFP notes many system deficiencies in all of the utility systems for Tyndall. Projects classified as initial capital upgrades require significantly more estimating and planning for this proposal than R&R projects. Please provide a list of those deficiencies that the Government views as essential to complete as initial capital upgrades and which should be completed as R&R.

ANSWER 2: Deficiencies of the systems are included in the RFP. The Contractor is responsible for evaluating existing conditions and prioritizing deficiencies using their own judgment .

QUESTION 3: Does the Government view any of the system deficiencies as time sensitive to achieve correction?

ANSWER 3: Deficiencies of the systems are included in Section J, Table 8. As stated in the RFP, the contractor shall make the determination as to its actual need to accomplish the deficiencies noted and the timing of any and all such planned improvements.

QUESTION 4: Which system deficiencies does the government view as time sensitive and why?

ANSWER 4: See Answer 3 above.

QUESTION 5: Please rank the system deficiencies in their order of priority as viewed by the Government. What are the criteria used to determine that ranking?

ANSWER 5: See Answer 3 above.

QUESTION 6: Please list any system deficiencies that the government believes are required to achieve regulatory compliance for any of the utility systems.

ANSWER 6: See Answer 3 above.

QUESTION 7: Please provide a definition of “Initial Capital Upgrades” and “R&R work” that will help us to classify the system deficiencies noted as well as other work we may choose to undertake.

ANSWER 7: A Capital Upgrade is defined as any work which adds capacity to the utilities system, improves it to meet regulatory requirements, or technological updates to match changes with the industry. It can include that work which modifies the system to meet changes in the base’s mission, or changes in major system components. For example: An economical analysis determines that it is more beneficial to remove a wastewater treatment plant and connect the wastewater system to the city, since encroachment from the city results in immediate access to its wastewater lines.

A renewal and replacement project is that work which either renovates an existing deteriorated system which has reached or exceeded its useful life, or replaces it due to its poor condition.

QUESTION 8: Government recognized system deficiencies may be addressed in our proposal in any number of different ways including criticality, schedule, business-wise, cash flow, reliability, their classification as initial capital upgrades or replacements/ renewals, and whether or not their justification and indicated scopes are appropriate from our prospective. How will the Government evaluate our approach to these deficiencies? Please provide the criteria and methods.

ANSWER 8: Refer to Sections L and M of the RFP. These sections provide instructions to the Offerors on preparing proposals and how these will be evaluated.

QUESTION 9: From the Government’s perspective which deficiencies are a “must have” for correction or installation?

ANSWER 9: Deficiencies of the systems are included in the RFP.

QUESTION 10: Is the contractor required to address all of the system deficiencies in the proposal for cost, schedule and scope?

ANSWER 10: It is to the benefit of the Government and the Offeror to address all system deficiencies for the purpose of validation of scope, schedule, cost, and to understand where the system deficiencies occur, preferably through site plans.

QUESTION 11: Please provide the projected number of government dollars available in FY 2003, 2004 and 2005 for payment of contractor initial capital upgrades for utility systems at Tyndall AFB. These numbers should be available in the existing approved funding for this year and in projected budgets totals normally compiled annually.

ANSWER 11: The Base does not have this information available. Under any resultant contract, the contractor will receive payments for initial capital upgrades as proposed and agreed to by the Government.

QUESTION 12: If the contractor elects to aggregate the utility systems into a single proposal are we required to submit the 200 pages of technical information for each utility or

may we provide a single 300 page document? We recognize the need to have individually priced utilities and are not referring to the price volume in this question.

ANSWER 12: Section L.4.1 places a maximum of 200 pages per system in Volume I, technical proposal. Draft your documents so that you have a Volume I for each utility system that you propose.

QUESTION 13: Are utility system incumbent personnel available for hire or interview?

ANSWER 13: Information on incumbent personnel available for hiring can be obtained by contact the existing Operations Contractor, Chugach-DelJen at (850)283-4242. Utility system incumbent personnel that are available for hire can be interviewed.

QUESTION 14: Is “shadowing” required during the transition?

ANSWER 14: Shadowing is not required during transition.

QUESTION 15: During the second period of the transition where the contractor participates in joint operation of the system, who will pay for materials, chemicals, parts, etc. needed during this period?

ANSWER 15: The Government will pay for all materials, chemicals, parts, etc. that are required during the transition period. The Offeror must clearly identify these in the transition plan.

QUESTION 16: Please provide a compilation of all work orders performed on the systems during the last 2 years.

ANSWER 16: See Technical Library CD disk provided to all Companies during visit at 3 and 4 Mar 04. It is in file number 5.

QUESTION 17: How many work orders have been issued for leaks in the gas system during the last 2 years?

ANSWER 17: See Technical Library CD disk provide to all Companies during visit at 3 and 4 Mar 04. It is in file number 5.

QUESTION 18: Please provide the number of utility locates required during the last 2 years.

ANSWER 18: Estimated number of locates are 720 every two years. Numbers are only estimates.

QUESTION 19: Please provide recent historical data on service outages: annual count, cause, and response and repair times.

ANSWER 19: Data was included in UP Library. Records are kept and maintained by Base High Voltage Shop.

QUESTION 20: Please provide estimate of number of utility locate requests annually.

ANSWER 20: Estimated number of locates are 360 annually. Numbers are only estimates.

QUESTION 21: In relation to the requirement to read meters and report readings, what data will be required and in what format will that data be required to be submitted?

ANSWER 21: Per section Jx.6 (J1.6, J2.6, etc.) paragraph 3, meters are read on a monthly basis. The report includes the current and previous reading. The Offeror proposes the format and it has to be accepted by the Administrative Contracting Officer.

QUESTION 22: Please provide results of any asbestos surveys of utility systems.

ANSWER 22: No asbestos surveys of utility systems are available.

QUESTION 23: Please provide results of any lead-based paint surveys of utility systems.

ANSWER 23: There is no lead-based paint survey of utility systems available.

QUESTION 24: Please identify the quantity of trees that require trimming in order to maintain clearance from high voltage conductors. What are the current trimming clearances and what is the current trim schedule?

ANSWER 24: Number of trees are unknown. Recommended minimum clearances for tree trimming can be obtained in attachment 1.

QUESTION 25: What are the current requirements and scheduling for mowing and vegetation control at grade in order to maintain clearances and proper accessibility for utility system components at grade?

ANSWER 25: See answer #24 above on Electrical Overhead Distribution Systems. For other systems no information was found on current requirements and scheduling for mowing and vegetation control at grade in order to maintain clearances.

QUESTION 26: Please identify the oil testing procedures employed by the base and the current testing schedule.

ANSWER 26: Question does not mention what kind of oil testing procedures are requested. Please clarify.

QUESTION 27: Are there any communications systems run on power poles or in power duct bank and if so, what will be the status of those systems when the power distribution systems are privatized.

ANSWER 27: Most of the communications (telephone) system is underground. If communications lines are overhead on existing poles, new owner must coordinate with 325 Communications Squadron GT Com and MediaCom (Cable TV).

QUESTION 28: Please indicate the number of Tyndall personnel that will be made available for the joint inventory. This information will allow for us to better determine the transition time required to complete this survey.

ANSWER 28: An estimate numbers of 2-4 people will be available for the joint inventory.

QUESTION 29: What types of conduits have been installed throughout the base?

ANSWER 29: Types of conduits are included in the RFP, Section J.

QUESTION 30: Please provide a list of the attendees at the March 3, 2004 Industry Preproposal Conference and Site Visit.

ANSWER 30: See attached file entitled "Tyndall Industry Preproposal Conference."

QUESTION 31: Section J1.11 of the RFP provides a listing of 19 projects under the heading of Government Recognized System Deficiencies. Questions posed on the occasion of the Industry Preproposal Conference and Site Visit revealed that of those 19 projects, the following five project titles have already been funded, are in progress, and should not be addressed in the utility privatization proposal:

5 RECLOSERS AFTER SUBSTATION
UPGRADE LIGHTING TYNDALL DR GATE
RPLC ELECT DIST SYS, SWANEE PHII
RPLC ELECT DIST SYS, FL/LA/AL
RPLC ELECT DIST SYS, 6000 and Flight line

A. Please confirm that these five projects should not be addressed in the utility privatization proposal, or clarify.

ANSWER 31A:

1. 5 Reclosers after Substation – Funded, not part of this proposal

2 Upgrade Lighting Tyndall Dr. Gate. Funded under Overhead to Underground Flight Line Project. Project is not part of this proposal.

3. Replace Electrical Dist Syst, Swanee Phase 2. Portion of the project has been funded under new Flight Line feeder project . Project includes all poles on Georgia Avenue, poles numbered as S132-6,S132-5,S132-4,S132-

3,S132-2,S132-1,S132,S130 and S128 and poles on Suwannee Avenue (S127,S161,S162,S166, S167,S180 and S181). Contractor shall be responsible for poles not mentioned above.

4. Replace Electrical Dist System, FL/LA/AL Portion of project has been funded under Overhead to Underground Flight-line project. Project does not include Overhead to Underground from Poles S340-S419-1. Contractor shall be responsible for including portion not funded in their proposal.

5. Replace Electrical Dist System , 6000 and Flight Line. Project has not been funded. Contractor shall be responsible for including it in their proposals.

Moreover other questions revealed that an additional eleven projects primarily aimed at replacement of overhead distribution systems with underground distribution systems are not actually considered to represent deficiencies. Rather these are considered to offer some degree of desirability, but are not considered mandatory, and need not be addressed in the utility privatization proposal. These overhead to underground projects are the following:

RPLC PRIMARY FEEDER, ILL Phase I
RPLC PRIMARY FEEDER, Illinois Ph 2
RPLC PRIMARY FEEDER, MISS AVE
RPLC FEEDER, MISS, H98
RPLC ELECT SERV LATERAL, PHI
RPLC ELECT SERV LATERAL, PHII
RPLC ELECT SERV LATERAL, PHIII
RPR ELECT DIST SYS, B/1027,219
RPR OVERHEAD ELECT DIST SYS, SKY 10
Replace Capehart Feeder (SABER Dr)
RPLC ELECT DIST SYS, GOLF COURSE

B. Please confirm that these eleven projects need not be addressed in the utility privatization proposal or clarify.

ANSWER 31B: Projects must be included in the Utilities Privatization Proposal.

C. Are there any other of these projects which should not or need not be addressed in the utility privatization proposal? If so which ones?

ANSWER 31C: Question answered above see # 31 A.

D. Of the projects on the list which should be addressed in the utility privatization proposal:

- (1) It is our understanding that for such projects the government prepares a Form 1391 which contains budget, technical, and scope details of the possible work. Please provide all such 1391s or equivalent documents for these projects.

ANSWER 31.D.(1): Question answered above on # 1.

- (2) Are any of the projects already partially funded? If so, which ones and what is the extent of funding?

ANSWER 31.D.(2): Question answered above on # 1.

- (3) Projects classified as Initial Capital Upgrades (ICUs) require significantly more estimating and planning for this proposal than do Renewals & Replacements (R&Rs). Please differentiate as to which projects the Government views as essential to complete as ICUs and which should be completed as R&Rs.

ANSWER 31.D.(3): Contractor is responsible for classifying the projects based on the information provided and site visits.

- E. Please provide a definition of “Initial Capital Upgrades” and “Renewals & Replacements” that will help us to classify the projects noted as well as other work we may choose to undertake.

ANSWER 31E: See answer 31.D.(3).

- F. From the Government’s perspective which projects are a “must have” for correction or installation?

ANSWER 31F: See answer 31.D.(3).

- G. Please list any projects that the government believes are required to achieve regulatory compliance.

ANSWER 31G: See answer 31.D.(3).

- H. Please rank these projects in their order of priority as viewed by the Government. What are the criteria used to determine that ranking?

ANSWER 31H: See answer 31.D.(3).

- I. Does the Government view any of the projects as time sensitive as to accomplishment? If so, which ones and why?

ANSWER 31I: See answer 31.D.(3).

- J. How will the Government evaluate our approach to these projects?

ANSWER 31J: Government will evaluate projects based on the plan or product provided by Contractors in their proposals and per Section M of the RFP.

- K. Please provide the projected number of government dollars available in FY 2003, 2004 and 2005 for payment of contractor for Initial Capital Upgrades for utility systems at Tyndall AFB. These numbers should be available in the existing approved funding for this year and in projected budgets normally compiled annually.

ANSWER 31K: See answer 11 above.

- L. RPLC 9700 SUBSTATION: What is the existing configuration? – pole type transformers at grade? – pole type transformers on one pole?

ANSWER 31L: 3-75 KVA Transformers.

- M. RPLC SERV XFMRS & DUCTBANK (1280 AREA): Does the existing configuration appear on the drawings we were given at the Industry Preproposal Conference and Site Visit? Hard copy or CD? Which sheet?

ANSWER 31M: Hard copy was included in the UP library.

- N. REPLACE OLD RECLOSERS: Seven pole locations are indicated. Do any of the indicated locations have more than one recloser? If so, which pole(s) and how many reclosers?

ANSWER 31N: One recloser per pole. Reclosers are identified on electrical drawings provided to Contractors during their Pre-proposal meeting on 3 and 4 March 04.