

Utility Privatization of Electric, Water, Wastewater, and Stormwater Utility Distribution Systems at Vancouver Barracks, Washington

PART: U.S. GOVERNMENT PROCUREMENTS

SUBPART: SERVICES

CLASSCOD: S--Utilities and Housekeeping Services--Potential Sources Sought

OFFADD: Defense Energy Support Center, 8725 John J. Kingman Rd., Room 3830, Fort Belvoir, VA 22060-6222

SUBJECT: S--SOURCES SOUGHT FOR PRIVATIZATION OF ELECTRIC, WATER, WASTEWATER, AND STORMWATER UTILITY DISTRIBUTION SYSTEMS AT VANCOUVER BARRACKS, WASHINGTON.

POC: Montrez Nicholson, Contract Specialist, (703) 767-9406, Defense Energy Support Center, (DESC-EC).

DESC: The Defense Energy Support Center (DESC), in conjunction with the Assistant Chief of Staff for Installation Management (ACSIM), Army Material Command and, Vancouver Barracks, Washington, seeks to identify responsible potential sources and obtain information in regards to possible privatization of utility systems in accordance with 10 USC 2688, "Utility Systems: Conveyance Authority" for Utility Privatization of the Electric, Water Wastewater, and Stormwater Utility Distribution Systems at Vancouver Barracks, Washington. The potential privatization action will include transfer of ownership, operation and maintenance, and the obligation to serve. The Army will not transfer ownership of land or any land lease interest for Vancouver Barracks, WA and will grant easements and leases, with concurrence of the underlying leaseholder where applicable, for access to land associated with each utility system.

OBJECTIVE: Should privatization occur, the ownership of the entire electric, water, wastewater, and stormwater utility systems and equipment to include, all capital investments, operation, maintenance and repair responsibilities, shall transfer to a publicly or privately owned utility provider. All responsibility for maintaining reliable service, including such items as environmental compliance, operation, maintenance, major systems renovation, construction, equipment, manpower and overhead shall be the responsibility of the new owner. Utility services under the potential contract will not include the commodity itself.

INSTALLATION AND UTILITY SYSTEM DESCRIPTION:

Note: (1). All technical data and information listed below is to be considered either an estimated quantity or an approximate order of magnitude. Companies responding to this notice of interest are responsible for verification of all inventory data.

(2). Companies responding to this notice of interest shall respond to interest in the entire scope of the requirement.

The United States Army Reserve Complex Vancouver Barracks is located in Vancouver, Washington, on the banks of the Columbia River, across the river from Portland, Oregon.

INSTALLATION DESCRIPTION:

Vancouver Barracks consists of the Administrative Training Area, the Maintenance Activities Area, and the Post Cemetery. The complex, which once extended north from the Columbia River to Fourth Plain Boulevard, east to East Reserve Street, just west of today's Interstate 5 and on the border of Vancouver downtown area, is now confined to 64 acres south of Officers Row. The western half of the complex, separated by Fort Vancouver Way, is currently in the process of being acquired by the City of Vancouver. Only the utilities east of Fort Vancouver Way (the Administrative Training Area) and south of Fifth Street (the Maintenance Activities Area) are included in this solicitation.

The Vancouver Barracks reservation was formerly the location of the Hudson Bay Company's principal depot in the Pacific Northwest (1825-1846) until 1849 when it became a U.S. Reservation. Since that time, it has been under continuous Federal ownership. In the early 1850's the post was known as Camp Vancouver, then Columbia Barracks, and was renamed Fort Vancouver in 1853. The name Vancouver Barracks dates from 1879. In 1947, the post was turned over to the National Guard and Reserves. The complex is now home to the 104th Infantry Division Headquarters, 1st and 3rd Brigades, and the 396th Combat Support Hospital.

Description of Facilities: The utility systems consists of the following Capital assets:

Vancouver Barracks, WA

A. Electrical Distribution System Description:

Primary power enters the complex at 12.3 kV from Clark Public Utilities, an agency of surrounding Clark County. There is a single point of entry located at the corner of 5th Street and Fort Vancouver Way. There are no substations or switching stations on the complex. Average monthly consumption is approximately 120,000 kilowatt hours with usage peaking during the winter. All overhead (pole-mounted) transformers have had all polychlorinated biphenyls (PCB's) removed. All pad-mounted transformers except two have had PCB's removed.

B. Water Distribution System:

The Vancouver Barracks waterdistribution systemcomprises all appurtenances physically connected to the system from the point at which the water enters the system and/or where the Government ownership currently starts, to the point of demarcation defined by Section J02.10 of this section or the real estate easements that result from negotiations under this contract. The systems may include, but are not limited to distribution piping and appurtenances. The following description and inventory is included to provide the

Offeror with a general understanding of the size and configuration of the distribution systems. The Offeror shall base the proposal on site inspections, information in the bidder's library, and other pertinent information, and to a lesser degree on the following description. Under no circumstances shall the successful Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the water system.

C. Wastewater and Stormwater Collection Systems:

The Vancouver Barracks wastewater collection system comprises all appurtenances physically connected to the system from the point in which the Government ownership currently starts to the point of demarcation defined in part J03.11 of this Section. The system may include, but is not limited to the collection piping and appurtenances. In addition, this section describes the stormwater collection system of Vancouver Barracks, which will be transferred with the wastewater collection system, although the two systems are not interconnected. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the collection systems. Under no circumstances shall the successful Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the wastewater and stormwater systems.

REQUIREMENTS: The general goal of the privatization process at Vancouver Barracks is to transfer all Capital assets of the electric, water, wastewater, and stormwater treatment facilities to a municipal, private, regional, district or cooperative utility company or other non-Department of Defense entity to own and operate the systems on a long term contractual basis. Specific requirements under the contract will be: (1) the ability to service all areas within Vancouver Barracks and all Federal service premises currently served by Government owned systems that are the subject of this requirement; (2) the ability to provide access to two [2] independent potable water sources to provide redundant supply linkage. Independent potable water sources are two separate sources of supply from two separate treatment facilities. One area of consideration [as a source] may be the existing Vancouver Barracks plant.

PROCESS: This request is to gather information from interested parties and is an essential step in determining market interest for the privatization of the electric, water, and wastewater systems at Vancouver Barracks. In order to minimize costs both to potentially interested parties and the government, this notice is issued to determine market interest and feasibility as well as determining marketing strategies for privatizing the utility systems. Should insufficient credible interest be identified for a privatization action, it is highly likely that no formal solicitation will be issued. Should interest be

determined sufficient, a formal Request for Proposals (RFP) may be forthcoming. Interested parties should provide a statement of interest on company letterhead. The statement of interest must not exceed a total length of 15 pages. The statement shall include as a minimum, the following information: (1) Capability and experience in the ownership, operation and maintenance of similar systems; (2) financial Capability to purchase, upgrade, expand, operate and maintain utility systems; (3) conceptual rate plan (i.e., will charges for utility service be made from existing rates or from rates developed specifically for service at the individual installation(s); (4) discussion of your conceptual basis for a proposed purchase price (Capitalized earnings value, replacement cost new less depreciation, original cost less depreciation, or other); (5) understanding of the federal, state and local environmental laws and regulations and familiarity and experience with environmental compliance procedures and regulations for the State of Washington and US Environmental Protection Agency Regions; (6) Company point of contact, phone no. and e-mail address.

SITE VISIT AND DATA: Neither a site visit nor the provision of additional data on the utility systems is considered necessary for the preparation and submittal of statement of interest. If a site visit and the provision of additional data are later determined necessary, notification will be provided by way of an amendment to this announcement.

DUE DATE: Statements of interest must be submitted to Defense Energy Support Center (DESC-EC) by 3:00 P.M., Eastern Standard Time on Friday, March 19, 2004. Sources may address responses to: Defense Energy Support Center, 8725 John J. Kingman Rd., Room 3830, ATTN: Montrez Nicholson, DESC-EC, Ft. Belvoir, VA 22060-6222.

LINK DESC: For future Privatization solicitation information

LINKURL: <http://www.desc.dla.mil/DCM/DCMPage.asp?pageid=246>

EMAIL DESC: For additional information or clarification.

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