

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT		1. CONTRACT ID CODE K		PAGE 1 OF 26
2. AMENDMENT/MODIFICATION NO. 0014	3. EFFECTIVE DATE August 08, 2002	4. REQUISITION/PURCHASE REQ. NO.	5. PROJECT NO. (If applicable)	
6. ISSUED BY DEFENSE ENERGY SUPPORT CENTER 8725 JOHN J. KINGMAN RD SUITE 4950 FT BELVOIR VA 22060-6222 DESC-EPD PHONE - (703) 767-9402/4		CODE SC0600 FAX 703-767-8757	7. ADMINISTERED BY (If other than Item 6) CODE	
8. NAME AND ADDRESS OF CONTRACTOR (NO., street, city, county, State, and ZIP Code)		X	9a. AMENDMENT OF SOLICITATION NO. SP0600-01-R-0084	
			9b. DATED (SEE ITEM 11) August 27, 2001	
			10a. MODIFICATION OF CONTRACT/ORDER NO.	
			10b. DATED (SEE ITEM 13)	
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS				
[X] The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers [] is extended, [X] is not extended. 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 one (1) 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. 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. 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.				
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 [x] is not, [] 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.) The purpose of this amendment is to address the following issues concerning the <u>Privatization Module</u>: A) Address questions submitted by industry. (See pgs 2-23) B) Amend wording in Attachments J1, J2, J3 & J4. C) Reissue Attachments: J1, J2, J3 & J4 D) Reissue Attachment J40. E) Concerns Attachments: J41 – Easement & J42 – Bill of Sale. F) An Attachment referred to in the Answer to Question #72. G) Issue Attachment containing more information on 2nd Privatization Technical Tour. <i>Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remain unchanged and in full force and effect.</i>				
15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME OF CONTRACTING OFFICER CATHERINE A. DRAPER		
15B. NAME OF CONTRACTOR/OFFEROR BY _____ (Signature of person authorized to sign)	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA BY _____ (Signature of Contracting Officer)	16C. DATE SIGNED	

A) The following are questions submitted by Industry and the Government's answers. Please note that some questions are still under review by the Government.

1. Has a date for opening the Technical Library been established yet? Will a list of documents to be maintained in the library be available online?

Ans. Amendment 0006 addresses the Bidders' (Technical) Library availability.
No documents will be available on line.

2. Will the Fort Hood Department of Public Works (DPW) historical annual budgets and expenditures be made available?

Ans. No. Since DPW is still in the Commercial Actions A76 (CA) review process, this information is considered to be procurement sensitive.

3. Are organizational charts of the existing Fort Hood DPW available, including numbers of personnel? Will the Fort Hood DPW personnel be available for employment by the successful contractor(s)? Are the Fort Hood DPW personnel qualifications, training, and certifications available?

Ans.

a. An organization chart is not available.

b. Employees are free to seek employment with any contractor or sector of private industry, if they so choose.

c. No.

4. Are there any condition or reliability assessment reports available for the four utilities? What portions of the various utility systems have required major repair or replacement in the past 10 years? What upgrades, improvements or expansions are planned over the next 5 to 10 years?

Ans.

a. No.

b. Major repair or replacement in the past 10 years.

1. For Water and Wastewater: Historical water and wastewater projects: the sewer main replacement project in Walker Village (1996); the Army Family Housing 24-inch Water Line Project (2001); the West Fort Hood 12-inch Sewer Project from Robert Gray Army Air Field (RGAAF) to 93040 (2001); Replacement of Lift Station 93040 and Force Main (2001); Gravity Sewer Line (500 mm) Replacement from West Ft Hood (WFH) to Darnall Hospital (Current); Painting Four Water Storage Tanks (2000); Replacement of Lift Station 20121 and Force Main at Belton Lake Outdoor Recreational Area (BLORA) (2001); Replace BLORA Wastewater Treatment Plant (2002); and Replacement of Lift Station 20131 and Fore Main at BLORA (2002).

2. For electric and natural gas: The Main Electrical Substation-16 ea. Feeder Oil Circuit Breakers (OCBs) and 4 ea. Totalizer OCBs replaced this year. Small percentage of gas line replaced at North Fort Hood and Main Cantonment area.

c. This question is still under review.

5. Are there any projections of Fort Hood growth patterns for the next 50 years and the utility system changes required to support the growth?

Ans. A master plan document is available in the Bidders' (Technical) Library.

6. Will any of the Fort Hood DPW facilities and shops be made available to the utility contractor(s)?

Ans. DPW will not be providing any structure facilities to the contractor(s) as part of the UPC. The Contractor may provide a trailer to house immediate personnel such as Project Manager, Inspectors, etc. The Contractor would be responsible for reimbursing the government for all utilities services (utilities, phone, etc), which will be provided by the government.

7. Are there any special requirements for tree trimming with regard to the overhead electric distribution system? Will tree trimming be the responsibility of the contractor?

Ans. Tree trimming shall be performed in accordance with the Utilities Privatization Easement and the Army Technical Manual (ATM) 5-684. The contractor shall coordinate with the Government before conducting tree-trimming activities. (ATM TM-5-684, titled: "Facilities Engineering: Electrical Exterior Facilities", published 29 Nov 1996, Chapter 4, Section XIV addresses tree trimming.

Website: <http://www.usace.army.mil/inet/usace-docs/armytm/>)

8. Has an environmental assessment for contaminants such as PCBs or asbestos been conducted? Who will have responsibility for historical environmental liability? For example, if a major environmental release that took place many years ago are discovered during the contractor's watch, who will be responsible for cleanup?

Ans.

a. An Environmental Baseline Study is in the Bidders' (Technical) Library.

b. The Government is drafting a provision clarifying the environmental responsibilities of the Government and the Contractor after award.

9. Are there requirements concerning abandonment or demolition of existing components of the utility systems when additions or changes are made to the systems?

Ans.

a. The RFP requires the contractor to perform its services in accordance with the industry standards and installation standards (for digging permits and work in and around environmentally sensitive areas). Other standards are also called out for each system, e.g., National Electrical Manufacturers Association (NEMA) is identified as one of the standards to be used for the electric distribution system. The J Attachments also includes service requirements specific to each system.

b. The Easement requires the contractor to perform its work such that it does not adversely alter installation premises, to include environmentally sensitive areas. The Easement also requires the contractor to restore the premises to the satisfactory of the Grantee. Record drawings shall be updated to show utility system infrastructure that is abandoned in place.

10. Is operating data for the utility systems available? For example, load by phase on the electric system, or water flow rates and pressures through the water distribution piping? Has an assessment of system capacities been performed?

Ans. This information is available in the Bidders' (Technical) Library.

11. Will the contractor that purchases and operates the electric distribution system be expected to deal directly with nongovernmental entities and governmental entities, other than the Army, operating within the confines of the Fort Hood installation, or must the contractor coordinate all work with the Contracting Officer?

Ans. Work coordination should be conducted through the Contracting Officer (ACO) or his/her Contract Officer's Representative (COR). Any changes should be coordinated and approved through the Contracting Officer.

12. Will nongovernmental entities and governmental entities, other than the Army, operating within the confines of the Fort Hood installation be entitled to demand services directly from the contractor that purchases and operates the electric distribution system beyond those services specified in Section C, Description/Specifications/Work Statement of Module 3, and J1.3 Specific Service Requirements?

Ans. Contractor is not required to perform services beyond those specified in section C. If there is additional work required by the Government, it must be coordinated with the COR, and approved by the Contracting Officer.

13. Will nongovernmental entities and governmental entities, other than the Army, operating within the confines of the Fort Hood installation, be entitled to demand special or additional services (e.g., additional interconnections to the distribution system, or larger transformer capacities) directly from the contractor that purchases and operates the electric distribution system, and if so, how will the contractor be compensated for those special or additional services?

Ans. See Answer to Question #12.

14. Please confirm that Module 2 for the supply and transmission of electricity and ancillary services includes the supply of all electricity to the Army, all other governmental, and all nongovernmental entities (e.g., Burger King, Shoppettee, any other tenants or concession operations) operating within the confines of the Fort Hood installation. Alternatively, please indicate whether any of the entities other than the Army will be able to deal directly with Retail Electric Providers (REPs) in Texas and enter into electricity supply contracts with REPs of their choosing. Please identify them.

Ans. Supply and transmission of electricity and ancillary services is provided to the Army and all of its reimbursable customers within the Installation's boundaries. All reimbursable customers will receive utilities from the Army via the Army's Utilities Sales Program.

15. What exactly will be the contractor's responsibility regarding maintaining of utilities with respect to historic structures? We're concerned here with having to do special restorations to return structures to their original condition following utility work.

Ans. Refer to J41 – Easement. The Contractor is required to coordinate with the Cultural Resources Management (CRM) Team. This information is available in the Bidders' (Technical) Library.

16. Referring to J41, Easement, paragraph 1, the term of the easement will be a finite, fixed amount of time. Upon expiration of such time, what will happen; for example, will the government extend the easement? Will the government purchase the assets from the Grantee? Will the Grantee be required to remove the assets? Will the Grantee be allowed to abandon the assets in place for disposition by the government?

Ans. The term of the Easement will match the term of the Contract. Beyond that, the Government is not in a position to provide a definitive answer when both documents expire.

17. The standard easement (J41), paragraph 16, indicates the Grantee will be required to relocate certain facilities at the direction of the government. In such cases, who bears the cost of removal, reconstruction, etc.? What is the timing of such reimbursement?

Ans. The Government will reimburse reasonable cost(s) for any necessary relocation.

18. The standard easement (J41), paragraph 17, indicates the government may cancel the easement, in whole or part for failure to comply with various conditions. In such cases, will the government purchase back the assets at some value (e.g., fair market) or simply reclaim such for government use?

Ans. It would depend on the circumstances that lead to cancellation of the Easement.

19. Please provide a copy of the 'Integrated Pest Management Plan' for the Ft. Hood installation (re: J41, paragraph 19.b)

Ans. This information is available in the Bidders' (Technical) Library

20. Please provide a copy of the known history of the premises, with regard to 'Environmental Screening', as referred to in J41, paragraph 29.

Ans. This information is available in the Bidders' (Technical) Library.

21. With regard to J41, paragraphs 34 (lead), 35 (ACM), and 36 (PCB), is it the intention of the government that the Grantee be responsible and bear the cost (unrecoverable) for remediation expenses for contamination or damages caused prior to the execution of the easement and Bill of Sale?

Ans. See the Answer to Question #8.

22. With regard to J41, paragraph 42, please provide a copy of the tree trimming and landscaping requirements.

Ans. See the Answer to Question #7.

23. Referring to J1.3, page J1-16, J2.3 page J2-8, J3.3 page J3-15, and J4.3 page J4-14, please identify the estimated value of the 'Partnership Utility System Facilities' which the government expects the contractor to purchase from Fort Hood Family Housing (FHFH). Will the lines of demarcation remain the same? Upon purchase, will the contractor be allowed to adjust the annual O&M charges?

Ans. This question is still under review.

24. Referring to J4.2.1.1.2, page J4-5, please provide a copy of the NPDES permit TX0002313.

Ans. This information is available in the Bidders' (Technical) Library.

25. Referring to J45, Legislative Authority (10USC2688), sec. (e)(1), please provide a copy (or identify the website) the 'accepted life-cycle costing procedures approved by the Secretary of Defense'.

Ans. This information is available on the Office of Secretary of Defense (OSD) web site at <http://www.acq.osd.mil/ie/utilities/privatization.htm>

26. Referring to C.5.1.4, please provide a copy of or identify where the Installation's architectural standards may be found.

Ans. This information is available in the Bidders' (Technical) Library.

27. Referring to C.5.1.5, please identify the CAD software requirements for the mapping and engineering documents (e.g., AutoCad V14).

Ans. The installation is using the Bentley Microstation software. The drawings are in V 7 format.

28. Referring to H.6, please provide a copy of or identify where the Installation's 'foreign object damage prevention program' may be found.

Ans. This information is available in the Bidders' (Technical) Library.

29. Referring to H.3, is it the government's intention that the contractor assume any and all responsibility and risk for damage to the utility systems associated with natural causes (weather), stray ordinance explosions, aircraft failures, etc.?

Ans. The Government will consider offers that allow the Contractor to recover the cost of catastrophic events in the redetermination.

30. Referring to H.8, please identify whether or not the government has established a 'fair market value' for the utilities. If so, please provide such assessments so that each contractor can appropriately evaluate the implications of CIAC liability, if any.

Ans. This is Procurement Sensitive information.

31. Have any of the substations been expanded since they were originally commissioned? If so, what was the date of expansion and what equipment was added?

Ans. No substations have been expanded since they were originally commissioned.

32. In Amendment 0003, (issued 2/8/02) page J1-18 states: "The contractor shall provide real time meter information for each feeder providing service to the Post." Is this new equipment to be added by the contractor or is this an existing system the contractor will be responsible for?

Ans. "Each substation feeder is metered. The meters are capable of providing the real-time data required in the specific service requirement; however, the data is being captured on a data logger that is not connected to the Automated Meter Reading (AMR) system. The contractor is responsible for determining the additional equipment required, if any, to fulfill the service requirement. The contractor is also responsible for installing the additional equipment."

33. What is the approximate average age of the 1,600 distribution poles that were in place in 1975?

Ans. Government does not have adequate data to determine approximate average age for that length of time. However, the system maps located in the Bidder Library, have approximate dates of various components of the distribution system.

34. Will the present official proposal due date of April 19, 2002 be extended to account for the April 3 & 4 Preproposal Conference and the recent access to the bidders' technical library?

Ans. Under Amendment 0013, the closing date was rescheduled to January 06, 2003.

35. Questions related to Docket 23040.

Ans. Docket 23040 was dismissed without prejudice. However, Ft Hood has decided to leave the wholesale option open in an effort to further investigate the overall best interest to both Ft Hood and the Army. Ft Hood should be able to make the final decision of the electrical distribution system before the closing date of this RFP. At this time, Ft Hood cannot consent to reimbursing bidders for bid development costs.

36. Are solar panels on parking lot security lights included? If not, please clearly define the point(s) of demarcation.

Ans. Yes, the solar parking lot lights are included in solicitation.

37. Are solar panels on security gates included? If not, please clearly define the point(s) of demarcation.

Ans. Yes, the solar panels on security gates are included in the solicitation.

38. With regard to the traffic signal system, pedestrian walkways, fire station lights, school crossings, railroad crossings, etc., please clearly define the point(s) of demarcation.

Ans. The points of demarcation for the items listed above are at the line side of the controller.

39. With regard to the very tall "high mast" lights in parking lots and storage yards, please confirm whether these lights are included, and if included, please confirm that all such lights have a cable and pulley system for raising and lowering the light mast for maintenance.

Ans. Yes, "high mast" is included and a pulley system is provided.

40. With regard to the airport runway lights, we understand the Army will be responsible for light maintenance. Please identify who will be responsible for the light fixtures, the electrical wiring to the fixtures, the duct bank, transformers, switchgear and/or control panels.

Ans. Airfield lighting is not included with the electric distribution system being privatized. The points of demarcation for airfield lighting are the lighting vaults, which are not included with the electric distribution system being privatized.

41. With regard to ball fields (sports facilities), please confirm that such lighting (i.e., lumens/sq. ft.) meets current safety standards, and if the lighting does not meet current standards, will the electrical distribution privatization contractor be required to upgrade to current standards.

Ans. All ball fields currently meet the required lighting standard, however, the privatization contractor will maintain the current standard.

42. With regard to right of way maintenance, particularly mowing, it was observed that many alley ways in the residential housing areas are significantly [greater] than the 30 foot wide standard easement (page J41-13), and in some cases, very well manicured. Who is responsible for maintenance beyond the 30 foot width?

Ans. The Government is responsible for maintenance beyond the 30-foot width.

43. With regard to right of way maintenance, in the event DESC awards gas, water, sewer and electric privatization to multiple entities, who is responsible for maintenance of common rights of way? Are there any common RoWs?

Ans. This question is still under review.

44. Who can accommodate the bidders copying needs for reproducing maps?

Ans. Killeen Blueprint Co., 102 N. College, Killeen, TX, 76541, telephone (254) 634-2779.

45. Are vendors required to be licensed to sell electricity in Texas in order to complete the bid for the electricity module, or is licensing not required because Fort Hood has an exemption due to the fact that it is a federal facility?

Ans. Vendors are responsible for determining licensing requirements. (Section 8093 of the Department of Defense Appropriations Act of 1988, Public Law 100-202 provides guidance.)

46. The following documents, which are critical to the O&M Plans, are not available for download on the internet via the standard Government Publications website. Technical Manual (TM) 5-660; TM 5-665; and Air Force Manual (AFM) 85-5. Can you advise as to their location on the internet?

Ans. TM 5-660, TM 5-665 and AFM 85-5 were made obsolete in Dec 2001:
Unified Facilities Criteria (UFC) 3-230-02 replaces TM-5-660:
http://www.efdlant.navfac.navy.mil/criteria/documents/UFC/3_230_02.pdf

Military Handbook MIL-HDBK-1138 replaces TM-5-665:
<http://www.afcesa.af.mil/Directorate/CES/Civil/WasteWtr/MH1138.PDF>

UFC 3-570-06 replaces AFM 85-5 (NOTE: this document is still in draft form):
http://www.efdlant.navfac.navy.mil/criteria/documents/unified_facilities_criteria_new.htm.

47. We assume that as-built drawings of the new BLORA activated sludge facility will be placed in the bidder's technical library. Will you please advise bidders when these drawings will be available for review.

Ans. This question is still under review.

48. Has the Government determined the appropriate disposition of the waste sludge from the BLORA wastewater processing facility? If so, please provide to all bidders so it can be properly included in bids.

Ans. Prior to renovating the treatment plant, sludge was collected and deposited in North Ft Hood (NFH) facultative lagoons. No sludge has been removed from the new plant since it was put into service. The contractor is responsible for handling the sludge in accordance with all applicable permits and regulations.

49. Would you please provide an updated equipment list that reflects completed capital upgrades and capital upgrades that will be completed prior to utility turnover date to a successful bidder? If the Government cannot provide any updates, should bidders base their proposal on the information provided to date?

Ans. Any new information concerning changes to the utility systems will be documented in the RFP by amendment. Offerors are encouraged to base their proposals on the information provided in the RFP, information in the bidders' library and information collected during site visits.

50. During the June 4-6 technical visit, we were informed that with regard to the Base Hospital transformer ownership, there are some inaccuracies in the fixed equipment inventory. Please identify all other drawings and equipment lists that do not reflect the facilities included in the proposal. What remedies will be available to the successful bidder if field conditions substantially different from conditions expressed in solicitation documents are determined to have an impact on cost of performance?

Ans.

a. The two 2,000-KVA transformers and all other equipment currently at Darnell hospital are operated and maintained by the hospital's maintenance contractor. Plans for new construction and equipment at this site will commence, September 2002. Drawings identifying structures and equipment to be built and served have been included in the Bidders' (Technical) Library. Upon completion of the new construction all equipment shown on the plans will be the responsibility of the hospital's contractor. The point of demarcation for the new equipment is the line side of the main switchgear and also the line side of the new substation/transformer (where service extends directly from the utility pole to the substation/transformer point of connection). See Bidders' (Technical) Library Update drawings 7-9-02 for clarification. The following entry in Table 3 of J1 Electric Utility Specific Attachment should be changed as indicated:

Component Type	Rating/Size/Type	1975	1980	1985	1995	2000	Grand Total	
Transformer	Pad Mount, 2000 KVA	0	0	3	1	3	0	6

b. The updated drawings provided as a part of the bidders' library are the most accurate drawings available of the Fort Hood utility systems.

c. If after award the Offeror identifies additional inventory not listed in section J, the Offeror may submit to the Contracting Officer a request for an equitable adjustment. If the Offeror determines that the inventory is overstated, the Offeror shall report the extent of the overstatement to the Contracting Officer, who will determine an equitable adjustment. **This verbiage is incorporated into sections J1.2.1, J2.2.1, J3.2.1 and J4.2.1. See number B) in this Amendment for revisions to these sections.**

51. We understand that the Government plans to develop an estimate of maintenance costs based on last year's actual O&M expenses and an estimate of what those expenses should have been had all appropriate maintenance tasks and activities been performed. We understand that not all tasks and activities were performed due to budget and time constraints, necessitating the estimate of O&M expenses. This estimate will then be used for comparison and analysis of bids. Would you please provide the lists of O&M tasks and activities associated with each component on the equipment lists? This will enable bidders to ensure consistency between preventive maintenance tasks and that appropriately excluded.

Ans. A Microsoft Access database has been placed in the bidders' library as of July 03, 2002. This database includes a table with all of the work order transactions (including transactions related to utility systems) recorded by the Directorate of Public Works in FY 2001.

52. The Supervisory Control and Data Acquisition (SCADA) installations in the electrical substations are not shown in the inventory tables of Attachment J1 (Amendment 6). Should they be included?

Ans. It is the intent of Fort Hood to transfer the SCADA system and its components to the Privatization Contractor. However, details of components to be transferred and expectations for system operation will be handled by an amendment to contract and adjustment to bill of sale after the contract has been awarded. Therefore, bidders are not encouraged to include costing for the system as a part of their initial proposal.

53. Is the SCADA master server and associated communication links part of the electrical system to be turned over? This system serves the water, wastewater, and electrical substations. If included, how does the Government want this split up for the individual utility system bids.

Ans. Refer to the answer for question #52.

54. In Section 4.9 of the Utilities Privatization Study, it is noted that "currently the Army Corps of Engineers is designing the installation of two new substations on Fort Hood". Will the successful bidder for the electrical utility be required to participate/perform in either the design and engineering or the construction of these two substations?

Ans. No. Contractor will assume maintenance and operating duties upon completion of the projects by the Government. It will be necessary for Government to coordinate with the Privatization Contractor for the ability to connect to the electrical distribution system for testing and balancing of substation loads, conducting any and all necessary power studies, and to ensure that the system is working properly and as designed.

55. The traffic lights are not shown in the inventory tables provided in Amendment 6, Attachment J1. Are the traffic lights included?

Ans. Traffic lights are not included with the electric system being privatized.

56. Do the revised Attachments J1, J2, J3, and J4 issued in Amendment 6 include the revisions shown in Appendix E of the Utilities Privatization Study?

Ans. No, however, Attachments J1, J2, J3 and J4 with the revisions shown in Appendix E of the Utilities Privatization Study are reissued under this amendment.

57. Are the secondary “unknown” underground cables noted in Table 2 in Attachment J1 in conduit or direct buried?

Ans. Underground cables are normally encased in ductbanks; however, there are some areas where underground cables are direct buried.”

58. When do the joint use agreements with the Telephone, Cable TV, etc. companies expire?

Ans. This question is still under review.

59. What is the Government’s CAD-CAM system?

Ans. See Answer to Question #27.

60. What has been the historical frequency of the requirements for locating underground services?

Ans. The approximate frequency for locating underground services ranges between 600-800 requests per year. This number is generated from the number of digging permits issued per year. Numerous site visits may be required for each digging permit. The number of site visits per digging permit issued cannot be approximated.

61. Initial capital upgrades require the same detail as is required for Year 1, which requires “site plans”. Without access to all site facilities prior to submitting the proposal in order to inspect conditions and determine focus of initial capital upgrades, how are specific site locations to be determined?

Ans. Contractors are directed to prepare the Plan based on the information in the RFP, bidders’ library, and on the information they were able to obtain during the site visits. There were few deficiencies identified that require a capital upgrade, and of those that were, the information in the J Attachment should be sufficient for them to identify the location.

62. Amendment 4, issued March 13, 2002, deleted in its entirety the example of a completed Schedule B-1, and stated “a replacement Attachment J40 is forthcoming.” When will the J40 replacement be issued?

Ans. A replacement J40 is reissued under this amendment.

63. FAR 52.216-5(a) references a “ceiling price.” Please confirm that there is no ceiling price associated with this solicitation (reference RFP Clause B.7).

Ans. While FAR Clause 52,216-5(a)(2) references a “ceiling price”, no ceiling price is stated in this RFP.

64. Please provide copies of the Government’s current joint use agreements as referenced in section C.4.3.2.

Ans. This question is still under review.

65. Section C.9.2 describes a document retention period of two years for service requests. Different document retention periods are specified in FAR 4.705-3(b) and/or other sections of FAR subpart 4.7. Would you please clarify the document retention period?

Ans. As stated in Section C, retain service requests for two (2) years.

66. Section H.2.2.1 requires “occurrence basis” general liability insurance for personal injury. It has been our experience that “claims made basis” insurance is more economical. Would the government accept “claims made basis” instead of “occurrence basis”?

Ans. No.

67. Attachment J41 [Easement] section 14 concerns indemnity. It seems that the last phrase “not including damages due to the fault or negligence of the United States or its contractors” means that the Government expects to be liable for damages to property caused by Government employees. Would you please clarify the intent of this phrase?

Ans. Yes, the Government expects to be liable for the negligent acts of Government employees as provided in the Federal Tort Claims Act.

68. Attachment J41 [Easement] section 15 concerns other existing easements. Please provide copies of other existing easements.

Ans. An index of all of Ft Hood’s existing easements has been prepared and was included as part of the Bidder’s Library as of July 22, 2002. This index lists the easements in order by purpose of the easement. Requests for cover/summary page(s) of a specific easement(s) can be entertained.

69. Attachment J41 includes three sections intended to be included only if applicable. Would you please advise whether section 34: “Lead-based paint warning and covenant”, section 35: “Notice of the presence of asbestos covenant”, and section 36: “Notice of polychlorinated biphenyl (PCB) equipment and covenant” are applicable.

Ans. This question is still under review.

70. Please provide a copy of the Integrated Natural Resources Management Plan (INRMP) identified in section 38(b) in Attachment 41.

Ans. A copy of the INRMP and correlating Endangered Species Plan was included as part of the Bidders’ (Technical) Library as of July 22, 2002.

71. Section 43 in Attachment J41 refers to Virginia. We assume that Virginia is included for illustrative purposes only and “Texas” will be substituted in the contract final documents.

Ans. Correct. The two places where the word “Virginia” appears is an error. “Virginia” should have been replaced with a blank, which will be filled in at the time of award.

72. [Please] provide the quantity of lines in circuit miles. Presently the solicitation lists them in raw wire footage, which doesn't represent the system well.

Ans. There is approximately 284 miles of primary overhead, 68 miles of primary underground, 109 miles of secondary overhead, and 74 miles of secondary underground electric distribution circuits on Ft Hood. For a more descriptive breakdown of the electric distribution circuits, refer to the Attachment at the end of this amendment. It differentiates the circuits by the type (primary or secondary and overhead or underground), number of conductors in the circuit, material, conductor size and total mileage. Streetlight circuits were not identified separately. They are included in the overall list of secondary circuits. The number of overhead and underground services are also not identified separately. They are part of the overall list of secondary circuits. The Ft Hood UPC Study (under sections 4.1 - electric, 5.1 - natural gas, 6.1 - water and 7.1 - wastewater) provides an estimated number of facilities served by each of the utility systems. The numbers were estimated by using the Geographic Information System (GIS) to count the number of intersections between circuits (or pipes) and buildings.

Site Visit, Electrical Distribution System, 04 June 02

73. Are the transformers at Darnall hospital included in with the electric system?

Ans. No.

74. It appears that most of the underground circuits are short clips from the riser pole to transformer. Where are the electric system utility manholes?

Ans. The manholes are located throughout Fort Hood; however, a large percentage of them are associated with the underground circuits in the range and maneuver areas.

75. Is the relay protection diagram in the main substation included in the bidder's library?

Ans. The drawing is included in the Bidders' (Technical) Library as of July 03, 2002.

76. Will as-built drawings of the BLORA Waste Water Treatment Plant (WWTP) be provided in the bidder's library?

Ans. The drawings are included in the Bidders' (Technical) Library as of July 03, 2002.

Site Visit, Gas, Water and Wastewater Systems, 05 June 02

77. Are annual leak surveys conducted on the gas distribution system?

Ans. No.

78. How is sludge from the BLORA WWTP handled?

Ans. This question is still under review.

79. Will performance studies be available for water and wastewater systems in the bidder's library?

Ans. Yes. Copies of the "Wastewater System Evaluation, Ft. Hood, TX, 5-14 February 2001 (U.S. Army Center for Health Promotion and Preventive Medicine)" and the "Water System Performance Evaluation, Project No. 31-NE-5680-00, Ft. Hood, TX, 21-31 August 2000 (U.S. Army Center for Health Promotion and Preventive Medicine)" have been included in the library as of July 3, 2002.

Question and Answer Session, 06 June 2002

80. SCADA was observed in the main substation and the main pump station. How are the SCADA systems for the utilities configured?

Ans. It is the intent of Fort Hood to transfer the SCADA system and its components to the Privatization Contractor. However, details of components to be transferred and expectations for system operation will be handled by a modification to contract and adjustment to bill of sale after the contract has been awarded. Therefore, bidders are not encouraged to include costing for the system as a part of their initial proposal.

81. Is the meter reading system included?

Ans. No.

82. Who are the contractors that are used to do the majority of the work on the utility systems? Can a copy of the contracts used for this work be provided?

Ans. General contractors include: Rust, Guyco, and Beneco. Sub contractors include: Jennings electric, Advanced Electric, Paul's Electric, TTG, and Barbie Plumbing. This list is not all-inclusive. Contact information for these contractors and others not listed can be found in the local phone book. Copies of contracts will not be provided.

83. Can a listing of job orders performed in last 12 months on the utility system be provided?

Ans. A Microsoft Access database has been placed in the bidders' library as of July 3, 2002. This database includes a table with all of the work order transactions (including transactions related to utility systems) recorded by the Directorate of Public Works in FY 2001.

84. Are backflow prevention devices included with the water distribution system?

Ans. Backflow prevention devices are not included with the water distribution system – they are beyond the points of demarcation and are part of the facilities being served. If the facility being served by the water distribution system is part of a utility system that is being privatized, the facility, including backflow prevention device if present, is included with the utility system being privatized. Ref J3.2.1.

85. Where is the point of demarcation for overhead electrical service to a weatherhead? How should shared infrastructure be handled?

Ans. For residential service, the point of demarcation for overhead electrical service is the pigtail connection at the weatherhead. Point of demarcation for non-residential service varies depending on installed infrastructure and type of connection – see Table 1 in Attachment J1 to identify the applicable point of demarcation. The table documenting the points of demarcation in the respective J Attachments identifies where ownership of the utility system starts and stops.

86. Based on the tour, it appears that there are on going changes to the utility systems. Can a list of changes to the systems that have been made, or are on going, be provided?

Ans. Any new information concerning changes to the utility systems will be documented in the RFP by amendment. Offerors are encouraged to base their proposals on the information provided in the RFP, information in the Bidders' (Technical) Library.

87. Will changes to the utility system inventories be addressed after contract negotiations?

Ans. A joint inventory of the utility system will be performed and documented in the bill-of-sale.

88. What was the original design volume of the NFH sludge lagoons? What is the current volume?

Ans. The original design volume was 6.6 million gallons for each pond. The ponds were designed to be 750 feet long by 350 feet wide with a 3:1 side slope and 3.5 feet deep. The current volume of the lagoons is not known.

89. Have any soundings been performed on the lagoons?

Ans. No

90. Are there any available studies on the water and wastewater systems?

Ans. Yes. Copies of the "Wastewater System Evaluation, Ft. Hood, TX, 5-14 February 2001 (U.S. Army Center for Health Promotion and Preventive Medicine)" and the "Water System Performance Evaluation, Project No. 31-NE-5680-00, Ft. Hood, TX, 21-31 August 2000 (U.S. Army Center for Health Promotion and Preventive Medicine)" have been included in the library as of July 3, 2002.

91. How many circuit miles are there of the electric distribution system?

Ans. Refer to the answer for question #72.

92. Are the drawings of the systems in the bidders' library accurate?

Ans. The updated drawings provided as a part of the bidders' library are the most accurate drawings available of the Fort Hood utility systems.

93. Is airfield lighting included with the electric distribution system?

Ans. Airfield lighting is not included with the electric distribution system being privatized.

94. What is the point of demarcation for airfield lighting?

Ans. The points of demarcation for airfield lighting are the lighting vaults, which are not included with the electric distribution system being privatized.

95. Are there any power studies of the electrical distribution system?

Ans. No. There is an old study from the 1980's, which is no longer applicable because of changes to the electric distribution system.

96. The main substation had instructions and guides on how to operate the station. Are there any similar instructions or guides for the west and NFH substations?

Ans. Yes, for West Ft Hood and no, for North Ft Hood.

97. Is there an event log for the electric system?

Ans. Informal reports are prepared by substation operator and kept on site at the substation.

98. Who determines the fire flow requirements for the Fort Hood water distribution system?

Ans. Fire Flow requirements are established by NFPA 291, NFPA 24, NFPA 25, and Military Handbook 1008C (<http://www.efdlant.navfac.navy.mil/criteria/documents/MH/1008C.PDF>).

99. Are there any areas on Fort Hood that have fire flow problems?

Ans. No.

100. Are there any NOV's [Notices of Violation] associated with the water and wastewater systems?

Ans. Texas Natural Resource Conservation Commission (TNRCC) recently conducted an audit. The report has been included in the Bidder's Library as of 7/3/2002.

101. Has BCWCID [Bell County Water Control Improvement District] performed any formal pretreatment program inspections or assessments?

Ans. None known.

102. Does each substation have an oil spill mitigation plan?

Ans. No. The contractor will be expected to develop his own oil spill mitigation plan. Fort Hood regulation FH 200-10 is submitted as a guide, (FH 200-10 has been included in the library as of July 03, 2002).

103. Are there any transformers with PCBs > 50ppm?

Ans. No. There are no known transformers with PCBs > 50ppm.

104. Is any voltage monitoring of the electric lines being performed?

Ans. No.

105. Have there been any complaints or problems reported as to electric power quality, harmonics, etc.?

Ans. No.

106. Where is the pump station with red diesel powered pumps? There is a photo of this station is included in bidder's library.

Ans. The pump station referred to is facility 90034. This pump station is part of the fire protection deluge system at the Robert Gray Airfield and is not included with the water distribution system being privatized. Pump station 90096 and storage tanks 90035, 90097 and 93023 are also used for fire protection and not included with the water distribution system being privatized.

107. Is there any information on the size of the electrical manholes?

Ans. Due to the number of electrical manholes and their vary sizes only a typical electrical manhole and duct bank profile for one of Fort Hood's Ranges will be provided. The drawings and related information for a typical electrical manhole and duct bank has been included as of July 03, 2002.

108. How will changes to 93040-lift station be incorporated into the inventory?

Ans. For this change, refer to **B)** #6 on page 26 of this Amendment.

109. Is there a closing date for questions?

Ans. As stated in Amendment 0013, closing date for receipt of Industry questions is January 06, 2003.

110. Are solar powered streetlights apart of the utility system to be privatized?

Ans. There are no solar powered streetlights. There are only solar powered parking lot lights and they are included in the utility system to be privatized.

111. Where can Bidder's Library procedures be found?

Ans. At DESC's website for this RFP, under Amendment 0006. Web address:
<http://www.desc.dla.mil/DCM/DCMSolic.asp?SolicID=287>.

112. The inventory just lists linear quantities of conductors. Please provide quantities broken down by:

- a) OH 3-phase circuit miles
- b) OH 1-phase circuit miles
- c) OH Secondary circuit miles
- d) OH Streetlight circuit miles
- e) UG 3-phase circuit miles
- f) UG 1-phase circuit miles
- g) UG Secondary circuit miles
- h) UG Streetlight circuit miles

Ans. Refer to the answer for question #72.

113. Please provide copies of one-line drawings of the following: 12 kV system & Substations

Ans. 12 kV system is not available.
Substations should be on a CD.

114. Who currently maintains the post? How many crews and of what type? Is all work performed by DPW personnel? If contractors perform some work, please list contractors performing any work within the last four years.

Ans. The work is being performed by a combination of DPW personnel and contractors. For a short list of contractors refer to the answer for question #82.

115. Please provide a copy of the current work order log for the electric system.

Ans. Not available.

116. Please provide a copy of the outage records.

Ans. Will provide.

117. Please comment on the power-quality condition on post. Are there recent complaints of harmonics, voltage problems or flicker?

Ans. No know problems.

118. Are there any down-line voltage records in use? If so, please provide their records.

Ans. No.

119. Is there any PCB-filled equipment on post? If so, please provide a list of these.

Ans. No. Recent project was conducted to remove any remaining PCB-filled equipment.

120. The maps have some inaccuracies in them. There is also a great deal of construction on post. How do we handle the correct inventories?

Ans. Industry should base offer on the existing maps and inventory. Material differences will be compensated for after award. Refer to answer #c for question #50.

Water System

121. Regarding the water distribution system study sponsored by the US Army Corps of Engineers, please provide details, including the scope of the study and expected completion date. Will the products of the study, including any computer models and electronic maps be turned over as part of the system?

Ans.

a. The scope for the water distribution system model/study was added to the Bidder's Library on July 22, 2002. According to the Corps. the current completion date for the water study will be at the end of the calendar year but could slip into the beginning of next calendar year.

b. Any completed studies and electronic files the government has collected will be turned over to the Privatization contactor. Specific software or other nongovernmental proprietary information will have to be acquired by the contractor.

122. For the most recent 12 month period for which data is available, please provide the amount used in water system operations (Main Base, North Fort Hood, BLORA) for:

- a) Chlorine
- b) Ammonia
- c) Calcium or Sodium Hypochlorite
- d) Sodium Hexametaphosphate
- e) Any additional chemicals

Ans.

Main base: a) 30 lbs/day b) 7.5 lbs/day c) 1 lbs/week d) 12 lbs/week e) N/A

NFH: a) 0 lbs/day b) 0 lbs/day c) 0 lbs/week d) 0 lbs/week e) N/A

BLORA: a) 0 lbs/day b) 0 lbs/day c) 0 lbs/week d) 0 lbs/week e) N/A

123. In general, how is the SCADA system currently used? Is it the intent to transfer the monitoring station and equipment? Referencing SCADA Screen Prints from "General 07", please indicate if all sensor instrumentation at the locations shown for water main flowmeters, chlorine detectors, water storage tanks, and Pumping Station 6898, are in place and/or operational.

Ans. Refer to the answer for question #52.

124. Are there back flow prevention [BFP] assemblies that are to be transferred as part of the water distribution system? Is there a list with locations and sizes of all BFP's that are on the system? Please provide the name of the BFP testing contractor.

Ans. Refer to the answer for question #84.

125. What is the status of negotiations with Bell County [Water Control Improvement District] WCID #1 regarding the provision of adequate peak flow water needs?

Ans. Pending the results of the Corp. Water/Wastewater studies (Ref. Question #121), Fort Hood will advise Bell County WCID whether or not Fort Hood will need/desire extra capacity for either or both system.

126. Does Fort Hood have an existing Water Conservation and/or Drought Contingency Plan? Please provide or make available a copy. Which department is responsible for administering and enforcing water conservation activities?

Ans.

a. Fort Hood has a Water Conservation Plan this document has been added to the Bidders' (Technical) Library as of March 25, 2002.

b. Water conservation regulations are administered by the Directorate of Public Works (DPW), environmental office. Each command assumes the responsibility for enforcing these regulations.

127. Please provide the amount of diesel fuel used annually for the emergency generators on the water system.

Ans. That information is not available. Please base your proposal on your business' past experience in this area.

128. Have any tank or cathodic protection inspections been made since late 2000? Please make those inspection reports available.

Ans. A contracted consultant conducts cathodic protection inspections annually. Monthly inspections are conducted in house. Deficiencies are identified and corrected upon detection. The reports will be made available in a Bidder's Library update.

Wastewater System

129. Regarding the wastewater collection system study sponsored by the US Army Corps of Engineers, please provide details, including the scope of the study and expected completion date. Will the products of the study, including any computer models and electronic maps be turned over as part of the system?

Ans.

a. The scope for the wastewater collection system model/study was added to the Bidders' (Technical) Library on July 22, 2002. According to the Corps the current completion date for the wastewater study will be at the end of the calendar year but could slip into the beginning of next calendar year.

b. Any completed studies and electronic files the government has collected will be turned over to the UPC contactor. Specific software or other nongovernmental proprietary information will have to be acquired by the contractor.

130. For the most recent 12 month period for which data is available, please provide the amount used in wastewater system operations (Main Base, North Fort Hood, BLORA) for:

- a) Chlorine
- b) Calcium or Sodium Hypochlorite
- c) Any additional chemicals

Ans.

Main base: a) 0 lbs/day b) 0 lbs/day c) N/A

NFH: a) 5 lbs/day b) 2 lbs/day c) N/A

BLORA: a) 1 lbs/day b) 1 lbs/day c) N/A

131. In general, how is the SCADA system currently used? Is it the intent to transfer the monitoring station and equipment? Referencing SCADA Screen Prints from "General 07", please indicate if all sensor instrumentation at the locations shown for the lift stations are in place and/or operational.

Ans. Refer to the answer for question 52.

132. Please confirm that the facilities operated under TPDES Permit Number 02230 (File Index Wastewater .02) will not be transferred as part of this contract.

Ans. West Fort Hood also has a permit to discharge from vehicle washracks. The numbers are:

TNRCC: 02230

NPDES: TX00002313

There should be no impact to this permit whatsoever as a result of privatization. Vehicle washracks were not included with the wastewater system being privatized.

133. Please provide the amount of diesel fuel used annually for the backup generators on the wastewater systems.

Ans. That information is not available. Please base your proposal on your business' past experience in this area.

134. How frequently is sludge wasted from the wastewater treatment plant at BLORA and how is it disposed?

Ans. This question is still under review.

135. How are screenings and other materials taken from the treatment plants and lift stations disposed? If they are taken to approved solid waste sites, will the contractor be allowed to continue to use those sites?

Ans. This question is still under review.

136. Have any Infiltration Inflow or Sewer System Evaluation Studies been done since the reports from the 1980's that were included in the Bidders' (Technical) Library?

Ans. The last Inflow and Infiltration (I&I) study conducted at Fort Hood was the **Sewer System Evaluation and Survey** completed by Freese and Nochols, in 1978. Bohannon-Huston's Sanitary Sewer Analysis completed in June 1985 made a few general comments about I&I at Fort Hood.

137. Those sewer system reports recommended that several specific pipe capacity problems needed correction. Were those repairs made? (For example: capacity problems between manholes 36 and 37, 2-26 and 2-25, 2-17 and 2-18, 162 and 163, and 154 and 166).

Ans. Please specify which sewer system report was used to generate manhole data. (i.e. report name, Bidder's Library file – box #, file index #.)

138. When was the last time sewer lines in the Main Base, North Fort Hood, or BLORA were cleaned?

Ans. The last time these systems were cleaned is not known.

139. Has Bell County WCID #1 conducted any on base pretreatment inspections or sampling? Does Fort Hood have any industrial waste pretreatment agreements (formally or informally) with Bell County WCID#1?

Ans. a. No
b. No

140. What was the original design volume of the North Fort Hood sludge lagoons? What is the current volume? Have any soundings been performed on the lagoons?

Ans. The original design volume was 6.6 million gallons for each pond. The ponds were designed to be 750 feet long by 350 feet wide with a 3:1 side slope and 3.5 feet deep. The current volume of the lagoons is not known. No soundings have been performed on the lagoons.

141. Regarding the wastewater system, have any pretreatment program inspections or assessments been performed?

Ans. No

142. Please clarify the liability and responsibility associated with water quality at the point of consumption when the Contractor will not own or be responsible for the water system beyond the point of demarcation. For example, aging lead solder on internal pipes can cause elevated levels of lead at the point of consumption, but the Contractor has no control over this condition.

Ans. This Question is still under review.

143. Will there be any prohibitions or limitations on the Contractor regarding vehicle maintenance or refueling on Fort Hood property?

Ans. Contractors must purchase fuel at off-post fuel stations.

144. Are there any off-base easements, licenses or rights of way currently held by the Army for any of the utility systems, for example, railroad service to remote sites? If so, please provide copies of the agreements and please confirm that the agreements are transferable to the Contractor.

Ans. This Question is still under review.

145. Do the wastewater treatment plants adequately meet the flow requirements under all conditions? If not, please explain and indicate whether these circumstances have resulted in permit exceedances or violations.

Ans. This information is provided in the Wastewater System Evaluation and the Environmental Baseline Study.

146. Please identify any sources or potential sources of industrial waste (for example, vehicle maintenance facilities, aircraft maintenances facilities, etc.).

Ans. This information is provided in the Environmental Baseline Study.

147. Are there any sources for wastewater other than the collection and septic systems described in Attachment J4? For example, is any waste delivered by truck from portable toilets or other sources? If so, please describe the nature and characterization of the influent and the volume received at each site.

Ans. This Question is still under review.

148. Are the utility services currently in compliance with all federal, state, and local laws, environmental, OSHA and applicable utility regulatory requirements? If not, please identify any deviations.

Ans. This information is provided in the Environmental Baseline Study.

149. The draft easement (Attachment J41) is unclear concerning responsibility for pre-existing environmental conditions. In reviewing questions and answers in other privatization solicitations being handled by the DESC, we have found the DESC to be consistent in responding that the Government is responsible for pre-existing environmental conditions. However, it is implied that pre-existing environmental conditions are as described in an Environmental Screening Document. The Easement further implies that conditions not identified in the Environmental Screening Document become the responsibility of the Contractor. In reviewing the Fort Polk utility privatization solicitation (DACA87-01-R-0023), we found that the draft easement contains clarifying language: "Notwithstanding, the Government will still be responsible for the cost of replacement of PCB contaminated equipment that is in place at the start of this contract whether or not it has been identified prior to system transfer" (Section J.3.27). Please clarify the Government's and the Contractor's responsibilities with regard to both known and identified and unknown and unidentified pre-existing environmental conditions.

Ans. See Answer to Question #8.

150. While the Solicitation and the Easement establish prospective responsibility of the Contractor/Grantee for environmental compliance with respect to utility system operations conveyed under the Bill of Sale and Easement, please confirm that, since the Government is retaining title to the surrounding real estate, there is no intent on the part of the Government to convey liability or responsibility for prior soil and/or water contamination in the absence of additional contamination from future utility operations and/or aggravation of pre-existing conditions during future excavation or other field work during the term of the Easement.

Ans. See Answer to Question #8.

151. While Paragraph 36 of the Easement obligates the Grantee to be responsible for residual PCBs remaining in utility system equipment, please confirm that, given the representations in Paragraph 36 that all PCB contamination or spills have been remediated so as to no longer pose a threat to human health or the environment, nothing in the Easement is intended to hold the Grantee responsible for any prior PCB-related environmental contamination that is subsequently discovered during the term of the Easement.

Ans. See Answer to Question #8.

152. In Section C.3.5, page 15 of the Solicitation, the last sentence states, "The Contractor shall, however, own wastewater from the point of demarcation, defined in the Easement, until final discharge." Section J4.2.1.1.1 of Attachment J4 states that the wastewater system that serves the Main Cantonment area and West Fort Hood does not include any treatment facilities, that wastewater is collected and discharged to the Belton County Water Control and Improvement District (BCWCID) No. 1 sanitary wastewater treatment system. Do these two items together mean that the Contractor shall be responsible for the wastewater collection fee paid to the BCWCID No. 1, or will Fort Hood continue to pay this bill directly?

Ans. Ft Hood would continue to pay this bill directly.

----- End of Questions & Answers -----

B) Changes to Attachments J1, J2, J3 & J4:

1. Attachment J1, section J1.2.1 – Electricity Distribution System Fixed Equipment Inventory is changed as follows:

J1.2.1 Electric Distribution System Fixed Equipment Inventory

The Fort Hood electric distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, for each end user. The system may include, but is not limited to, transformers, circuits, protective devices, utility poles, ductbanks, switches, street lighting fixtures, and other ancillary fixed equipment. The actual inventory of items sold will be conveyed to the Contractor using the ~~Easement~~ **Bill of Sale** shown in Attachment ~~J41~~ **J42** to the RFP at the time the system is transferred.

The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The description and inventory were developed based on best available data. ~~The Government makes no representation that the inventory is 100 percent accurate.~~

The Offeror shall base its proposal on site inspections, information in the technical library, and other pertinent information, as well as the following description and inventory. ~~Under no circumstances shall the Offeror be entitled to any service charge adjustments based solely on the accuracy of the description and inventory provided herein.~~ **If after award the Offeror identifies additional inventory not listed in section J1.2.1.3, the Offeror may submit to the Contracting Officer a request for an equitable adjustment. If the Offeror determines that the inventory listed in section J1.2.1.3 is overstated, the Offeror shall report the extent of the overstatement to the Contracting Officer, who will determine an equitable adjustment.**

2. Attachment J1, Table 3 – Electric Distribution System Switches, Transformers and Voltage Regulators is changed as follows:

Component Type	Rating/Size/Type	1975	1980	1985	1995	2000	Grand Total
Transformer	Pad_Mount, 2000 KVA	0	0	3 1	3	0	6 4

3. Attachment J2, section J2.2.1 – Natural Gas Distribution System Fixed Equipment Inventory is changed as follows:

J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Fort Hood natural gas distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the installation and Government ownership starts to the point of demarcation for each end user. The system may include, but is not limited to, regulating stations, pipelines, valves, regulators, and meters. The actual inventory of items sold will be conveyed to the Contractor using the ~~Easement~~ **Bill of Sale** shown in Attachment ~~J41~~ **J42** to the RFP at the time the system is transferred.

The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The description and inventory were developed based on best available data. ~~The Government makes no representation that the inventory is 100 percent accurate.~~

The Offeror shall base its proposal on site inspections, information in the technical library, and other pertinent information, as well as the following description and inventory. ~~Under no circumstances shall the Offeror be entitled to any service charge adjustments based solely on the accuracy of the description and inventory provided herein.~~ **If after award the Offeror identifies additional inventory not listed in section J2.2.1.3, the Offeror may submit to the Contracting Officer a request for an equitable adjustment. If the Offeror determines that the inventory listed in section J2.2.1.3 is overstated, the Offeror shall report the extent of the overstatement to the Contracting Officer, who will determine an equitable adjustment.**

4. Attachment J3, section J3.2.1 – Water Distribution System Fixed Equipment Inventory is changed as follows:

J3.2.1 Water Distribution System Fixed Equipment Inventory

The Fort Hood potable water distribution system consists of the network and all associated appurtenances physically connected to the system between the demarcation points of government ownership from supplier and distribution to end-users. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow prevention devices, pumps, and meters. The actual inventory of items sold will be conveyed to the Contractor using the ~~Easement~~ **Bill of Sale** shown in Attachment ~~J41~~ **J42** to the RFP at the time the system is transferred.

The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The description and inventory were developed based on best available data. ~~The Government makes no representation that the inventory is 100 percent accurate.~~

The Offeror shall base its proposal on site inspections, information in the technical library, and other pertinent information, as well as the following description and inventory. ~~Under no circumstances shall the Offeror be entitled to any service charge adjustments based solely on the accuracy of the description and inventory provided herein.~~ **If after award the Offeror identifies additional inventory not listed in section J3.2.1.3, the Offeror may submit to the Contracting Officer a request for an equitable adjustment. If the Offeror determines that the inventory listed in section J3.2.1.3 is overstated, the Offeror shall report the extent of the overstatement to the Contracting Officer, who will determine an equitable adjustment.**

5. Attachment J4, section J4.2.1 – Wastewater Distribution System Fixed Equipment Inventory is changed as follows:

J4.2.1 Wastewater System Fixed Equipment Inventory

The Fort Hood wastewater system consists of all appurtenances physically connected to the collection system from the point of demarcation defined by the Right of Way. The system may include, but is not limited to, pipelines, manholes, lift stations, valves, controls, treatment plants, and meters. The actual inventory of items sold will be conveyed to the Contractor using the ~~Easement~~ **Bill of Sale** shown in Attachment ~~J41~~ **J42** to the RFP at the time the system is transferred.

The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The description and inventory were developed based on best available data. ~~The Government makes no representation that the inventory is 100 percent accurate.~~

The Offeror shall base its proposal on site inspections, information in the technical library, and other pertinent information, as well as the following description and inventory. ~~Under no circumstances shall the Offeror be entitled to any service charge adjustments based solely on the accuracy of the description and inventory provided herein.~~ **If after award the Offeror identifies additional inventory not listed in section J1.2.1.3, the Offeror may submit to the Contracting Officer a request for an equitable adjustment. If the Offeror determines that the inventory listed in section J1.2.1.3 is overstated, the Offeror shall report the extent of the overstatement to the Contracting Officer, who will determine an equitable adjustment.**

6. Attachment J4, Table 3 – Wastewater Collection and Treatment System Pump/Lift Stations, Lift Station 93040 is changed as follows:

This information is deleted:

Lift Station 93040	-Wetwell Only, Concrete	4	Ea	1973
—3 pumps @ 75 HP	-Mechanical	3	Ea	1994
—203 KW generator	-Mechanical	4	Ea	1973
—192 sf bldg., Cinderblock	-Building	192	Sf	1973
—136 lf Fencing	-Fencing	136	Lf	1973

This information replaces the deleted information above:

Lift Station 93040	Wetwell Only, Concrete	1	Ea	2002
2 pumps @ 250 HP	Mechanical	3	Ea	2002
2 pumps @ 50 HP	Mechanical	3	Ea	2002
2 pumps @ 5 HP, grinders	Mechanical	3	Ea	2002
500 KW generator (est.)	Mechanical	1	Ea	2002
Electric Controls	Controls	1	Ea	2002
192 sf 2-story bldg., cinderblock	Building	192	Sf	1973
64 sf bldg., storage	Building	64	Sf	1973
60 sf metal skid bldg.	Building	60	Sf	2002
1,000 lf Fencing	Fencing	1,000	Lf	2002
Site work, 2 acres + berm w/ concrete riprap	Berm @ 7,466 CY	7,466	CY	2002

C) Under Module III, delete Attachments J1, J2, J3 and J4 issued under Amendment 0006, dated April 22, 2001 and replace them with the following attachments:

1. Attachment J1 – Ft Hood Electric Distribution System,
2. Attachment J2 – Natural Gas System,
3. Attachment J3 – Water Distribution System and
4. Attachment J4 – Wastewater System

D) A revised copy of Attachment J40 – Example of a Completed Schedule B-1 is hereby incorporated into subject Amendment.

E) Industry is strongly advised to read both:

Attachment J41 – Easement and
Attachment J42 – Bill of Sale.

F) The attachment referred to in the Answer to Question #72.

G) An Attachment containing more information on the 2nd Privatization Technical Tour (Aug 20-22, 2202) is incorporated into subject amendment. If there are additional components not listed here that you would like to see, please provide DESC with a component list of the items delineated by system type. The list must be received in DESC by 2pm EST, on August 13th.