

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE K		PAGE 1 OF 14 PAGES
2. AMENDMENT/MODIFICATION NO. 0003		3. EFFECTIVE DATE 17 August 2001	4. REQUISITION/PURCHASE REQ. NO. N/A		5. PROJECT NO. (If applicable)
6. ISSUED BY DEFENSE ENERGY SUPPORT CENTER 8725 JOHN J. KINGMAN ROAD, SUITE 4950 FT. BELVOIR, VA 22060-6222 BUYER/SYMBOL – B. JACKSON/DESC-APP PHONE (703) 767-8534		CODE SCO600	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-0052	
				9b. DATED (SEE ITEM 11) 02 APRIL 2001	
				10a. MODIFICATION OF CONTRACT/ORDER NO.	
				10b. DATED (SEE ITEM 13)	
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS					
<p>[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</p> <p>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 <u>1</u> copies 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.</p>					
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. I2.05 CHANGES-FIXED PRICE (AUG 87)					
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: FAR 43.01					
OTHER (Specify type of modification and authority)					
E. IMPORTANT: Contractor [] is not, [] is required to sign this document and return <u>1</u> copies to the issuing office.					
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)					
Please see following pages.					
Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.					
15A. NAME AND TITLE OF SIGNER (Type or print)			16A. NAME OF CONTRACTING OFFICER VERNA L. VELEZ		
15B. NAME OF CONTRACTOR/OFFEROR BY _____ (Signature of person authorized to sign)		15C. DATE SIGNED	16B. UNITED STATES OF AMERICA BY <u>Verna Velez</u> (Signature of Contracting Officer)		16C. DATE SIGNED 17 AUGUST 2001

This amendment is issued to incorporate the following changes to solicitation SP0600-01-R-0052. Answers to question proposed at the pre-proposal conference are also attached.

1. Section J, Attachment J01 Carlisle Barracks Electrical Distribution System is hereby modified as follows:

- (a) Paragraph J01.2.1.2 Inventory, the quantity under the Overhead Distribution Lines, the Underground Distribution Lines, and Services in Table 1 have been modified as indicated below:**

TABLE 1
Fixed Inventory
Electrical Distribution System Inventor

Item	Quantity	Unit	Approximate Year of Construction
Substation			
Structure/Buswork	1	Lot	1962
Power Transformer	10	MVA	1974
Low Side Switchgear / Breakers	9	Each	1974
Overhead Distribution Lines			
3-phase – Large	0.13	Miles	Various
3-phase – Small	0.30	Miles	Various
1-phase	0.61	Miles	Various
Secondary	0.172	Miles	Various
Group-Operated Air Break Switch	1	Each	Various
Underground Distribution Lines			
3-phase – Large	2.77	Miles	Various
3-phase – Small	1.02	Miles	Various
1-phase	0.30	Miles	Various
Secondary	0.494	Miles	Various
Pad Mounted Switches	20	Each	Various
Transformers			
Pole Type			
15 kVA and smaller	1	Each	Various
25 kVA	3	Each	Various
37.5 kVA	14	Each	Various
50 kVA	12	Each	Various
75 kVA	13	Each	Various
100 kVA	1	Each	Various
Pad Type			

25 kVA (Single Phase)	2	Each	Various
37.5 kVA (Single Phase)	6	Each	Various
50 kVA (Single Phase)	2	Each	Various
75 kVA (Single Phase)	4	Each	Various
112 kVA and smaller (Three Phase)	7	Each	Various
150 kVA (Three Phase)	5	Each	Various
225 kVA (Three Phase)	5	Each	Various
300 kVA (Three Phase)	7	Each	Various
500 kVA (Three Phase)	3	Each	Various
750 kVA (Three Phase)	1	Each	Various
1000 kVA (Three Phase)	1	Each	Various
1500 kVA (Three Phase)	1	Each	Various
2500 kVA (Three Phase)	1	Each	Various
Services			
1-phase	175	Each	Various
3-phase	58	Each	Various
Street Lights			
Fixtures	123	Each	Various
Poles	112	Each	Various
Circuitry	3.210	Miles	Various

(b) Paragraph J01.3 Current Service Arrangement, paragraph 1, last sentence is hereby modified to read: " The main cantonment area is metered at the substation (Building 850); the golf course and the Stanwix Apartments are separately metered by PP&L at their respective tap points off of the PP&L system."

(c) Paragraph J01.6 Energy Savings Projects, the following sentence should be deleted in its entirety and replaced with "None." "IAW C.3, Utility Service Requirement, the following projects have been implemented by the Government for managing and monitoring I&I."

(d) Paragraph J01.8 Off-Installation Sites, the following sentence should be deleted, "There are no off-installation sites associated with this scope" and replaced with "The Stanwix Apartments across the street from the main post."

(e) Paragraph J01.10 Special Service Order Response Times, is hereby added as follows:

J01.10 Special Service Order Response Times

Service Orders for Electrical Distribution Systems

Service Orders (SOs) Definition: Service Orders represent work performed that is corrective in nature (e.g., repairs, modifications, and replacements) as well as those related services not generally considered to be a maintenance activity. SOs, therefore, are not known in advance. Examples include minor

electrical repair; locating utility lines; and storm repair. SOs are issued on a DA Form 4287 (Service Order) or equivalent computer-produced facsimile or printout. A SO may be initiated by the Contracting Officer (KO), by a customer via the Service Order Desk, or by the Contractor upon identification of a need for a corrective action. SOs shall not exceed 40 employee hours of labor. The Government will determine SO types and priorities according to the priority classifications in TE 5.1-003. The Government reserves the right to reclassify SOs, as it deems necessary.

Emergency (Priority 1) SOs. SOs are classified as Emergency (Priority 1) when immediate action is required to mitigate life threatening or serious injury hazards to personnel, prevent loss or damage to Government property, ensure security of sensitive Government property, restore essential services, or respond to command priorities. The Contractor shall respond to Priority 1 SOs within 30 minutes after being notified during normal business hours (0730 to 1600 hours, Monday through Friday) and within one hour during non-business hours. However, once the emergency is arrested, the Service Order Desk (if notified) may reclassify the SO priority to a Priority 2 or 3.

Emergency (Priority 1) SOs: SOs are classified as Emergency (Priority 1) SOs when immediate action is required to eliminate life threatening or serious injury hazards to personnel, prevent loss or damage to Government property, ensure security to sensitive government property, restore essential services, or respond to command priorities. Some examples of Priority 1 SOs include, but are not limited to, the following:

- (a) Electrical problems which could lead to personal harm, damage to property, or result in a power failure affecting occupied buildings
- (b) Loss of electrical power
- (c) Serious water leaks or low water pressure in distribution system
- (d) Problems arising from storm damage
- (e) Problems arising from fires.
- (f) Failure and/or alarms of fire alarms, fire protection systems, traffic controllers, or helipad lighting control.
- (g) Power failures

Urgent (Priority 2) SOs. SOs are classified as Urgent (Priority 2) when the failure in service does not immediately endanger personnel or property, but would soon inconvenience or affect the security, health, or well-being of personnel. Priority 2 SOs are also those that correct a condition which could become an emergency, respond to a command emphasis, or aid an activity in accomplishing its mission. The contractor shall respond to all priority 2 SOs within five workdays of receipt. If further labor and material are required to complete the SO, the Service Order Desk (if notified) may reclassify the SO as Priority 3 (or Routine).

Urgent (Priority 2) SOs: SOs are classified as Urgent (Priority 2) SOs when the failure in service does not immediately endanger personnel or property, but would soon inconvenience and/or affect the security, health, or well-being of personnel. Some examples of Priority 2 SOs include, but are not limited to, the following:

- (a) Electrical problems determined not to be a threat to life, property, safety or health unless left unattended.
- (b) When breakdown will not prevent service and backup is available
- (c) Where no damage to property is likely to occur.

Routine (Priority 3) SOs. SOs are classified as Routine (Priority 3) when the work does not qualify as Emergency or Urgent. The Contractor shall respond to Priority 3 SOs within 10 working days of the receipt. SO priority shall be classified using the following criteria:

Routine (Priority 3) SOs: SOs are classified as Routine (Priority 3) SOs when the work does not qualify as Emergency or Urgent.

2. Section J, Attachment J02 Carlisle Barracks Natural Gas Distribution System is hereby modified as follows:

- (a) **Paragraph J02.8 Off-Installation Sites, the following sentence should be *deleted*, "There are no off - Installation sites associated with this scope" and *replaced* with "The Stanwix Apartments across the street from the main post."**
- (b) **Paragraph J02.10 Special Service Order Response Times, is hereby added as follows:**

J02.10 Special Service Order Response Times

Service Orders for Natural Gas Distribution Systems

Service Orders (SOs) Definition: Service Orders represent work performed that is corrective in nature (e.g., repairs, modifications, and replacements) as well as those related services not generally considered to be a maintenance activity. SOs, therefore, are not known in advance. Examples include minor electrical repair; locating utility lines; and storm repair. SOs are issued on a DA Form 4287 (Service Order) or equivalent computer-produced facsimile or printout. A SO may be initiated by the Contracting Officer (KO), by a customer via the Service Order Desk, or by the Contractor upon identification of a need for a corrective action. SOs shall not exceed 40 employee hours of labor. The Government will determine SO types and priorities according to the priority classifications in TE 5.1-003. The Government reserves the right to reclassify SOs, as it deems necessary.

Emergency (Priority 1) SOs. SOs are classified as Emergency (Priority 1) when immediate action is required to mitigate life threatening or serious injury hazards to personnel, prevent loss or damage to Government property, ensure security of sensitive Government property, restore essential services, or respond to command priorities. The Contractor shall respond to Priority 1 SOs within 30 minutes after being notified during normal business hours (0730 to 1600 hours, Monday through Friday) and within one hour during non-business hours. However, once the emergency is arrested, the Service Order Desk (if notified) may reclassify the SO priority to a Priority 2 or 3.

Emergency (Priority 1) SOs: SOs are classified as Emergency (Priority 1) SOs when immediate action is required to eliminate life threatening or serious injury hazards to personnel, prevent loss or damage to Government property, ensure security to sensitive government property, restore essential services, or respond to command priorities. Some examples of Priority 1 SOs include, but are not limited to, the following:

- (h) An odor of natural gas or gasoline
- (i) Gas line problems which could lead to personal harm, damage to property, or result in a failure affecting occupied buildings
- (j) Loss of heat during the heating season

(k) Problems arising from fires.

Urgent (Priority 2) SOs. SOs are classified as Urgent (Priority 2) when the failure in service does not immediately endanger personnel or property, but would soon inconvenience or affect the security, health, or well-being of personnel. Priority 2 SOs are also those that correct a condition which could become an emergency, respond to a command emphasis, or aid an activity in accomplishing its mission. The contractor shall respond to all priority 2 SOs within five workdays of receipt. If further labor and material are required to complete the SO, the Service Order Desk (if notified) may reclassify the SO as Priority 3 (or Routine).

Urgent (Priority 2) SOs: SOs are classified as Urgent (Priority 2) SOs when the failure in service does not immediately endanger personnel or property, but would soon inconvenience and/or affect the security, health, or well-being of personnel. Some examples of Priority 2 SOs include, but are not limited to, the following:

- (d) Threat to life, property, safety or health unless left unattended.
- (e) When breakdown will not prevent service and backup is available
- (f) Where no damage to property is likely to occur.

Routine (Priority 3) SOs. SOs are classified as Routine (Priority 3) when the work does not qualify as Emergency or Urgent. The Contractor shall respond to Priority 3 SOs within 10 working days of the receipt. SO priority shall be classified using the following criteria:

Routine (Priority 3) SOs: SOs are classified as Routine (Priority 3) SOs when the work does not qualify as Emergency or Urgent.

3. Section J, Attachment J03 Carlisle Barracks Water Distribution System is hereby modified as follows:

(a) Paragraph J03.8 Off-Installation Sites, the following sentence should be *deleted*, "There are no off - Installation sites associated with this scope" and *replaced* with "The Stanwix Apartments across the street from the main post."

(b) Paragraph J03.10 Special Service Order Response Times, is hereby added as follows:

J03.10 Special Service Order Response Times

Service Orders for Water Distribution Systems

Service Orders (SOs) Definition: Service Orders represent work performed that is corrective in nature (e.g., repairs, modifications, and replacements) as well as those related services not generally considered to be a maintenance activity. SOs, therefore, are not known in advance. Examples include minor electrical repair; locating utility lines; and storm repair. SOs are issued on a DA Form 4287 (Service Order) or equivalent computer-produced facsimile or printout. A SO may be initiated by the Contracting Officer (KO), by a customer via the Service Order Desk, or by the Contractor upon identification of a need for a corrective action. SOs shall not exceed 40 employee hours of labor. The Government will

determine SO types and priorities according to the priority classifications in TE 5.1-003. The Government reserves the right to reclassify SOs, as it deems necessary.

Emergency (Priority 1) SOs. SOs are classified as Emergency (Priority 1) when immediate action is required to mitigate life threatening or serious injury hazards to personnel, prevent loss or damage to Government property, ensure security of sensitive Government property, restore essential services, or respond to command priorities. The Contractor shall respond to Priority 1 SOs within 30 minutes after being notified during normal business hours (0730 to 1600 hours, Monday through Friday) and within one hour during non-business hours. However, once the emergency is arrested, the Service Order Desk (if notified) may reclassify the SO priority to a Priority 2 or 3.

Emergency (Priority 1) SOs: SOs are classified as Emergency (Priority 1) SOs when immediate action is required to eliminate life threatening or serious injury hazards to personnel, prevent loss or damage to Government property, ensure security to sensitive government property, restore essential services, or respond to command priorities. Some examples of Priority 1 SOs include, but are not limited to, the following:

- (l) Water leaks and or systems problems which could lead to personal harm, damage to property, or result in a failure affecting occupied buildings
- (m) Serious water leaks or low water pressure in distribution system
- (n) No water to buildings where no alternate facilities are available.
- (o) Problems arising from fires.

Urgent (Priority 2) SOs. SOs are classified as Urgent (Priority 2) when the failure in service does not immediately endanger personnel or property, but would soon inconvenience or affect the security, health, or well-being of personnel. Priority 2 SOs are also those that correct a condition which could become an emergency, respond to a command emphasis, or aid an activity in accomplishing its mission. The contractor shall respond to all priority 2 SOs within five workdays of receipt. If further labor and material are required to complete the SO, the Service Order Desk (if notified) may reclassify the SO as Priority 3 (or Routine).

Urgent (Priority 2) SOs: SOs are classified as Urgent (Priority 2) SOs when the failure in service does not immediately endanger personnel or property, but would soon inconvenience and/or affect the security, health, or well-being of personnel. Some examples of Priority 2 SOs include, but are not limited to, the following:

- (g) Water problems determined not to be a threat to life, property, safety or health unless left unattended.
- (h) When breakdown will not prevent service and backup is available
- (i) Insufficient water or water pressure
- (j) Minor water leaks where no damage to property is likely to occur.

Routine (Priority 3) SOs. SOs are classified as Routine (Priority 3) when the work does not qualify as Emergency or Urgent. The Contractor shall respond to Priority 3 SOs within 10 working days of the receipt. SO priority shall be classified using the following criteria:

Routine (Priority 3) SOs: SOs are classified as Routine (Priority 3) SOs when the work does not qualify as Emergency or Urgent.

4. (a) Paragraph J04.7 Service Area, is hereby modified to read as follows: "IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Carlisle Barracks boundaries."
- (b) Paragraph J04.8 Off-Installation Sites, the following sentence should be deleted, "There are no off - Installation sites associated with this scope" and replaced with "The Stanwix Apartments across the street from the main post."
- (c) Paragraph J04.9 Specific Transition Requirements, is hereby modified to read as follows: "IAW Paragraph C.13, Operational Transition Plan, Table 5 list service connections and disconnections required upon transfer, and Table 6 lists the improvement projects required upon transfer of the Carlisle Barracks wastewater collection system."
- (d) Paragraph J04.10 Special Service Order Response Times, is hereby added as follows:

J04-10 Special Service Order Response Times

Service Orders for Electrical Distribution Systems

Service Orders (SOs) Definition: Service Orders represent work performed that is corrective in nature (e.g., repairs, modifications, and replacements) as well as those related services not generally considered to be a maintenance activity. SOs, therefore, are not known in advance. Examples include minor electrical repair; locating utility lines; and storm repair. SOs are issued on a DA Form 4287 (Service Order) or equivalent computer-produced facsimile or printout. A SO may be initiated by the Contracting Officer (KO), by a customer via the Service Order Desk, or by the Contractor upon identification of a need for a corrective action. SOs shall not exceed 40 employee hours of labor. The Government will determine SO types and priorities according to the priority classifications in TE 5.1-003. The Government reserves the right to reclassify SOs, as it deems necessary.

Emergency (Priority 1) SOs. SOs are classified as Emergency (Priority 1) when immediate action is required to mitigate life threatening or serious injury hazards to personnel, prevent loss or damage to Government property, ensure security of sensitive Government property, restore essential services, or respond to command priorities. The Contractor shall respond to Priority 1 SOs within 30 minutes after being notified during normal business hours (0730 to 1600 hours, Monday through Friday) and within one hour during non-business hours. However, once the emergency is arrested, the Service Order Desk (if notified) may reclassify the SO priority to a Priority 2 or 3.

Emergency (Priority 1) SOs: SOs are classified as Emergency (Priority 1) SOs when immediate action is required to eliminate life threatening or serious injury hazards to personnel, prevent loss or damage to Government property, ensure security to sensitive government property, restore essential services, or respond to command priorities. Some examples of Priority 1 SOs include, but are not limited to, the following:

- (p) Wastewater problems which could lead to personal harm, damage to property, or result in a failure affecting occupied buildings

- (q) Serious wastewater leaks or backups in collection system
- (r) Restriction or stoppage of sewer lines where no alternate facilities are available.
- (s) Problems arising from flooding, such as basements, streets (resulting from stopped storm sewers or drains, etc.) sewage pumping stations.
- (t) Problems arising from fires.

Urgent (Priority 2) SOs. SOs are classified as Urgent (Priority 2) when the failure in service does not immediately endanger personnel or property, but would soon inconvenience or affect the security, health, or well-being of personnel. Priority 2 SOs are also those that correct a condition which could become an emergency, respond to a command emphasis, or aid an activity in accomplishing its mission. The contractor shall respond to all priority 2 SOs within five workdays of receipt. If further labor and material are required to complete the SO, the Service Order Desk (if notified) may reclassify the SO as Priority 3 (or Routine).

Urgent (Priority 2) SOs: SOs are classified as Urgent (Priority 2) SOs when the failure in service does not immediately endanger personnel or property, but would soon inconvenience and/or affect the security, health, or well-being of personnel. Some examples of Priority 2 SOs include, but are not limited to, the following:

- (k) Problems determined not to be a threat to life, property, safety or health unless left unattended.
- (l) When breakdown will not prevent service and backup is available
- (m) Minor water leaks where no damage to property is likely to occur.

Routine (Priority 3) SOs. SOs are classified as Routine (Priority 3) when the work does not qualify as Emergency or Urgent. The Contractor shall respond to Priority 3 SOs within 10 working days of the receipt. SO priority shall be classified using the following criteria:

Routine (Priority 3) SOs: SOs are classified as Routine (Priority 3) SOs when the work does not qualify as Emergency or Urgent.

Questions and Answers from the Preproposal Conference are provided below.

CARLISLE BARRACKS
PREPROPOSAL CONFERENCE
QUESTIONS AND ANSWERS

Q. Are "as-built" sketches available from polyethylene piping replacement that was completed in 1992 and 1996?

A. Yes, we have the contract as-built drawings, which are included in the Technical Library.

Q. Are there any flow limiting devices installed on the natural gas service lines?

A. They weren't specified and to our knowledge they were not installed.

Q. Will you consider privatization of the natural gas distribution system indefinitely, perhaps under an alternate proposal? (As opposed to the 50 year period stated in the proposal documents).

A. We have legislative authority (10 U.S.C. §2688) to enter into a contract for 50 years. After that time, you would still own the system. Therefore, we would negotiate a new contract on a other than competitive basis with you for services on your system. We cannot consider an initial contract for more than 50 years.

Q. Are there any planned changes on the facility that would involve an increase or decrease in natural gas utilization? Any conversions planned to or from natural gas versus other alternate fuels?

A. Yes. We are planning to eliminate the central boiler plant and use point-of-use heating. We are considering using ground source heat pumps in some buildings presently on steam. Others will be on gas.

Q. Will ALL of the buildings served by natural gas be available for inspection prior to the proposal due date?

A. Yes. However, this will require coordination with the appropriate organization.

Q. The RFP states in Section B-3 that the system to be privatized is the "water distribution system." Section J03.2 says, "The system may include, but is not limited to the water treatment plant, the storage tanks, and the distribution lines including service laterals." Section C.3.5 states that "water commodity supply" is not included in this contract. Is the RFP for only water distribution system as is or for entire system as stated in J03.2?

A. Section J03, describes the water distribution system being privatized.

Q. Is the contract for 50 years?

A. Yes

Q. If the answer to the above question is yes, how does the price redetermination system work in Section B.7.2? In other words, can the Defense Department cancel the contract after two years if the contractor demands certain price adjustments? How can we make sure we recover all of our costs if the Defense Department has veto power on rates every two years?

A. The proposal submitted by the Offeror should provide a mechanism on how their proposal was put together and how they developed their bid schedule. At price redetermination the offeror must demonstrate the reason that they are entitled to a price adjustment. Offeror would have to also address what has changed to cause an adjustment and the justification and rational why the offeror is entitled to a price change.

Q. Section J03.8 states that there is no other installation sites associated with this scope. Is Stanwick Apartments not included with this RFP?

A. Please see revised section J's on the web.

Q. Section J04.2.3 states that there are no drawings or records of the wastewater system. Is this true?

A. We have drawings and they were provided at the site visit.

Q. Section J04.6 states that there has been no I & I work done on the system. How long ago was I & I work done on the system?

A. The last work was done about 20 years ago.

Q. Section J04.7 states that the service includes "Fort Monmouth and Charles Wood area boundaries." We do not believe these areas are in the Carlisle area.

A. Please see revised Section J's on the web.

Q. Section H.9.2 (Future upgrades) states that "future capital upgrades for which the government agrees to pay ... will be added to the fixed monthly charge for the number of months agreed when the upgrade is put in useful service." Can the government refuse to pay for a capital upgrade? If the contractor essentially owns the system, why does the government get involved in agreeing to an upgrade?

A. Future upgrades which are actual additions or expansion to the original system transferred to the new owner must be reviewed by the Government as a method to prevent "Gold-Plating" of the System". The Government cannot allow the new owner to expand the system or add additional upgrades that are not requested by the Government or that is not a requirement to meet a regulatory requirement.

Q. How many full-time equivalent employees currently perform water tasks?

A. This is part of the Independent Government Estimate (procurement sensitive) and cannot be shared with a perspective bidder.

Q. How many full-time equivalent employees currently perform wastewater tasks?

A. This is part of the Independent Government Estimate (procurement sensitive) and cannot be shared with a perspective bidder.

Q. When was the last time the wastewater collection system was inspected by television, sonar, or other means?

A. About 20 years ago. This information was provided at the site visit.

Q. What were the results of the last inspection of the wastewater collection system?

A. Inspection reports were provided at the site visit.

Q. What is the quality of the raw water prior to treatment?

A. We have a water quality report available upon request. It was provided at the site visit, and included in the Technical Library.

Q. Are there any system upgrades that are currently planned or were planned and have been delayed or cancelled?

A. We have some elevated water tank repairs planned.

Q. Is system-mapping data available electronically?

A. Yes, upon award of the contract. However, it should be noted that our drawings are in MicroStation format.

Q. Is there a limit to how much of the purchase price may be recovered?

A. Yes, 100%.

Q. Is there a minimum and/or maximum length of time over which the recoverable portion of the purchase price may be collected?

A. Not to exceed 600 months/50 years.

Q. Is there a minimum and/or maximum length of time over which the monthly credit for the purchase price may be applied?

A. Not to exceed 600 months/50 years.

Q. Will the water contractor have to purchase electricity for the water treatment plant and other water system components, or will the Army supply it?

A. The contractor will purchase from the Army or the new owner.

Q. Will the wastewater contractor have to purchase electricity for the lift stations and other wastewater system components, or will the Army supply it?

A. The contractor will purchase from the Army or the new owner.

Q. Must the water supply on base be used, or could water be supplied to the base from other sources?

A. The commodity is not included as a part of the privatization, however the water supply issue may be addressed in an alternate proposal.

Q. What is the current water loss rate?

A. We don't meter at point of use so we can only estimate water loss from historical data. Currently we are estimating around 100Kgal per day.

Q. Will the contractor be required to meet a maximum water loss rate?

A. There is a requirement to leak test and repair leaks but there is no loss rates specified.

Q. What is the current inflow/infiltration rate?

A. Unknown.

Q. Will the contractor be required to meet a maximum inflow/infiltration rate?

A. No.

Q. Explain the Fixed Monthly Charge. What is included?

A. The Fixed Monthly Charge includes, (1) the charge to the government for Operations and Maintenance (O & M), (2) renewal and replacements, (3) Initial upfront capital improvement projects, and (4) the recoupment of the purchase price. Please see Section B and other applicable areas of the solicitation for more information.

Q. Who determines fair market value?

A. The Offeror.

Q. What happens to the water?

A. Carlisle owns the water and keeps it. The contractor will own the building. The contractor will have to get permission from Carlisle to sell the water to someone else.

Q. For the electricity, does the contractor have their own personnel maintain the system or the government?

A. The contractor will be responsible to for all maintenance inside the water plant building. Typically, we set up a utility sales agreement for payment of the actual commodity.

Q. Is there a current capital improvement plan and list of current deficiencies?

A. Yes, the base will include it in the Technical Library.

Q. Has date been set for performance start date?

A. The start date is contingent on the award of the contract.

Q. What's needed for the 50-year plan?

A. Please review the solicitation.

Q. Is it the government intent to tie the resources to the contractor? What happens after 8 years if the contractor and the government cannot agree on price?

A. Yes, the intent is to ask the offeror to provide a bid that includes the full ownership of the system. If the Government or the contractor cannot agree on any price, the price redetermination issues disputes clause in the FAR will apply.

Q. What provisions are made if the base closes?

A. The government would handle issues such as this under the Terminate for Convenience provision in the FAR.

Q. Are copies of insurance policies acceptable for submittal?

A. Yes, providing you discuss the applicability of the system you intend to take over and how you would add the base or utility systems to your policy. Insurance policies must meet the requirements specified in the solicitation.

Q. Does base keep records of violations?

A. Yes.

Q. Are the contractors allowed to dig?

A. No. If you have a particular task you would like to accomplish during the site visit; please address this in writing at least 48 hours prior to the site visit.

Q. Who is the consulting Engineer for the wastewater?

A. That's Procurement Sensitive.

Q. What if the contractor does not want to own the entire system?

A. This is unacceptable. Our requirement is to privatize the entire system.

Q. Please explain, "No, government recognized deficiencies?"

A. There are no requirements identified by the Government as needing immediate attention and requiring immediate upgrades to meet known deficiencies.

Q. Will the contractors be exempt from regulations?

A. No. The contractor will be required to comply with regulations and laws as specified.

Q. Does the Tech Library include upgrades?

A. Some. We made an effort to include all completed and planned upgrades.

Q. Does current manpower at the base maintain the water and wastewater or is it subcontracted out?

A. This is subcontracted.

Q. Is there a contract requirement for leak protection?

A. Yes.

Q. Will the contractor have the option of buying water rights?

A. No.

Q. Will the government pay for the system to be upgraded?

A. The government will pay but for capital upgrades as specified in the solicitation. Such upgrades are subject to availability of funds.

Q. Who will own the water plant building?

A. The contractor.

Q. Who pays for the Easement?

A. If there is any cost associated with the Easement, it would be included in the Bill of Sale document.

Q. Once the contract is awarded, who administers it?

A. This determination has not been made at this time.