

Andersen Air Force Base, Guam
DESC Response to Guam Power Authority Questions

1. **Question:** Funding of capital investments is dependent of the condition of existing equipment. Please provide any engineering or condition assessments available to establish estimates of the remaining life of Government estimates.
Answer: Immediate capital investments requirements are provided as known system deficiencies. Determination of future renewal and replacement requirements is the responsibility of the Offeror. Please see information available in the Technical Library for any additional information available to the Offerors.
2. **Question:** Prepayment Option – Please explain this section with an example as to how this calculation will be considered.
Answer: This section deals with the Government’s payment of capital investments in the future. For example, if the proposed CLIN AC included a project in Contract Year 10 and the government “prepaid” the project in year 10, the amortization reflected in CLIN AC would be recalculated to reflect the payments received in years 1 through 9, the reduced year 10 investment, and the investments in years after year 10.
3. **Question:** GPA may propose in its solicitation or negotiations, a tariff not yet approved by the Guam Public Utilities Commission. If GPA is selected as the solicitation winner, the special tariff will require regulatory adjudication. When will this new rate have to be in place?
Answer: It is anticipated that the Government would pay for services, according to the agreement immediately following the contract start date. It is the Offeror’s responsibility to assure that any offered pricing is valid at the time.
4. **Question:** Please provide a list of potential meter locations that are potential automatic meter reading candidates.
Answer: No new meters are required by the solicitation.
5. **Question:** Reference is made to Installation’s architectural standards. Please provide these standards or references to these.
Answer: Please see material in Technical Library for available information.
6. **Question:** CAD-CAM drawings are required but no reference is made as to the frequency the Government needs copies provided. Please specify.
Answer: The frequency of this requirement is unknown at this time. However, the Offeror can expect that requests for drawing under C.5.1.4 would be made whenever significant changes are made to the utility system(s). As a “working” approximation, an initial set of drawings (following any Offeror initial changes to the system) and revises drawings every 3 years would be a reasonable assumption.

7. **Question:** B.6.2.2 implies a fixed monthly rate for CLIN AB. Please explain how the Government will evaluate a regulated public utility rate that is dependent on actual monthly electricity consumption. Will the estimated electrical consumption, load factor, and peak demands in Section J1.4 be the basis for calculating a monthly/annually fixed cost?

Answer: If the Offeror is proposing regulated tariff rates, the price for service would be established under the terms of the proposed (special or “normal”) tariff. It is the Offeror’s responsibility to develop or estimate the information required to price services under the tariff that is proposed.
8. **Question:** If the regulated public utility proposes existing tariffs for all customer classes on AAFB installation, how does the Government propose to evaluate this cost over the term of the contract.

Answer: Please see Section L of the solicitation.
9. **Question:** Can the regulated public utility propose a distribution cost rate per kWh?

Answer: The proposal pricing structure offered by the Offeror is left to the Offeror. However, it should be noted that any Offeror will be examined under the methodology under Section L.
10. **Question:** Can the regulated public utility propose an existing tariff at 13.8KV at the substation and propose a fixed monthly O&M charge for the distribution costs?

Answer: The proposal pricing structure offered by the Offeror is left to the Offeror. However, it should be noted that any Offeror will be examined under the methodology under Section L.
11. **Question:** Existing Meter locations are listed. Please provide the types and models for these meters.

Answers: The Offeror can develop this information for itself during it’s site visit(s).
12. **Question:** The Andersen AFB South area distribution line is currently being served by the Marbo 13.8Kv substation yet the substation is not being listed as an asset to be turned over to the Contractor. Is this an oversight? Will the Navy retain the Marbo 13Kv substation?

Answer: As noted in Section J1, the Andersen South Area may need service in the future. Thus, all electrical equipment, including the substation, is to become the property of the new owner.
13. **Question:** Listed under Bldg. 3001, please confirm if the Government intends to turn over these assets. Also under this same section, please confirm the size of the drop-type transformers listed. These sizes seem quite large and may be in error.

Answer: The Offeror can develop this information for itself during its site visit(s).

14. **Question:** When is the Past Performance submittal due?

Answer: The Past Performance submittal is due at the time the initial proposal is submitted.

15. **Question:** If documented maintenance records, practices, standard operating procedures exist, please provide these documents for contractor use.

Answer: All documents available to the Proposer are available in the Technical Library.

16. **Question:** Please provide any available historical load profile or energy and demand metering for each metering point.

Answer: All documents available to the Proposer are available in the Technical Library.

17. **Question:** The URL, <http://www.epa.gov/swercepp/pubs/one-paln.html> no longer exists. What alternate URL exists to provide this information? Is the document **The National Response Teams's Integrated Contingency Plan Guidance; Notice** (Federal Register/Vol. 61, No. 109/Wednesday, June 5, 1996/Notices) the appropriate reference document?

Answer: The URL is <http://www.epa.gov/swercepp/>

18. **Question:** Why wasn't any selection made on item 2 of Section A/Cover Sheet of DD Form 1707?

Answer: Block "B" is the appropriate block that should be checked.

19. **Question:** Please provide a copy of the DEPSECDEFS's Memorandum dated October 9, 2002 which supersedes DRID 49.

Answer: All documents are available to the Offeror are available in the Technical Library. (Note: these documents are available on the Kick-off disk provided by Earthtech at the Kick-off meeting).

20. **Question:** Two Mailing addresses are given for mailing the RFP. One on DD1707 Form Section A Cover Sheet. The other is on SF33, Solicitation, Offer and Award. Which one is the correct address to use.

Answer: Correct mailing address is on SF-33. Block 4 on DD1707 form designates issuing office.

21. **Question:** Can we submit an original proposal to the Guam office instead of to Virginia? Courier service delivery from Guam to the United States Mainland is not guaranteed. Thus, a Guam contractor is placed at a distinct disadvantage. Several valuable days for developing the proposal now must be used to allow ample time to assure on-time delivery to the proposal delivery site. Could a time extension be granted to accommodate contractors not on the U.S. mainland.

Answer: No. All proposals must be received by 3:00 pm EST on the closing date stated in the RFP. All proposals must be sent to the DESC office located at Fort Belvoir, VA. (Reference address stated in Question #20).

22. **Question:** The sale of the utility system is authorized and conducted under 10 USC 2688. Paragraph (c) of this code states “CONSIDERATION” – (1) The Secretary concerned shall require as consideration for a conveyance under subsection (a) an amount equal to the fair market value (as determined by the Secretary) of the right, title, or interest of the United States conveyed.” What is the fair market value, as determined by the Secretary, of the list of assets for sale.

Answer: Fair market value is formulated on a case by case basis and determined by the Offeror. The Government uses methodology which is based on RCLD (Replacement Cost Less Depreciation).

23. **Question:** Is the Secretary of the Air Force going to exercise it’s option under “(e) NOTICE-AND-WAIT REQUIREMENT” of 10 USC 2688?

Answer: No

24. **Question:** Paragraph “(g) UTILITY SYSTEM DEFINED” under 10 USC 2688 defines a “utility system” as a “system for generation and supply of electric power” and includes the following: (A) Equipment, fixtures, structures, and other improvements. Are there other power system equipment, fixtures and other improvements such as SCADA systems or power generation units, that should be included on your list of assets for sale?

Answer: Please see Section J1.

25. **Question:** On page 10, Schedule B-2 shows the title “Natural Gas Utility System”. Is this correct? Shouldn’t it read Power Distribution System or Wastewater Collection System?

Answer: The title shown on Schedule B-2 is for illustration purposes only. The title will reference the actual system being proposed upon.

26. **Question:** Also, on page 10, Schedule B-2 shows “N/A” for Initial Capital Upgrade Charges. Based on the examples shown on Attachment J40, it appears that the Government is NOT requiring Initial Capital Upgrades of the utility systems for sale. The Government wants Initial Capital Upgrades to be shown on Schedule L-3, if this is the case, what is the purpose of CLIN “AC” Initial Capital Upgrades on Schedule B-2? It is somewhat misleading. Why couldn’t “N/A be changed to “See Schedule L-3”? “N/A” can be interpreted to mean no Initial Capital Upgrades are allowed. Is that an acceptable interpretation? Furthermore, under B.5.2 Prepayment Option, it states that the “Government may prepay and or all capital investment costs that would normally be recovered through Sub-CLIN AC”. How can this happen when the charges for this CLIN is “N/A”.

Answer: Schedule B-2 is a mechanism to bill the Government and for the Offeror to get paid. Schedule L-3 is a requirement.

27. **Question:** Note “a” under Schedule B-2 is not shown anywhere on the table. Shouldn’t this note be on “CLIN” on the table?
Answer: Yes
28. **Question:** Section B.6.2.1 Sub-Clin AA states that “The total Monthly price is the product of the monthly credit multiplied by the number of months the Government will receive the credit.” Is this correct? Shouldn’t it account for interest? How does this definition compare to the description of Sub-CLIN AA on Schedule B-3?
Answer: The Offeror is encouraged to propose in whatever manner is appropriate to the Offeror.
29. **Question:** Section B.6.2.2 states that the “ Total monthly price due to the Contractor will be the sum of the amount due under the applicable tariff(s), and the recoverable portion of the purchase price as defined in paragraph L.9.6.1, Monthly Credit as Payment for Purchase Price.” Is this clause correct?
Answer: The Offeror is encouraged to propose in whatever manner is appropriate to the Offeror.
30. **Question:** Section C.2.1 mentions “Qualified Utility Providers” (QUP) but does not define it nor is it defined anywhere in the RFP. What are the minimum qualifications of a Contractor/Proposer to be deemed a QUP?
Answer: The Offeror is encouraged to propose in whatever manner is appropriate to the Offeror.
31. **Question:** In the J1 Electric Utility Document, it states that the “Base has completed a project to remove all PCB-contaminated equipment from service. Base personnel report that all contaminated units have been removed from service or filtered and cleaned to the point that the units do not exceed the maximum allowable level of PCB’s, acceptable under the U.S. Environmental Protection Agency (EPA) guidelines.” May we get a copy of a certified report of the results of this project? Are there any PCB-contaminated equipment or item(s) included in the inventory for sale? Are there any equipment or item(s) in the inventory for sale that are located in, near, or close proximity to a PCB-contaminated site? If the answer is “yes” to any of the two questions above, please provide us with a list of such equipment or item(s) their location and hazard condition.
Answer: All documents available to the Proposer are available in the Technical Library.
32. **Question:** Is the Electric Distribution Services Contractor responsible for any environmental cleanup from assets to be transferred to the contractor?
Answer: For activity pre-transfer, no. For activity post-transfer, yes.
33. **Question:** Is table 1 of the J1 Electric Utility Document correct in showing that the base has 40 each, 34.5KV Substation Transformers, 72 MVAR’s of Capacitor, etc....? We will need to confirm the list of inventory items for sale.

Answer: The Offeror can develop this information for itself during its site visit(s).

34. **Question:** Table 4 of the J1 electric Utility Document lists the manuals, drawings, and records that will be transferred with the system. It does not list any maintenance records of equipment. Does the base have any type of equipment maintenance records that we can review and examine and include in the transfer?

Answer: All documents available to the Proposer are available in the Technical Library.

35. **Question:** Under J1.3 of the J1 Electric Utility Document, 32 Kwh meters are to be read monthly. Do any of these meters have remote reading capability?

Answer: No

36. **Question:** Under J1.9 it is stated that “because the usage data is aggregated and not metered on a site-specific basis, there is no breakout of electric usage specific to these outlying sites. However, it is believed that consumption is minimal as compared to the main-base consumption.” Are these “outlying sites” listed on Table 5 as already having existing secondary meters?

Answer: Yes. However, historical usage data is not available.

37. **Question:** If Contractor provides distribution-level tariffs, will the contractor be allowed to install meters at currently unmetered facilities?

Answer: Additional metering beyond the requirements of the Air Force would be at the Offeror’s cost and could only be installed with the permission of Andersen AFB.

38. **Question:** C.5.1.4 “Record Drawings” states that the “Contractor will also provide information to allow for updates to the installation Geographical Information System (GIS), as appropriate.” What kind of information is this? Will special equipment such as GIS surveying tools or other special equipment be required?

Answer: GIS information normal to (each offered system type) Utility Industry Standards will be sufficient.

39. **Question:** C.9.3.1 Temporary Connections states that “Unless otherwise specified by the Administrative Contracting Officer, the Government will not pay for temporary connections or utility usage.” Does the Government wish to have this variable cost included in the utility service rate or should it be reconsidered and applied as a monthly adjustment charge and be renegotiated in accordance with Paragraph G.3 Fixed Monthly Charge Adjustment?

Answer: The Offeror is encouraged to propose it whatever manner is appropriate to the Offeror.

40. **Question:** Please provide one line diagram for the AAFB i.e. U/G and O/H system.

- Answer:** All documents available to the Proposer are available in the Technical Library.
41. **Question:** Please provide all Preventive Maintenance record available for review
Answer: All documents available to the Proposer are available in the Technical Library.
42. **Question:** Please provide a fully annotated list of inventory on hand.
Answer: All documents available to the Proposer are available in the Technical Library.
43. **Question:** Please confirm that the Bill of Sale does not include the secondary voltage of transformers.
Answer: Please see Section J1 and Section J4, Table(s) 4 for the list of inventory to be sold.
44. **Question:** Do the contractor responsibilities include street light maintenance?
Answer: Yes, unless the street light is served from inside a building.
45. **Question:** This question relates to the metering and billing of third-party contractors providing services such as Burger King. Is the Electric Distribution Services Contractor responsible for metering and billing these third-party contractors?
Answer: No
46. **Question:** Is the Electric Distribution Services Contractor responsible for any services outside the confines of Andersen Air Force Base? What is the point of demarcation for these services?
Answer: Please see the Right of Way documents for specific points of demarcation.
47. **Question:** There are some areas of the contract where the price proposal requirements from a regulated entity are clearly delineated. Are there any other areas other than price in which the submittal from a regulated entity would differ from other submittals?
Answer: The Offeror is encouraged to propose in whatever manner is appropriate to the Offeror while recognizing that any offer will be evaluated under the terms of the Solicitation.
48. **Question:** Would a five to ten year capital upgrade program suffice for a submittal from a regulated utility?
Answer: If it so desires, under the term of the solicitation, an Offeror may propose a contract period for only 10 years.
49. **Question:** What changes in load requirements is the Air Force forecasting in the next few years?

Answer: See Section J1.1 and J4.1

50. **Question:** Is a contract required for a regulated utility or would a customer agreement suffice?
Answer: The Offeror is encouraged to propose in whatever manner is appropriate to the Offeror while recognizing that any offer will be evaluated under the terms of the solicitation.
51. **Question:** Does the Air Force have any original cost information of the assets to be sold?
Answer: No
52. **Question:** What GIS platform and software system is in use by the Air Force at Andersen Air Force Base? Please provide operating system, platform, software vendor and product descriptions.
Answer: All documents available to the Proposer are available in the Technical Library.
53. **Question:** Are Regulated Utilities responding to this solicitation exempt from any FARS, AFFARS and DFARS included by reference in the RFP documents? What sections in the RFP are not applicable to Regulated Utilities?
Answer: The Offeror must make any determination as to a possible FAR exemption for itself and propose consistent with it's opinion while recognizing that any offer will be evaluated under the terms of the Solicitation.
54. **Question:** Please provide separate standards forms for Scheduled B-3, L-1, L-2 and L3.
Answer: All documents available to the Proposer are available in the Technical Library.
55. **Question:** Please provide information on CAD-CAM software platform.
Answer: All documents available to the Proposer are available in the Technical Library.
56. **Question:** Please provide the Federal Government performance standards shown in Table L-1.
Answer: All documents available to the Proposer are available in the Technical Library.
57. **Question:** Please provide copies of existing environmental permits.
Answer: All documents available to the Proposer are available in the Technical Library.