

**WATER**

1. A quantity of 341 isolation valves was noted in the Table 2D, section J1.2.1.3 of the RFP inventory. No breakdown in the number of valves by size was given. Please provide this information.

**No breakdown of valve size has been prepared. The Government Cost Estimate assumes that all isolation valves are 8” valves.**

2. It was stated that the current river withdrawal permit limit is several times greater than the current 2.5 MGD potable water average demand. Does the government have anything in writing that will be furnished stating this? Section J1.4 of the RFP states that the “environmental withdrawal limit may be changed.” Please elaborate on this statement and include any daily, monthly or yearly maximum withdrawal limits.

**The total combined limit is 1,860 million gallons per year; the well limit is 418.4 million gallons for wells 1, 2, 4, 5 and 6. There is no well #3.**

3. It was noted that several of the water tank sizes associated with the range wells were different than the sizes listed in Table 2B of the RFP inventory. Please provide a revised inventory with corrected sizes.

**Table 2B has been revised and is attached. Tank 8532 has also been included, it was originally omitted.**

4. Please provide a list of well casing diameter; screening length, well depth and well pump horsepower.

**See Attachment titled “Well Information for Pump Horsepower.” This is the only information available.**

5. No multiplier or size was given for meter numbers 17, 18 and 19 in Table 6, Section J1.5.1. Please provide a multiplier or size.

**See Attachment titled “Multiplier Correction.”**

6. How many water storage tanks have cathodic protection and what is the functional status of each? What is the annual O&M cost to maintain these systems and who the vendor?

**All range wells, including the Camden tank on the main post, have cathodic protection and are working. The two remaining tanks on the main post do not work.**

7. Please provide dimensional drawing of the 4 elevated water tanks, date last washed out, date checked for lead paint, and date last inspected inside and outside if different from wash out date.

**Tank #3561 has been painted inside and out. This is the only information available at this time, there is no available information regarding the other three.**

8. Are there any antenna agreements in reference to the elevated water towers? If so, how will those agreements be honored or transferred to ensure antennas are correctly attached and maintained and do not potentially damage the tanks?

**There are no known antenna agreements at this time.**

9. Please identify by building in Table 2C, Page J1-4, the size of the tank located within the building. Are all of these pressured tanks? When were each of these tanks installed? Has any maintenance been performed on these tanks like washouts?

**Buildings 9509, 9446A, 9433A, 9336, 9901 and 9992 have 1000 gallon tanks. They are used seasonally and procedures for service have been provided on the water plant PWS CD. The construction dates are on the chart. Well #1 is being sealed; there is no well #3. Maintenance procedures are also provided on the CD.**

10. Please identify the wells and tanks that are seasonal and when they are closed down and reopened. Are there any special procedures used for either closedown or reopening tank usage in the spring each year?

**All range wells are seasonal and follow the procedures outlined on the water plant PWS CD as stated above.**

11. Is there an estimated date for demolition of Tank 9006 Range Headquarters? Will this be the responsibility of the new owner to demolish?

**Tank 9006 is scheduled to be demolished in FY 2005. Demolition will not be the responsibility of the new owner.**

12. Tank 3561 was just painted in July 2004 on the exterior. Was the interior blasted and painted also?

**Yes, the interior of Tank 3561 was also blasted and painted.**

13. What vendor currently maintains the water well pumps and motors and electrical systems?

**The water well pumps, motors and electrical systems are currently maintained by Fort Dix RDPW in-house personnel.**

**BOTH**

14. Please provide a copy of the annual water and wastewater treatment plant State inspections for 2004 and 2003.

**Fort Dix - See Attachments titled “Water Compliance Letter” and “Wastewater Compliance Letter.”**

15. Which, if any of the water or wastewater structures are of historical significance? If any are, what requirements are associated with using, maintaining and modifying these structures?

**Fort Dix - None of the structures are of historical significance.**

16. How will the government handle providing the offeror with a central location and space for storage and service center of operations?

**Fort Dix - Building 4352 will be offered for lease to provide a central location and space for storage and service center of operations.**

17. In emergency and urgent conditions, how will issuance of the digging permit be accomplished, including completing Form FHT 420-X10 if appropriate, and what is the expected time frame for issuance of the permit under these conditions?

**Fort Dix - Instructions regarding the issuance of the digging permit may be found in the Engineering section of the Regional Directorate of Public Works.**

**McGuire - The contractor would call Customer Service. For emergency repairs only, Customer Service would dispatch key players to site within 2 hours of request to locate underground lines. Urgent requests would require a 24 hour response time.**

18. Since the government does not meter the current water, natural gas and power usage to any facilities except the water treatment plant, will the government require this cost to be included in the proposal or allow the successful bidder to establish a baseline for budgetary purposes?

**Fort Dix - Each bidder should estimate and include the cost to operate the water and wastewater systems in their proposal(s). Estimates should include supporting documentation that will allow refinement at the time of ownership transfer. Analyses of the proposals will be made without utility costs.**

19. How many leak repairs and pipe breaks have occurred in each of the water distribution and wastewater collection system in 2003 and 2004? Which areas have had the most leaks or breaks? What is the average cost to repair one of these typical leaks?

**Fort Dix - These records are not currently available.**

**McGuire - typically responds to 2-3 breaks a year due to digging mishaps and one break, at the most, due to collapsed lines. No particular area is more vulnerable to leaks or breaks. Average cost per break is less than \$1K.**

20. Please provide a copy of the most recent monthly State MOR for the water and wastewater treatment plant.

**Fort Dix - See Attachments titled “Water Compliance Letter” and “Wastewater Compliance Letter.”**

21. Please define the Point of Demarcation for landscape maintenance of the Easement where no fences are present.

**Fort Dix - The point of demarcation for landscape maintenance of the Easement where no fences are present should be 10 feet around structures with no fencing. In the water and wastewater plants snow removal will be the responsibility of the owner.**

**McGuire – Areas inside fences will be maintained by source offeror. All other areas will be maintained by the government. Please reference J4 Section J.4.3. “Specific Service Requirements” pertaining to any excavations for the purpose of repair, replacement or installation of lines.**

22. In the current 5-year plan there is no reference to the Water or Wastewater systems or any additional loads/requirements for either system.

**McGuire- Please see attached documents titled “ww\_funded\_SRM\_projects” and “ww\_unfunded\_SRM\_projects” for funded and unfunded five-year plans. A copy is located in the technical library.**

23. What are the annual sampling costs for the water and separately for the wastewater systems?

**The annual sampling costs for the water system are \$78,500.**

24. What company has the current O&M contract, the motor repair contract and equipment repair contract?

**Fort Dix - Municipal Maintenance Co. currently has the O&M, motor repair, and equipment repair contracts at Fort Dix.**

**McGuire – N/A**

25. Are any preventative maintenance programs currently ongoing? If so, please provide a copy of these.

**Fort Dix - Yes, there are currently preventative maintenance programs in place; however there are currently no copies of the programs available.**

**McGuire – Please see the attached document for Recurring Work Program titled, “41 RWP Rpt for 469”. A copy is provided in the technical library at Fort Dix.**

#### **DESC**

26. Please confirm that the exhibits and appendices are not included in the 200 page limit for the 4 volumes of each of the water and wastewater proposals.

**Confirmed, however offerors are directed to not use this as a mechanism to circumvent the page restrictions. The “exhibits” and “appendices” should consist of only information such as tariffs, manuals, statutes, performance specifications, etc.**

27. What are the requirements for operator certification per the water and wastewater operating permits?

**Requirements can be found in the State of New Jersey EPA regulations.**

28. What vendors currently supplies chemicals for the water and wastewater treatment plants?

**Water treatment chemicals are purchased through competitive bidding for the water treatment plant. No information is available regarding the wastewater plant.**

29. How are line location requests currently being handled?

**Fort Dix - Line location requests are currently being handled through the Engineering Division of the Regional Directorate of Public Works.**

**McGuire - Requests are made through the Customer Service Desk, and in turn, Customer Service notifies the appropriate shop. The owner of line is responsible for marking lines.**

30. What has been the worst emergency in the past 5 years at the water and the wastewater plants?

**Water treatment plant: the filter media failed.**

**Wastewater treatment plant: none.**

31. What items are the highest maintenance issues currently on the water and the wastewater systems and plants?

**Fort Dix - Water treatment plant: The up-keep of pressure filters at wells 5 and 6. Wastewater treatment plant: Pump rebuilds.**

**McGuire - The VFD for the main lift station.**

32. Who is the current instrument calibration vendor the water and wastewater systems?

**Fort Dix - Water treatment: The vendor is HACH Corporation.**

**Wastewater: The vendor is the current contractor operating the plant, OPTECH.**

**McGuire -N/A**

33. What has been the annual O&M budget for the water and wastewater system for 2003 and 2004?

**Fort Dix - See Attachment titled "Rates\_001".**

**McGuire - A list of work orders and job orders for the past three years is attached and titled, "21.CWON", and is also located in the technical library.**

34. How many electrical service interruptions occurred at the water and the wastewater plants in 2003 and 2004?

**Fort Dix – None**

**McGuire – The wastewater system has approximately four outages annually, with backup generators online during outages.**

35. Have any projected demand and collection capacity studies been done projecting demand and capacity beyond 2005?

**No**

36. When was the last cross connection study completed and what were the primary findings?

**Fort Dix - One cross connection study is currently in process; the findings are not yet available.**

**McGuire – No cross connection study has been completed on the wastewater system.**

### **WASTEWATER**

37. Please provide a brief description and cost of the upgrades made to the lift stations completed in the past five years as referenced in the RFP.

**Fort Dix - See Attachment titled “Pumpstation Inventory.”**

**McGuire – New VFD controllers were purchased for main lift station, located in Bldg 1507. Cost: \$28K**

38. How many flow meters are in the wastewater system, including the WWTP?

**Fort Dix - 15**

**McGuire – There are two flow meters. One meter is located at entrance to WWTP from McGuire’s forced main and measures most of the main base and housing wastewater. The other meter is located at Fort Dix Pumping Station E and measures gravity fed wastewater mains from Fort Dix and McGuire. Fort Dix breaks down the meter reading from Pump Station E into the following ratios: 80% being McGuire’s, 20% is Fort Dix.**

39. Please provide the HP and type of pump for each lift station and which lift stations are fenced.

**Fort Dix - See Attachment titled "Pumpstation Inventory."**

**McGuire – Please see Attachment titled "Lift Station Pump Sizes.techlib".**

40. What is the size of the pump station and grinder listed in Table 2C, Section J2.2.1

**This is an error in the inventory. The table will be modified to delete this pump station.**

41. Table 5, Section J2.2.3 states system maps will be available. What format are the maps in, approximately how many maps are included, approximately what is the standard map size, approximately how up to date are the existing maps?

**All available maps have been provided via the Technical Library CD.**

42. Please provide the missing documents included in the hard copy library and the three documents on the CD which could not be accessed. As I recall these were the environmental baseline study, some drawing we were unable to open in ArcView, some sludge information, wwtp report.rpt and information about the NJ test requirements for the range wells.

**The environmental documents with the .rpt and .cov extensions were the report and cover for the EA and WWTP. Copying to a writable drive and changing the .rpt to .doc to be read in MS Word can open these files. The Arc View file scan also can also be opened after copying to a writeable drive as well.**

43. If an Infiltration & Inflow analysis has been performed in the past 5 years, please provide a copy.

**The last Infiltration & Inflow analysis is over 5 years old.**

44. Who is the State contact and phone number for the water and wastewater permits?

**Water Supply Administration of Safe Drinking Water (609) 292-5550  
POC N/A  
Wastewater NJ DEP Division of Water Quality (609) 292-0407 POC  
N/A**

45. When was the last CCTV project completed, what was the report summary, and how often has this been accomplished?

**The last CCTV project was completed in 2001. Two areas were lined as a result, the 5400 and 5500.**

46. What are the most difficult access points and what causes them to be so difficult?

**Fort Dix - There are none identified for either plant.**

**McGuire – The flight line is the most difficult access point, as it is a restricted area.**

47. How will the billing for treatment of Dix and McGuire wastewater be handled? What is the current cost/gallon to treat wastewater for each, or if not known, the overall average cost to treat?

**Fort Dix - The new owner will submit one invoice to the Fort Dix RDPW, which will then submit an invoice to the tenants. The FY 03 cost is attached.**

**McGuire – Until all meters are installed to accurately measure McGuire’s wastewater, McGuire will continue to pay 47% of the total wastewater treatment cost, while Fort Dix pays 53%. Once meters are installed, the cost will be billed based on a ratio of the meter readings. For example if one base’s flow data equals 60% of the total flow, they will pay 60% of the costs and the other base will pay 40%. There will not be any rate charged per KGal, since all cost will be inclusive in the total treatment cost.**

48. How are restaurant and dining hall grease traps maintained? If a vendor is used, who currently does this?

**Fort Dix - The restaurant and dining hall grease traps are maintained by contract, the contractor is Grease Land.**

**McGuire – Customers call in their own vendor as needed to maintain grease traps.**

#### **Ft. McGuire WASTEWATER**

49. Section C of the Fort Dix RFP states that an equitable adjustment will be made to the RFP inventory to reflect actual quantities. Section J4.2.1 of the McGuire RFP states that “under no circumstances shall the

contractor be entitled to any service charge adjustments based on the accuracy of the ...inventory.” It was stated during the pre-proposal that the McGuire inventory would also be equitably adjusted. Please confirm this statement.

**Confirmed, the statement “under no circumstances shall the contractor be entitled to any service charge adjustments based on the accuracy of the ...inventory” will be deleted.**

**Equitable adjustments will be made in the RFP inventory to reflect actual quantities.**

50. Please provide the expected annual number of personnel to be trained, a current training template and primary topics as reference to Section J43.

**Please review information located in Master Task List, pages 13 and 14 of Section J43; no additional information is available.**

51. What are the annual sampling costs?

**There has been no sampling on McGuire’s wastewater system.**

52. If an Infiltration & Inflow analysis has been performed in the past 5 years, please provide a copy.

**An electronic copy of the draft Infiltration and Inflow study is attached and also located in the technical library at Fort Dix.**

53. What is the annual cost for sludge disposal from the wastewater system?

|             |                 |
|-------------|-----------------|
| <b>FY01</b> | <b>\$34,926</b> |
| <b>FY02</b> | <b>\$35,786</b> |
| <b>FY03</b> | <b>\$45,004</b> |