

QUESTIONS FOR ELMENDORF AND KULIS

1. **Are the water meter buildings and the equipment in them included in the sale of the water distribution system at Kulis ANGB?**

Answer: The meter buildings and the associated valves and equipment, as stated in the section J document, are included with the sale of the water distribution system at Kulis ANGB. While AWWU has AWWU owned meters inside the meter buildings, note the points of demarcation are as stated in the Right of Way document and are not necessarily at the meter.

2. **Why is CLIN number 2 missing from the proposal?**

Answer: CLIN 2 is not included in the RFP.

3. **If a bidder is bundling their proposal or bidding on several systems at an installation, must the proposal be stand alone for each system, or can the proposal be formatted such that information that is the same for each offer be referenced /shared?**

Answer: Each proposal must be a stand alone proposal; there can be no shared or referenced information between proposals.

4. **The water system at Elmendorf AFB has a telemetry system. Is that system going to be transferred with the inventory?**

Answer : The telemetry system is not part of the RFP and will not be conveyed with the sale of the infrastructure.

5. **Corrections to the inventory for Section J1, Electric System Distribution at Elmendorf AFB:**

Central Substation Power Transformers should read 7.5 MVA, 1 EA not 7.5 MVA, 8 EA.

Hospital Substation Power Transformers should read 6.25 MVA, 1 EA not 6.25 MVA, 7 EA.

- 6. It states in the Section J documents for Elmendorf AFB that Seward Rec Camp is included in the sale with Elmendorf AFB, yet in the pre-proposal presentation by DESC, it was stated that the offeror can either bid on Elmendorf AFB or Elmendorf AFB with Seward Rec Camp.**

Answer : What was stated in the pre-proposal conference stands; you do not have to bid on Seward Rec Camp.

- 7. What is the intent for Kulis ANGB electrical facilities if not to privatize?**

Answer : Kulis ANGB electric is privatized.

- 8. Is the electrical system inventory equipment being included in the sale?**

Answer : All system inventory equipment included in the sale is listed in the Section J.

- 9. Are Contractor's electronic system of drawings (Work Order records) acceptable or will separate drawing records and formats be required?**

Answer : Anytime the contractor makes updates to the system, they need to submit drawings compatible with the Air Force Geographically referenced drawings.

- 9. What Service Interruption/Contingency Plan response standards does Elmendorf employ currently?**

Answer : Offerors should submit their industry standards as stated in the RFP.

- 10. Under C.8.1, what is meant by "installation personnel"?**

Answer : Military and Government personnel representing the Military Installation.

11. Under C.10, will the government disclose records of past hazardous site determinations, site remediations already completed and known sites not remedied? Will the government indemnify for sites not currently identified, but which were otherwise in place at the time of sale?

Answer : The government will provide the records of known hazardous/contaminated sites. The government will not indemnify for sites not currently identified.

12. Under G.2, how long does it take for receipt of payment after submittal of monthly invoice for utility service?

Answer : Payment via Defense Finance and Accounting normally within 30-60 days.

13. Under J1.3(1), is there a government requirement for loop feed on underground?

Answer : Yes

14. What role will current and/or remaining base and civilian field personnel play once the transition is complete?

Answer : Personnel will service areas not included in the scope of the contract.

15. Will there be any requirements for military/civilian field personnel to work on composite crews with Contractor personnel?

Answer : It is unlikely their will be composite crews with Contractor personnel.

16. Under J-46 ROW, will the grantee be permitted to rent pole space to telecommunication or CATV companies?

Answer : The grantee will be permitted to rent pole space only, not underground.

17. Related to J-46, are there any agreements currently in place that would preclude the grantee from operating its pole space consistent with its pole rental agreements?

Answer : Yes, existing outgrants must continue to be honored.

18. Under J1.2.1.1, has Elmendorf already executed a long-term non-competitive power sales agreement.

Answer : Commodity is not included in the RFP.

19. Who will pay for the electricity to various water and wastewater facilities that currently receive power from either Fort Richardson or Elmendorf Air Force Base?

Answer : Commodity is not included in the RFP.

20. Do all of these facilities currently have electric meters?

Answer : No

21. If meters need to be installed, who installs and/or pays for the meter?

Answer: The new owner will be responsible for installing and paying for the new meters. This should be included in offerors proposal.

22. When do respondents submit “Past Performance Information”?

Answer: Past Performance should be included with offerors proposal.

23. Will Air Force provide a disposal or storage site on Base for any polluted material removed from right of way on Base while performing excavations?

Answer: In the event that contaminated soils are found, the contractor will contact Base Emergency Spill response or Hazardous waste disposal and they will take care of all cleanup and disposal. Utility contractors are not to attempt their own cleanup.

24. Will Air Force provide a disposal or storage site on Base for any non-polluted, but unsuitable material, i.e. top soil, wet material, etc. for trench backfill, removed from right of way on base while performing excavations?

Answer: This will be designated on a case-by-case basis. There will not be one permanent repository, but allowances will be made for the storage of soils until repairs are made.

25. May a regulated utility complete schedule B-3 in lieu of completing schedule B-2, or must both schedules be completed by a utility offering a tariff rate?

Answer: A regulated company should complete schedule B-3 only.

28. We wish to be clear on the existence of non-federal customers. It is our understanding, from information provided at the pre-proposal conference that the government will be the customer for all service provided on the installation with one exception: service provided to other privatized utilities will be provided directly to the utility contractor (i.e. that the privatized utility contractor, rather than the Government will be the customer for that service). Is this correct?

Answer: Yes

29. C.5.1.4. We read this to require that drawings be maintained of all facilities on the installation, whether existing prior to transfer or constructed by the offeror, and that those drawings be converted, if necessary, and at no cost to the Government, to formats compatible to whatever systems are in use by the Government at any particular time. Is this correct, and will the Government specify what systems are in use by the Government at EAFB as of the time of proposal?

Answer: Yes

30. We wish to clarify our understanding of the relationship between Sub-CLIN AA, Monthly Credit as Payment for Purchase Price, and Sub-CLIN AB, Applicable Tariff(s) on Schedule B-3. On Schedule B-2, Sub-CLIN AA is clearly shown to be a credit, and is calculated as an amortization of only that portion of the purchase price which the offeror does not wish to recover in its charges for service (so that if the offeror wishes to recover the entire purchase price, the credit is zero, and there is no charge for recovery of the purchase price in Sub-CLIN AB).

Answer: SubCLIN AA is the difference between the purchase price and the recovery price. SubCLIN AB is the charge for O&M and R&R.

31. Sub-CLIN AA is not clearly shown as a credit on Schedule B-3. Please confirm that on Schedule B-3, Sub-CLIN AA is calculated as an amortization of only that portion of the purchase price which the offeror does not wish to recover, and that Sub-CLIN AB should not include recovery of any part of the purchase price.

Answer: Your assumption is correct.

32. B.6.2.2 This subsection can be read to mean, contrary to our understanding explained in RFC No 3 above, that the offeror may propose a special tariff rate for the installation, which includes recovery of all or a portion of the purchase price. In this case, Sub-CLIN AA would be a credit for amortization of the entire purchase price. Please confirm whether (A) Schedule B-3 should be filled out as outlined in RFC No. 3, or (B) as outlined in RFC No. 4, or if both are acceptable.

Answer: SubCLIN AA is the only SubCLIN that applies to purchase price and recovery price. SubCLIN AB applies to charges for O&M and R&R only; it does not pertain to purchase price or recovery.

33. C.5.1.4. We read this to require that drawings be maintained of all facilities on the installation, whether existing prior to transfer or constructed by the offeror, and that those drawings be converted, if necessary, and at no cost to the Government, to formats compatible to whatever systems are in use by the Government at any particular time. Is this correct, and will the Government specify what systems are in use by the Government at EAFB as of the time of proposal?

Answer: Yes, the government will specify in what form the documents should be maintained – these drawings are only to be kept for the facilities (pipes, wires, substations, etc) that the contractor owns, not the buildings that they have no need to access (i.e. those maintained by the government after award). Currently, these drawings are needed in GIS format.

34. C.5.2.7 We are unable to understand this provision. It appears to require a Contractor already possessing a facility clearance to apply for personnel security clearances within 5 days of becoming a contractor, as that would always be sooner than 30 days after award of the contract. Is that correct?

Answer: Yes

35. C.7 We read this provision to apply to the Contractor after award. Is this correct?

Answer: No, the Service Interruption/Contingency Plan must be included in your proposal to allow the Government to adequately assess your capabilities.

36. C.9.3.1 Re the statement: “Unless otherwise specified by the Administrative Contracting Officer, the Government will not pay for temporary connections or utility usage.” Does this mean that the contract may not provide for payment for temporary connections and utility usage, but the Administrative Contracting Officer (“ADN”) could volunteer to pay for them on an *ad hoc* basis, or does it mean that the Government could agree to contract provisions requiring payment for temporary connections and utility usage?

Answer: If the temporary connection is desired by the Government, payment will be through an equitable adjustment. If the temporary connection is desired by a contractor, the Government will approve the connection but payment will be through the contractor.

37. C.10.2 We read this requirement to apply after contract award. Prior to award, a regulated utility can probably not do more than explain its current policies and legal obligations and describe its strategy for compliance with this requirement. Is this correct?

Answer: Yes, but the RFP requests the offeror state either they will comply with the bases plan or submit their own plan for review

38. C.10.2 Is the EAFB spill contingency plan available for review?

Answer: Yes, if anyone would like a copy, the base can mail out a CD – please send a mailing address to: Matthew.Schierling@elmendorf.af.mil

39. C.11.2 Does there currently exist a 5 year Capital Upgrades and Renewals and Replacements plan? If so, we would like to see it.

Answer: Projects are listed on CD given out at the pre-proposal conference. Please request in writing to above email address.

40. H.10 Although we would prefer the last sentence of H.10.2 (regarding regulated utilities submitting Schedule B-3) to apply to both Initial Capital Upgrades and Future Capital Upgrades, it appears to apply only to Future Capital Upgrades. Are we correct in believing that payment for Initial Capital Upgrades must be by separate amortization schedule in Schedule L-3, rather than being included in the tariff rate shown in Schedule B-3?

Answer: Yes

41. L.4.2 We would like to clarify the physical requirements of submission. We understand that all volumes of the hard copy may be submitted in a single binder, but the electronic copies must be submitted on two CD-ROM's per copy, one CD containing Volumes 1-3, and a separate CD containing the price proposal.

Answer: Yes

42. We are unclear as to whether two electronic copies should be submitted, utilizing two CD's per copy, for a total of four CD's, or four electronic copies should be submitted utilizing two CD's per copy for a total of eight CD's.

Answer: Please submit four electronic copies for a total of eight CD's

43. C.3.3 We would like to see whatever recent reliability data EAFB currently has. In particular, would like to see recent data for Average Service Availability Index (ASAI), System Average Interruption Frequency Index (SAIFI), System Average Interruption Duration Index (SAIFI) and Customer Average Interruption Duration Index (CAIDI). If EAFB maintains other data instead of these indices, would like to see that data for a recent period.

Answer: Outage reports were given out at the pre-proposal conference. For expected outage response time, please see recommendations.

44. C.14 Section C.14 requires the contractor to provide specialty training if the installation has a requirement to provide individual skills training. Please state whether Elmendorf AFB has a requirement to provide individual skills training with respect to its electric distribution system; and, if there is such a requirement, please advise where we can obtain information regarding Elmendorf AFB's requirement to provide individual skills training with respect to its electric distribution system.

Answer: Electrical training requirements are listed in the RFP.

45. J43-3 J43.1.3.4 This subsection states that all training must be conducted at Little Rock AFB. ML&P believes that this cannot be the intention with regard to EAFB. Please clarify (1) whether Attachment J is an accurate description of the individual training requirements for the EAFB electrical system, and if so, (2) that any required training under this subcontract will be provided at EAFB or in Anchorage.

Answer: All required training will be provided at Elmendorf AFB.

46. C.14 This section references section J43-1, 2 and 3 and states that J43-2 and 3 will be added by amendment. We have been unable to find a Section J43-3. Please confirm that there is a Section J43-3 and advise the offerors where it is available.

Answer: There will be no training requirements for the other systems; only electrical.

47. L.6.3 We are aware that at least in some similar RFP's, regulated utilities are not required to submit 50 year renewals and replacements plans. We wish to know whether regulated utility offerors are required to submit a 50 year renewals and replacements plan for this RFP.

Answer: Regulated offerors are not required to submit L-2.

48. L.6.3 Does there currently exist a 50 year schedule of renewals and replacements for the EAFB distribution system? If so, we would like to see it.

Answer: Projected work on the utility system provided at pre-proposal conference; please request through email to Matt Schierling at Elmendorf AFB, see email address above.

49. L.6.4 Re: the statement "The transition plan shall propose ... and the process for evaluating existing employees for employment." (1) Is it EAFB's intention that existing employees be hired by the contractor, and if so, (2) how is this intention reflected in the evaluation criteria?

Answer: Current employees must be EVALUATED for employment by the winning contractor; there is no requirement to hire them.

50. We have a page headed "INFORMATION TO OFFERORS OR QUOTERS SECTION A - COVER SHEET, a page which shows the solicitation number, the submission date and the submission address, a page headed "DD Form 1701 (Continued) Page 3 of 3, and a page without heading of any kind which is clearly a continuation of Page 3 of 3.

(1) would like to confirm that it is not missing any pages of Form 1707, or if it is, where it can obtain the missing page(s),

(2) would like to confirm that there is no submission date for past performance information different from the proposal submission date.

Answer: No pages are missing. Past Performance must be submitted with your proposal submission.

51. The instructions for preparation of Sub-CLIN AB - AC appear to relate specifically to Schedule B-2. ML&P would like confirmation that a regulated utility submitting a tariff offer and Schedule B-3 is not required to submit Schedule B-2, and that the instructions for Sub-CLIN AB do not apply to the preparation of Schedule B-3.

Answer: Regulated utilities submit Schedule B-3; please follow instructions.

52. M.4.2.2 (8) this paragraph again refers to certification/upgrade and proficiency training for military personnel, *if required*, in accordance with Paragraph C. 14. We are uncertain whether such training is required and would like confirmation, one way or the other.

Answer: Training requirements for electrical are given, there are no requirements for other systems.

52. SCADA:

a. Who will be the Point of Contact on Elmendorf AFB for:

(1) Radio frequency use/coordination?

Answer: COM

(2) Approval to mount/place radio equipment and associated antennas at the substations to support data acquisition?

Answer: Not recommended – 2 year approval process with FCC – see next question for clarification

b. It is our understanding that the current contractor has three FCC licenses for radio frequencies to support substation communications back to the Elmendorf Power Plant. With respect to these licenses:

(1) Are the radios associated with these licenses included in the system to be acquired by the new contractor (privatized), or are they property of the current contractor?

Answer: Radios are government property and will be turned over.

(2) If the radios are included in the system to be acquired, will the FCC License ownership be transferred to the selected contractor?

Answer: FCC will determine if this is permissible

(3) Please provide the technical specifications of the radios currently in use at the substations/power plant (Freq. Band, make, model of radio).

Answer: ESTEEM model 192C
North Substation 467.4625MHz – Add 3
Central Substation 467.4625MHz – Add 4
Hospital Substation 467.4625MHz – Add 5