

Question #1	<p>Please provide some clarification regarding the system deficiencies:</p> <ol style="list-style-type: none"> a. "The substations require significant work to ensure adequate power for the increasing demand." What does this specifically mean? Will the government pricing include any "substation significant work?" b. "Several substation transformers should be replaced." Are these the two transformers listed below for sub 4 and sub 2? Since the government has no MILCON for these will they be included in the government cost for comparison? c. "The south forty does not have a loop feed." Since the government has no MILCON for these will they be included in the government cost for comparison? d. "OH Lines should be replaced with underground." Since the government has no MILCON for these will they be included in the government cost for comparison? Is the current A-76 contractor doing this? e. "New substations are required to support increased requirements in the south forty and Area C." Since the government has no MILCON for these will they be included in the government cost for comparison? Is the current A-76 contractor doing this? f. Project 993020 listed does not appear to exist any longer it was cancelled. Does the government want the work performed as an ICU? What is the work, specifically? g. Project 943371 is listed as \$2.5 million. We were told the cost is approaching \$14 million. Does the government expect the contractor to bid this? Since the government has no MILCON for these will they be included in the government cost for comparison?
Answer #1	<ol style="list-style-type: none"> a. The Government Cost Estimate will include replacement of all system components at the end of their useful life. No projects will be included for anticipated growth. b. The Government Cost Estimate will include replacement of all system components at the end of their useful life. c. No, a loop feed will not be included in the Government Cost Estimate. d. Repair and Replacement costs in the Government Cost Estimate will include placing OH lines underground. Proposals must reflect costs of placing OH lines underground. e. The Government Cost Estimate will include replacement of all system components at the end of their useful life. No projects will be included for anticipated growth. f. Since the project has been cancelled there is no need to bid this project. If the Offeror wants to add it as an ICU that is their choice. g. This project will be addressed at a later time.
Question #2	J.1.3. asks for 20-minute response during duty hours and one hour during non-duty hours. This is in conflict with C.8.2. Which is correct?
Answer #2	Section J.1.3 specifically states that the requirements of J.1.3 take precedence over requirements of Section C.
Question #3	Section J.1.2.1 says the contractor should base proposal on "site

	inspections, information in tech library, other pertinent information and to a lesser degree, the inventory." This is in conflict with C.11.1 which states, "The contractor shall base its proposal on the inventory listed..." Please address.
Answer #3	The bidder is responsible for collecting all the information necessary to provide an accurate cost estimate for the proposal. The government has provided the system inventory in the RFP and will use it to develop the government cost estimate. If a contract is awarded and the successful bidder attempts to make an adjustment to their costs based on an inaccurate inventory, it will be addressed during negotiations.
Question #4	Please detail the work being performed in Substation #2.
Answer #4	Project is to replace the Westinghouse 20 MVA transformer and the GE Magna-blast Switchgear.
Question #5	If the contractor wanted to remove the hazardous and difficult to repair conditions of internal transformers in Building 3001, would the government provide exterior space, consistent with the architectural plan and base plan to place 8-10 large transformers on the exterior? Perhaps in Sub 2? Since over half of this equipment has reached life expectancy we believe it may be worthwhile to plan this effort.
Answer #5	The contractor should provide all protection, shelter, shielding, landscaping, etc. of transformers placed outside buildings.
Question #6	Referencing Section B.7, Type of Contract, the contract type applicable to Schedule B-2 is "fixed-price with prospective price redetermination." The clause states that this contract type does not apply to Schedule B-3. This is the same contract type for the FAR 52.216-1 reference in Section I.7.1, but without the differentiation between Schedules B-2 and B-3. The Section L.1 reference to FAR 52.216-1, however, is slightly different as the contract type is "fixed-price with prospective price redetermination utility services." The RFP elsewhere includes the FAR 52.241 series of clauses that are applicable to utility service contracts and are required for the same under FAR Part 41. Regulated utilities are authorized to provide a regulated utility service. <ul style="list-style-type: none"> a. Please confirm that any contract awarded to a regulated utility based on a regulated tariffs/special contract will be a FAR Part 41 utility service contract. b. Should the FAR 52.216-1 reference (in Sections I.7.1 and L.1) be changed appropriately?
Answer #6	a. The contract will be award as a service contract. b. Will be addressed at time of award.
Question #7	Referencing Section C.3.3, Sub-Metering, a regulated utility providing service under standard regulated rates "shall not be required to provide metering readings" if to do so is inconsistent with the utility's standard method of service. Section J2.6, however, requires the submittal of a monthly "meter reading report." <ul style="list-style-type: none"> a. Please reconcile the apparent conflict. That is, is a regulated utility

	<p>required to provide meter reads in all instances?</p> <p>b. If Clause C.3.3 prevails, it was recently suggested by a representative from HQ AFCESA/CEO at a meeting at the U.S. Air Force Academy that a contractor that did not offer a meter reading service would be negatively rated under the Section M evaluation factors. It would seem that the utility should at worst receive a neutral rating for not providing a service it was not required to provide. Please clarify.</p>
Answer #7	<p>Section C.3.3 prevails for a regulated utility company. If you are a regulated utility company providing metering reading to all other customers, then you will provide the same service to the Government. However, if you do not require meter readings under your PUC then you are not obligated to read the meters on the installation.</p>
Question #8	<p>Referencing Section I, Contract Clauses, the cost accounting standards (CAS) do not apply to regulated utilities (see the Section I.5 list of non-regulated utility clauses). Section I.4, however, includes a reference to DFARS 252.231-7000, Supplemental Cost Principles. Should this clause similarly not apply to regulated utilities? Should the reference be transferred from Section I.4 to I.5?</p>
Answer #8	<p>Regulated Utility Companies that provide a tariff base rate are exempt from CAS.</p>
Question #9	<p>The Revised Guidance at Section IV.A.2 requires consideration of “the possible long-term costs and benefits to the United States, if the conveyance affects separate contract relationships, particularly for commodities.” This requirement is not explicitly addressed in the RFP. Please note that the Army’s template RFP includes the following complying provision in the Section L price proposal instructions:</p> <p style="padding-left: 40px;"><u>“Section 2 -- Price Proposal, Introduction, and Pricing Assumptions</u></p> <p style="padding-left: 40px;">Offerors shall discuss and quantify to the extent practicable other possible long-term costs and benefits to the United States, if the conveyance affects separate contract relationships, particularly for commodities. To the extent long-term costs and benefits require the cooperation of a third party (e.g., an upstream utility that owns the exclusive physical means to deliver electrical energy, natural gas or water supplies to an installation); the Offeror shall discuss their proposed methodology for cooperation.”</p> <p>It is suggested that comparable terms should be included in the RFP for Tinker AFB. This could be either as a Section L instruction and/or Section M proposal evaluation provision (e.g., under proposal risk).</p>
Answer #9	<p>Please adhere strictly to the requirements detailed in the RFP for Solicitation # SP0600-04-R-0065.</p>
Question #10	<p>Referencing Section L.7, Volume II Proposal Instructions, the Attachment J39 past performance information is due on the date specified in DD Form</p>

	1707. We were not able to locate either Form 1707 or a due date for the information. Requiring the submittal of past performance information in advance of the proposal due date had its genesis with a prior process under which customer references were required to directly submit a questionnaire to the Government. This process was replaced, however, under the Revised Guidance whereby the DoD standardized the type of customer information to be requested and provided that the offeror and not the customer would provide the information. Accordingly, it would seem that the Attachment J39 forms should be submitted with the proposal and not in advance. Please clarify.
Answer #10	Attachment J39 should be submitted at the same time as the remainder of the proposal and not in advance.
Question #11	Referencing Section J1.2.1.2, Inventory, the number and capacity of distribution transformers seems to be understated. The total capacity for the 318 listed transformers is 66.5 MVA. The Base's peak power demand is 75.8 MW. Eliminating the power requirements for the housing units would reduce the Base's peak by about 3.0 MW to 72.8 MW. This means that the listed transformer capacity is not sufficient to support the Base's demand. The ratio of capacity to (adjusted) demand is about 0.9 to 1. The ratio for most DoD installations is in excess of 3.0 to 1. It thus seems that the inventory may have understated transformer capacity by 67 percent or more. Please clarify.
Answer #11	The government has agreed to the inventory as it appears in the RFP and will use the inventory to develop the Government Cost Estimate (GCE).
Question #12	Please provide dimensional drawings of all five water tanks. #406, #407, #850, #3304, #3901.
Answer #12	These drawings are provided on CD.
Question #13	Tanks #406 & #407 referenced on Page J3-12 reflect approximate year of construction as 1997, but page J3-8 reflect these tanks were constructed in 1942. Also it states they were last upgraded in 1996. Was only the exterior painted? When was the last time the interior was blasted and repainted? Has lead been removed from these tanks and when? The mil thickness indicates either that lead may still exist or the tanks have been painted at least twice since lead was removed. Please confirm.
Answer #13	Tank 406 and 407 were built 1942. The upgrade was done in-house for catholics according to local base personnel. Tank 3304 was repaired and upgraded in 1997-98 with included pipe replacement and coating of inside. Tanks 406, 407 and 3304 were last painted in 2000. Tank 850 last painted 1998. Tanks 406, 407 and 3304 lead based paint test positive. Tanks 3901 and 850 tested negative.
Question #14	Please confirm whether the exterior of Tank #850 has been painted twice since construction in 1990. If so when was the date of the last exterior paint job? Has the interior ever been repainted?
Answer #14	Painted at construction and 1998.
Question #15	Has lead paint been abated from tank #3304? Was the exterior of the tank also painted in 1997 when the interior was painted?
Answer #15	Outside paint test for lead based paint positive. Outside was painted in 2000.

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Question #16	When were all five tanks last inspected and were they washed out?
Answer #16	Tank 3304 inspected and washed out during repair 1997-98. No records found of other tanks.
Question #17	Will the 92,000-gallon Ground Storage Tank #4006 at EIG be included in the privatization? If not, what action will be taken to ensure a directional check valve or back flow restrictor has been installed? Do all the deluge tanks have directional check valves or back flow restrictors?
Answer #17	Tank 4006 is not included in the privatization. Information on the check valve will be provided at a later date.
Question #18	Under paragraph J3-11 Government Recognized System Deficiencies "Additional Storage is needed along the west perimeter of the Base". How much storage would be required to meet this deficiency? Is there a project number and can we receive a copy of it?
Answer #18	No project found.
Question #19	The five-year plan was not available in the Technical Library. Can we be provided a copy of the Capital Asset Plan or 5 Year Plan?
Answer #19	Copy of base plans for utilities provided.
Question #20	Under paragraph J3-11 Government Recognized System Deficiencies "There is need for additional Storage in Area C (in south end) to increase pressure and provide for planned expansion." How much storage would be required to meet this deficiency? Is there a project number and can we receive a copy of it?
Answer #20	No project found.
Question #21	The Wastewater Inventory in Section J4, Table 1, lists 2 lift stations at the Main Base numbered 7038. One has an installation date of 1970 and the other has a date of 1992. Are these separate lift stations or is this duplication?
Answer #21	Overhead and below floor.
Question #22	Concerning the water system, are the piping and valves inside Building 3001 under concrete/cement flooring, inside trenching in the floors, or hung overhead?
Answer #22	System maps that show location of system components were provided during the site visits.
Question #23	Will the Installation supply a building to house the contractor or will it supply a location and the contractor will be required to build a facility?
Answer #23	Contractor should provide costs for facilities in their proposal.
Question #24	The water tank located at the EIG area is not included in the water system inventory. Information in the RFP suggests that this tank is a "non-potable water fire protection system" and is excluded for this reason. Information supplied on the site visit confirms the tank is not used for potable water supply, but is only used to supply water volume in the event of a fire or other such situation. Inspection of the tank and the adjacent small structure containing the fire pump did not determine whether adequate backflow prevention was in place. What type of backflow prevention is in place at this tank/structure? Additionally, is the water in the tank checked for adequate levels of chlorine, since it's supplied by the potable water system, or is it

	considered non-potable water?
Answer #24	Air Group / Fire Water
Question #25	Will the installation supply drawings for the well structures? The site visit revealed very little information on the underground water wells since keys were not available to the structures and, regardless, it is considered a confined space.
Answer #25	One well was visited but it was considered a confined space. The Government will provide drawings if they are available.
Question #26	We were told on the site visit that most water structures had intrusion alarms that were routed to the existing facility in use by the current contractor. Is the true and will this system be privatized?
Answer #26	Well #1 does not at this time. Only Wells off base have intrusion alarms.
Question #27	Well #31 is included in the privatization process, but is located in the housing area, which is excluded from privatization. Is there a plan for segregating this well from housing?
Answer #27	Well # 31 will still provide water to housing. The water provided to housing will need to be metered and charged to the privatization contractor.
Question #28	There was no Section J43 included in with the RFP. Does this mean there are no Specialty Training Requirements? If there are requirements for the water/wastewater system, when will this information be released?
Answer #28	No Specialty Training Requirements exist for this procurement.
Question #29	Per Part 12, Costs of Services, of the Right of Way document (Attachments J48 and J49); the water/wastewater contractor “is responsible for all utilities. For the Premises <i>without cost to the Department of the Air Force.</i> ” (Emphasis added). If the contractor will have to pay the Installation for electricity to run the wells, pump stations, lift stations, and so on, then an electric rate needs to be supplied and a power consumption history needs to be supplied. Will this information be available, or will the Installation supply this type of utility without cost to the contractor?
Answer #29	The bidder should provide these costs based on their engineering/operational experience, and include these costs in their proposal.
Question #30	Per Part 12, Costs of Services, of the Right of Way document (Attachments J48 and J49); the water/wastewater contractor “is responsible for all utilities, janitorial services, building maintenance, and grounds maintenance for the Premises <i>without cost to the Department of the Air Force.</i> ” (Emphasis added). Does the Air Force expect the contractor incur these expenses without having a method for compensation or does the Air Force require these expenses not be shown as line item entries to any cost calculation?
Answer #30	Neither. The Government does not expect the Contractor to incur these costs without reimbursement. How these costs are shown in the proposal is up to the Offeror, however.
Question #31	Has the Installation performed a vulnerability assessment on the water system? If so, was fencing around all water structures such as wells, pump stations, and so on recommended?
Answer #31	A vulnerability assessment on the water system was in progress when the RFP was released. The base is waiting for the report. Currently all off-base

	wells are fenced and have security alarms.
Question #32	Will the Installation supply estimated annual chemical usages for the water and wastewater systems?
Answer #32	The bidder should provide these costs based on their engineering/operational experience and include these costs in their proposal.