

Questions & Answers, Version 6
Arnold Air Force Base Utility Systems Privatization
SP0600-04-R-0068
August 23, 2004

1. There are multiple portable flow monitors around the base for the sanitary sewer system? Do records exist for the sub-basin flows and are these flows being tracked for pre- and post rehabilitation efforts?

Answer: Yes. The records are used to track pre and post rehabilitation efforts.

2. Do the flow monitor devices become the property of the UP?

Answer: No

3. J4.6 requires monthly submittals for an I/I report. Can the Gov't better define the expectations of this report?

Answer: Several sub-basins have not been repaired. The expectation is for the UP contractor to continue to track system wide I&I and report their findings and analysis of how the I&I is affecting the performance of the system along with recommendations for corrective actions.

4. Can you provide the flow rate (GPM) and Total Dynamic Head requirements for each existing sewage pumping station?

Answer: GPM and TDH for each sewage lift station are not readily available. The size of the pumps (in horsepower) currently installed in each lift station is indicated in J4.2.1.2, Inventory Table 1.

5. Will there be fees associated with the use of the AEDC Chem Lab for analyzes? If so, what is the schedule of fees for testing? Is use of the AEDC Chem Lab mandated or can the UP utilize other testing laboratories?

Answer: The use of the Chem Lab on base is NOT mandated. It is available for use at the discretion of the UP contractor. Rate schedules have not been established for specific tests.

6. Questions & Answers – V.3, Questions J2.3.1 indicates that UP has to provide emergency staff on the property 24/7/365. C.8.2 of RFP indicates a representative of the system has to be onsite within 15 minutes or 1 hour (depending upon location of incident) and repair crews have to respond within 2 hours. The answer given to J2.3.1 seems to contradict and implies all service crews have to be onsite. Which is applicable?

Answer: The requirements are consistent. The RFP does not require all service crews to be located on site 24/7/365, however, it does say that emergency staff must be on property 24/7/365. If the

emergency staff is able to assure the response time requirements are met, then the contractor has met the requirement.

7. Does the Gov't intend to transfer all major laboratory equipment (monitors, meters, ovens, incubators, probes, etc.) for the water and wastewater laboratories to the UP? Please provide an inventory of the major laboratory equipment items.

Answer: Yes. It is our intent to provide a fully functional lab and turn over all existing lab equipment. Recommend UP contractors visit AEDC and inventory the equipment and review its condition. An inventory will not be provided.

8. Is there a computer generated PM log available for the water and sanitary sewer system equipment and if so can this be provided for review?

Answer: We have a PM program for the utility systems on base. However, the UP contractor is responsible to propose their own PM program. The gov't PM program will not be provided.

9. Have any leak surveys been performed in the potable water system?

Answer: No

10. What is the estimated system-wide water loss?

Answer: Unknown

11. What is the frequency of line breaks and line repairs to the water system?

Answer: 4 to 6 per year.

12. Do existing fire hydrants have isolation valves? If some do not have valves, please provide a listing of same.

Answer: Not all fire hydrants have valves. CD-2 includes schematics of the potable water system that show which hydrants have valves.

13. Please define the sizes of meters listed in Table 6 of J.3.5 and the location (interior or exterior).

Answer: All 17 meters are listed in J3.2.1.2 Inventory. They range in size from 1 inch to 14 inches. All are located on the exterior of facilities.

14. J3.3.4.3 requires that a backflow preventer testing plan be in-place. Please define the number and location of all RPBP that will require testing by the UP.

Answer: The backflow prevention devices that will become the responsibility of the UP contractor are listed in the Inventory. Backflow prevention devices internal to AEDC facilities will remain the responsibility of the government.

15. Is the UP responsible to provide new or upgrade locations that are deficient with backflow preventers?

Answer: No. The gov't retains ownership of existing interior backflow devices and will be responsible for correcting deficiencies.

16. Table 7, J4.2.1.2 indicates 2 and 3-inch VCP and Concrete pipe is in place on base. Is this a correct statement?

Answer: The records do in fact indicate the 2 and 3 inch lines are VCP. We understand that this does not make sense as VCP lines of this size are not common. However, we are unable to verify the accuracy of the inventory.

17. A fire loop water line is proposed around the warehouse 6 (Bldg 1421) and other buildings in the area. Please define the size and length of this fire line or provide a map which reflects the proposed location.

Answer: The deficiency has been identified, but the solution (size and proposed routing) has not been determined. The UP contractor should propose a solution.

18. Will AEDC provide additional land(s) if required to meet TDEC or AEDC requirements?

Answer: AEDC owns 40,000 acres and none of this land is transferred to the UP Contractor. AEDC will grant a right of way based on the proposed and accepted method of satisfying the State of Tennessee permit requirement. This assumes a successful offeror and decision to award.

19. Who will be responsible for repairing backflow and prevention devices ? Is a copy of the current policy and test data available?

Answer: The gov't retains ownership and is responsible for repairing interior backflow prevention devices. The UP contractor is responsible for repairing exterior backflow prevention devices.

20. Is existing non-metallic pipe on facility identified with location tape or wire?

Answer: Some newer lines have been marked with tape, but for the most part, the lines do not have tape or wire.

21. Is repair data available on WTP, WWTP and lift stations including emergency repairs?

Answer: Yes. The data is available for review at AEDC. Providing the work order history would require volumes of paper. Request the UP contractor visit AEDC to review this information if necessary.

22. Is data available regarding how many times loss of mission service interruptions have occurred in the past from loss of water or loss of sanitary sewer? What are the priority service locations?

Answer: In recent history, there has been one incident where the potable water system resulted in a loss of mission service. This was caused by a major water main break which completely emptied the water storage tank. There has been no incidence of loss of mission service associated with the sewage collection or treatment facilities.

The priority service locations are the test facilities listed in Table 5, Loss Service Assessment.

23. Can we bundle the proposals for water and sewer or water, sewer and natural gas and omit the individual proposals?

Answer: The Government reserves the right to award one, two, three or four contracts. If your proposal is all systems or nothing, please state so. Individual proposals are required.

24. What is the CAGE number?

Answer: A CAGE Code is a five (5) position code that identifies companies doing or wishing to do business with the Federal Government. The format of the code is the first and fifth position must be numeric. The second, third and fourth may be any mixture of alpha/numeric excluding I and O. All positions are non-significant. Please use this website to register: <https://www.bpn.gov/bincs/faq.asp>

25. On Page 10 of CLIN AA, please define "Recoverable portion...."

Answer: Please refer to Clause L.9.6.1 SCHEDULE B-2 INSTRUCTIONS for the detailed information.

26. Are there any historical or archaeological significant sites on the facility?

Answer: Yes. This is a pretty complex question to answer. In general, if the offeror proposes changes to the facilities and systems, the Government will have to provide the State of Tennessee, in some cases, with the impact on historical aspects of the facility. Routine maintenance and repair or operation should not be an issue. Since the land associated with the Right of Way has already been cleared from an archaeological standpoint, it is not anticipated that operations and maintenance of existing equipment and system will be an issue. Again, any new construction, digging, etc, must be submitted for review and approval prior to commencing work.

27. Are there any environmentally significant sites on the facility?

Answer: Yes. See answer to 34.

28. What happens if the Initial Capital Improvement Budget goes over or under budget?

Answer: The Offeror is responsible for upgrades and would have to follow the RFP for requesting renegotiation of the price.

29. C.5.1.6 indicates record data shall be on the Gov't CAD system but this cost is not recoverable. What is the current Gov't CAD system?

Answer: Autocad and Autodesk with configuration management performed in Metaphase at this time.

30. Are there controlled access areas requiring security clearances that would apply to UP?

Answer: Yes. See the RFP where security is discussed. UP personnel will be cleared upon award of contract after meeting credentialing requirements.

31. C.9.3.1 indicates Gov't may require temporary utility service connections but will not pay for same. How will costs be recovered? How many typically occur in a year for each type of utility service?

Answer: Connecting and disconnecting temporary utilities is required. The number varies from year to year. We do not have records of the number of connections and types accomplished. Make an assumption and price accordingly. Examples of connections are when Government subcontractors, test customers, etc bring in temporary offices or storage trailers and power is needed for lighting, etc.

32. At what point can UP discharge into Lake Woodard. (Woods Reservoir)

Answer: CD-2 includes a map of a proposed re-routing of the main base sanitary sewer plant outfall. It is a recommendation only. If the Arnold Village Outfall is changed from its current location, it would need to be coordinated with the gov't IAW Section J3.3.4, System Configuration and Coordination. It is impossible to say what locations are acceptable since it will also depend on the NPDES permit obtained by the UP contractor.

33. What is the water demand (average and peak) for buildings located in Arnold Village and Main Area?

Answer: The meter readings per month range from 0.64 million gallons to 1.1 million gallons. There is no other demand information available.

34. Does the sanitary sewer system receive any flows from industrial discharges, grease traps, oil/water separators, wash down, roof leaders, storm drains, building sumps or septic system discharges?

Answer: Only grease traps discharge into the Sanitary Sewage System.

35. How many building currently receive water and/or sanitary sewer service?

Answer: There are approximately 300 buildings.

36. Who will serve as the Contracting Officer Representative?

Answer: At this point, AEDC/MAT, an assigned Government employee.

37. Does UP have to contract with any current equipment or material suppliers for purchase orders already in effect?

Answer: You may be required to sign a non-disclosure agreement with our utility suppliers or a Memorandum of Agreement, however, at this point, we do not believe there are any material or equipment contracts that are required that could not be settled by the Government.

38. C.11.2.5 – Does AEDC has a Master Plan for growth expansion, new or expanded, etc.?

Answer: All known growth and expansion is including in the RFP.

39. The drawing from the CD shows approximately 4000 LF of underground steel pipe than the inventory. Which pipe total would AEDC assume to be more accurate? The maps provided also show an 8” steel line going down Treatment Plant Road, but the map is cut off before the end of the line. How many feet of 8” gas pipe is there beyond the cut-off point on the map.

Answer: Prepare your estimate based on the inventory in the RFP.

40. There is 1,523 LF of polyethylene pipe listed in the inventory. Where is this pipe located in the system and what is the grade of the PE pipe? Does this pipe have any tracer wire or tape?

Answer: We have not been able to locate records or verify the existence of this piping. However, since it is in the inventory, please include it in your proposal. This assures consistency between all proposals and pricing of the proposals. After award, a detailed assessment of interfaces and inventory will be performed as noted in the RFP.

41. The inventory in the RFP lists 21 meters. However on the tour visit, 24 meters were noted and then another list was provided with an additional 10 Rockwell T30 meters. Can Gov’t provide a comprehensive list of all meters along with specifications for each?

Answer: Base your proposal on the inventory provided. AEDC is constantly changing its configuration. We do not plan on updating the inventory every time we change out a meter. When the award is made, we will manage these changes through the RFP identified configuration control process. Yes, the Government could, but it is our option to stick with the original inventory for the purpose of this award.

42. Will Gov’t provide monthly readings on these gas meters for the past year?

Answer: No. The contractor is not being contracted for supply of the natural gas. The RFP is for operation and maintenance. Assume all the piping is pressurized and operating 24/7/365 except when outages are requested and approved for maintenance.

43. Does the Gov't have a record of leak survey and cathodic protection for the base?

Answer: No leaks have been recorded in the distribution system which will be transferred to the UP Contractor. We have records and presented them to offeror's at the follow on site visit. If they are not in CD-2, let us know and we will make them available on a per request basis.

44. Please supply findings from the last TN Regulatory Authority inspection.

Answer: We have no records of a TRA audit.

45. Will Gov't provide pressure tests and wall thicknesses for all installed gas pipe?

Answer: No. Assume all piping requires pressure testing. Wall thickness measurements are up to the UP contractor.

46. Does the natural gas system have an up-to-date O&M manual? Is there a current Safety & Health Manual? Is there Operator Qualification Plan?

Answer: AEDC uses an on-line Computerized Maintenance Management System with asset level records and requirements for maintenance. AEDC can share this information on a per request basis. AEDC's safety and health program exists for the overall AEDC workforce, see Technical Library, and for the individual company operations. The operator qualification requirements are in the RFP.

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47. During the tour, some meters were pressure rated significantly over the 100 psig system pressure. Has the system ever operated over 100 psig or are there plans to operate over the 100 psig at any instance in the future?

Answer: None noted