

TYNDALL AFB, FLORIDA
SP0600-04-R-0060
QUESTIONS AND ANSWERS, Version III
April 15, 2004

Electric Distribution System Questions

QUESTION 1: How will the bidder be allowed access to the underground portion of the electric distribution system that crosses the runways on base? Additionally, what is the procedure and specifics on times and required escorts that will be necessary when maintenance work will need to be performed in this area of the system?

ANSWER 1: Once the Contractor owns the electrical distribution system, they will have access to their distribution lines as established on the RFP. Procedures will be similar to the ones the 325 CES Operations Contractor has been currently following at the Base. Bidders will be escorted by High Voltage Shop personnel to the area if they are interested to look the underground portion of the electrical distribution system that crosses the runways on the base.

QUESTION 2: Please identify the location, if any, of overhead transformer banks that are mounted on the ground within an enclosure.

ANSWER 2: Some Overhead transformer banks mounted on the ground within an enclosure are located at the Airfield Lighting area. Airfield Lighting is not part of Utilities Privatization.

QUESTION 3: Please identify, if present, the locations of any distribution transformers that are located inside of or on top of buildings on Base including aircraft hangars.

ANSWER 3: The base has not identified any transformers located inside of or on top of buildings. Contractors will be responsible for verifying this information.

QUESTION 4: Here is a revised question. Please answer the Revised Question:

Old Question 4: The TDP does not include an estimate of the number of services (overhead, underground, single-phase, or three-phase). In addition, there is no indication of the length of service conductors. Please confirm that, based on this omission; all services are to be excluded from the privatized system.

Revised Question 4: The J1 Attachment does not include an estimate of the number of services (overhead, underground, single-phase, or three-phase). In addition, there is no indication of the length of service conductors. Please confirm that, based on this omission; all services are to be excluded from the privatized system.

ANSWER 4: Section J1.2.1.2, Table 1 contains an estimate of conductors overhead, underground, etc. Contractors are responsible for verifying existing quantities.

QUESTION 5: Section C.14 indicates that there may be specialty training requirements for various installations, with a reference to Section J43. Can it be assumed, since no training requirements specific to Tyndall AFB's electrical distribution system are mentioned and Section J43 is not included with the solicitation, that there are no special training requirements for Tyndall AFB at this time and that the contractor will be granted an equitable adjustment if training is required in the future?

ANSWER 5: The solicitation does not contain specialty training requirements at this time.

QUESTION 6: Here is a revised question. Please answer the revised question:

Old Question 6: Based on comments made at the time of the site visit, it is our understanding that two of the system deficiencies identified in the TDP have been funded by the government, and that construction of these projects is scheduled to begin shortly. Please confirm that these projects have been budgeted for and that construction for these projects will be completed prior to the privatization of the electrical distribution system.

New Question 6: Based on comments made at the time of the site visit, it is our understanding that two of the system deficiencies identified in the J1 Attachment have been funded by the government, and that construction of these projects is scheduled to begin shortly. Specifically, please confirm that the system deficiencies identified for facility numbers "FL AVE" and "SUW AVE" have been budgeted for by the government and that construction of these projects will be completed prior to the privatization of the electrical distribution system.

ANSWER 6:

1. 5 Reclosers after Substation: Funded, not part of this proposal.

2 Upgrade Lighting Tyndall Dr. Gate: Funded under Overhead to Underground Flight Line Project. Project is not part of this proposal.

3. Replace Electrical Dist Syst, Swanee Phase 2: Portion of the project has been funded under new Flight Line feeder project . Project includes all poles on Georgia Avenue, poles numbered as S132-6,S132-5,S132-4,S132-3, S132-2,S132-1, S132, S130, and S128 and poles on Suwanee Avenue (S127, S161, S162, S166,

S167, S180, and S181). Contractor shall be responsible for poles not mentioned above.

4. Replace Electrical Dist System, FL/LA/AL: Portion of project has been funded under Overhead to Underground Flight-line project. Project does not include Overhead to Underground from Poles S340-S419-1. Contractor shall be responsible for including project to convert OH to UG (primary and secondary) from poles S340-S419-1 in their proposal.

5. Replace Electrical Dist System, 6000 and Flight Line: Project has not been funded. Contractor shall be responsible for including it in their proposals.

Gas Distribution System Questions

QUESTION 7: The J section inventory lists 17.36 miles of 6" and 4" pipe and 13.79 miles of 3" and smaller diameter piping. The AutoCAD drawing furnished at the site scales 5 miles of 6" and 4" gas pipe along highway 98, with smaller sizes running off the main piping. It appears the inventory may include 4" and 6" gas piping in the housing area, which is not included in this privatization. Please clarify the linear feet of 4" and 6" piping to be included in this privatization contract.

ANSWER 7: Family Housing gas pipes are not included in this contract. Section J2.2.1.2 Table 1 provides a general listing of the major natural gas distribution system fix assets for the Tyndall AFB natural gas distribution system.

QUESTION 8: Please furnish the size of the 3 gas meters to be installed in table 6 of the inventory.

ANSWER 8: New meters are manufactured by Metrotek, Inc. They are AE6000 Series. For more information about Metrotek meters, visit www.metrotek.com or call 1-800-327-8559.

QUESTION 9: Does the base have any schedule or additional information on replacement of the old steel gas pipelines in the 2004 budget prior to privatization?

ANSWER 9: To date, there is no schedule or information regarding the replacement of the old steel gas pipelines in the 2004 budget prior to privatization.

QUESTION 10: When were the regulators last inspected and the valves operated as part of a system maintenance program?

ANSWER 10: Per information provided by the shops, they were inspected on September 2002.

Water Distribution System Questions

QUESTION 11: Are there any operational problems with the 4 emergency wells on base that are to remain in operation for emergency use? If so, what is needed to correct the problems and what is the estimated cost?

ANSWER 11: There is no operational problems known with the 4 emergency wells on base. As indicated on section J3.2.1.1, page J3-4, “The backup wells are not included with the sale of the system. The Utility privatization contractor will be required to maintain the wells and operate them during emergency situations...”

QUESTION 12: What are the sizes of the 13 new water meters listed in table 6? Section J3.3 item 4 lists 49 reimbursable customers, 26 of which are currently metered. Table 5 lists 23 existing meters. There appears to be a difference in the total number of customers to be metered. Please confirm? Also, what is the plan for the remaining 13 unmetered customers?

ANSWER 12: The contractor will be responsible to size the 13 new water meters as listed in Table 6. The meters must be sized using their own judgment and experience as a contractor. There are 49 reimbursable customers. Some of the reimbursable customers are metered; others share the meter with more than one organization. The contractor will be responsible for installing the new secondary meters as shown on section J3.5.2, Table 6.

Wastewater Distribution System Questions

QUESTION 13: Lift station #1722 appears to be the main station that pumps all sewage to the wastewater treatment plant via the 16” force main. It is my understanding that excess or unusual flow, such as wet weather inflow or oily wastewater, coming to this point is diverted into the existing old wastewater plant clarifiers. Who currently operates the lift station and building #1723 valve control facility? Will the lift station be part of this privatization? Who will be responsible for operating the valve control facility to ensure backup in the distribution lines does not occur?

ANSWER 13: As indicated in Section J4.2.1.1, “Building 1722, wet well and primary force mains are leased to Bay County. The county operates and maintains these systems under the terms of their contract with the government.” Lift Station #1722 will not be privatized. Building #1723, the valve control facility, is operated by our existing Base Operations Contractor and is part of privatization.

QUESTION 14: Based on the comments made at the site visit, storm water inflow occurs along the flight line and at the oil/water separator. What problems were found and what actions are recommended to address this?

ANSWER 14: The storm water inflow is caused by having the hangar door drains recently tied into the sewer collection system. An AF-332 Form has been submitted to have the lift station upgraded, but no response has been received regarding its approval or schedule.