

Westover Air Force Base Questions

1. Who will contract with the City of Chicopee to procure the water supply that will flow through the privatized water distribution system, the contractor or the government? Alternatively, who will pay the water bill?

- a. *Westover ARB will continue procurement and payment for water from the City of Chicopee.*

2. Has the base received any citations for violations of the Safe Drinking Water Act or any other applicable federal or state requirement and, if so, what are the details of each violation?

- a. *The base did receive a notice of non-compliance for not notifying the DEP of a change in status for the Certified Operator - at the time, our former environmental engineer passed the Certified Operator test but did not notify the DEP of the change in status. We immediately notified the DEP and closed the finding in about 7 days.*

3. Attachment J3 of the RFP [hereinafter referred to as "Att. J3" references, at page J3-7, states the need for the contractor to enter into an MOU with the base fire department.

a. Is there a model MOU and, if so, can it be made available for inspection? b. Is the intended scope of the MOU limited merely to securing fire protection services for those structures on the base which the contractor shall acquire, or does it also set standards (regarding, for example such matters as the maintenance of specified minimum water pressure standards) for the contractor's substantive operation of the water distribution system?

- a. *Model MOU is now available in Technical Library*
- b. *Yes, it is limited merely to securing fire protection services for those structures on the base which the contractor shall acquire; the RFP states the O&M standards.*

4. Att. J3 states, at page J3-6, that ownership of and maintenance responsibility for all obstruction lighting on water towers rests with the contractor. Who is responsible for the cost of power associated with those lights, and how will that cost be determined? Would the contractor be responsible for future lighting requirements being contemplated such as strobes?

- a. *Ownership of and maintenance responsibility for all obstruction lighting on water towers rests with the contractor. The new owner is responsible for the cost of power associated with those lights. The new owner is responsible for obstruction lighting per the ROW 11.3. Obstruction lighting maintenance and associated cost of electric utility will be new owners. Base will maintain ownership and maintenance of Navigation Beacon on top of water tank. Access to the government will be provided.*

5. We understand that there is currently a licensed water system operator under contract to the base providing services relating to such matters as SCADA monitoring and water quality sampling. Is this correct and, if so, who is the contractor? Is it the intent of the RFP that there shall be some residual relationship between that operator and the contractor and, if so, what is that relationship intended to be? Can the results of all water quality sampling activities conducted by that operator during the last twelve months (including but not limited to sampling and test results for petroleum hydrocarbons and any substances thought to have leached from pipe slip-lining materials) be made available to prospective contractors?

a. The current Certified Operator is Ms. Deborah Bray of Small Water Systems Inc. Westover assumes new system owner is responsible for MA State DEP requirement that system run by Certified Operator. The relationship should be up to the new owner, it will fall to them to meet the MA state DEP code. Water sampling results for Chlorine residuals will be made available in the technical library. Tests for petroleum Hydrocarbons are not available, the item was mentioned during a Army Corp CERL report for a separate project repairing collapsed Cement-Asbestos piping.

6. Will the government repaint the 500,000 gallon storage tank referenced in Table 1 of Att. J3 for conveyance to the contractor prior to such conveyance, or is that a matter for which the contractor will be expected to assume immediate responsibility?

a. The new owner is expected to assume immediate responsibility and maintenance.

7. We understand Griffin Services International ["GSI"] is currently responsible, on a contractual basis, for an array of base public works responsibilities, including upkeep of the water distribution system. Is this understanding correct? If it is correct, may prospective contractors communicate directly with GSI? If not, how should communications be conducted?

a. Yes, Griffin Services International is currently under contract. Prospective contractors must communicate any questions through DESC-EB, Mr. Backus, Contracting Officer.

8. Can we obtain copies of work orders generated over the past year associated with the water distribution system?

a. Copies of work orders have been added to the technical Library

9. Att. J3 references recommended changes to the chemical treatment that the City of Chicopee provides for the drinking water it supplies to the base; that treatment relates to such matters as corrosion control and pH adjustment. The recommended changes are stated in detail in USACOE CERL

Technical Report 99/54 dated June 1999. Have any of those changes been implemented and, if so, can a description please be provided?

- a. *A description of the treatment of the water provided to Westover provided by the Chicopee Water department was added to the technical library*

10. We understand that a successor agreement between the contractor and the government would be awarded on a sole source basis at the end of the fifty-year term of the contract that the RFP contemplates is that understanding correct? If that understanding is correct, and assuming present procurement standards were to remain applicable, what would be the process for the negotiation of that contract, and what substantive provisions would govern its terms and conditions?

- a. *Yes, at the end of the expiration of the contract, the contractor and the installation will enter into an agreement as to the new terms and conditions.*

11. Who assumes the present contract with the cell phone company regarding equipment it has mounted on the water tank? (ROW 4.5) Can we see the contract?

- a. *The new owner will need to negotiate a new facility use contract with the cell phone company per ROW 4.5. The existing contract will **not** be made available to any potential bidders. The existing cell phone contract will mostly likely be cancelled for the convenience of the government should the Water Tower be transferred and associated cellular equipment removed.*