



CITY OF HOUSTON

Department of Public Works and Engineering

Annise D. Parker

Mayor

Michael S. Marcotte, P.E., D.WRE, BCEE
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 713 837-0037
F. 713 837-0040
www.houstontx.gov

February 4, 2010

Subject: Letter of Clarification 5
The Greater Northeast Houston Service Area
Water and Wastewater Utilities and Facilities
For Public Works and Engineering Department

Reference: Request for Proposal (RFP) No. T23538

To all Prospective Vendors:

This Letter of Clarification is issued for the purpose of:

- To revise the above referenced solicitation as follows:
 1. Extend proposal submission deadline from February 18, 2010 to March 11, 2010 to The City Secretary until 4:00 p.m. local time.
 2. Respond to the questions submitted by vendors following the site visits relating to the referenced solicitation.

1. In mowing the facilities, are there are parts outside the fenced areas that contract operator is responsible for? (Especially in the Kingwood area).

RESPONSE: The service provider is responsible for maintaining the facilities so that they are clean and well kept. The outside the facility should be as well. That means in some cases that the area immediately outside the facilities must be mowed.

2. Who is responsible for maintaining camera security systems?

RESPONSE: The cameras that are currently in the proposed service area will be maintained by PWE Security.

3. On the contract start date, who is responsible for paying for any existing repairs that are underway, the entity that started the work or the new Operator?

RESPONSE: The City will pay whatever repairs that are ongoing

4. Please provide a list of current assets that are moth-balled or no longer in use that are not subject to the contract. Some equipment was noticed to be off-line and no longer in usable condition.

RESPONSE: NA, all equipment is subject to the contract. please provide a list of specific items for further clarifications.

5. Are we responsible for the maintaining the step-down transformers (Ex: Kingwood main STP)?

RESPONSE: Yes

6. We noticed a portable generator at the Cedar Bayou STP. Who does it belong to and will it be available to the operator once the new contract begins?

RESPONSE: This is City of Houston property, all generators will be supplied by the vendor as described in the RFP.

7. Does the portion of the contract requiring generators for emergencies apply year round or only during hurricane season?

RESPONSE: Generators will be needed for any extended power outages, whether in hurricane season or not.

8. Provide a lift station flow diagram for each STP collection system.

RESPONSE: This is shown in the Service Area map provided in the RFP.

9. What is the purpose of pallet of range cubes at the Kingwood main STP?

RESPONSE: That is used at another plant operated by STE, not involved currently involved with this contract.

10. Will a permit have to be pulled for electrical work at facilities?

RESPONSE: Yes all city and state laws and ordinances will have to be followed.

11. During the site visits we noticed many activated carbon systems in drums on the lift stations, but many appeared to not have had the carbon changed recently. Please specify how many we must maintain in operating condition, and provide a history of how frequently the activated carbon was changed out.

RESPONSE: The activated carbon system is used when there are odor complaints and only intermittently.

12. Many of the water storage tanks had stencils showing the last day it was inspected. Please confirm that the operator will not be financially or operationally responsible for any repairs needed to these tanks, since it is not possible to perform internal inspections on the tanks during the pre-bid phase.

RESPONSE: Repairs should be identified during the transitional phase and repair costs can be negotiated at that time.

13. Please confirm that we can schedule an IT person of ours to visit the Kingwood Central plant and the City facilities to better understand the CMMS requirement for 7i.

RESPONSE: Raymond Ramdeo with WOB is familiar with this system and would be a resource to answer specific questions that may arise. I recommend he is notified when the vendors staff visits since he may be available to visit at the same time.

14. Will the Contract Operator provide a license for the Datastream 7i or will we be able to use a license that belongs to the City?

RESPONSE: The City will supply the license for use in GNEHSA.

15. Does this service area have a grease trap program? If so, who is currently responsible for it and will the contract operator be responsible for performing it? If it exists, approximately how many grease traps exist in the service area?

RESPONSE: The City of Houston has an ordinance concerning grease traps. The RFP requires an education/outreach plan.

16. Is there an industrial pretreatment program in place in this service area? If so, will the contract operator be responsible for running this? Approximately how many industrial pretreatment permits exist in this service area?

RESPONSE: City of Houston will administer.

17. We would like permission to collect water and wastewater samples at several key sites to help us better understand the chemical needs. Would you please allow us to do so, coordinating with both the City and the current operator?

RESPONSE: Agree

18. We noticed that Lift Station 21 (5422 Timber Shade Drive) had major issues with leaks, structural issues, and no real way to bypass to allow fixes. Does the City have any project in the planning, design, or bid phase that will correct the problem? Please verify that this will be a capital project and the responsibility of the City to pay for.

RESPONSE: A CIP project is in place.

19. The RFP document states that the Contract Operator will be responsible for all facility repairs and replacements up to \$50,000 per event.

RESPONSE: This is in the contract that is shown as a sample of the form of the contract and not be the final contract.

20. Please confirm that this does not apply to repairs and replacement of distribution line work and collection line work.

RESPONSE: a. There is no maximum dollar amount per event associated with work described in section 4.4 UTILITY MAINTENANCE of the subject RFP.

21. Please provide a list of all repairs and replacements over the last 2 years that were in excess of \$20,000.

RESPONSE: Electronic copies of all work orders for repairs and replacements of water and wastewater lines for the last two years that exceed \$20k are unavailable. However, the Service Provider is permitted to review the hard copy of the files at 2700 Dalton, Houston, Texas 77017

22. We respectfully request the City extend the due date for the submittal of the proposals to three (3) weeks following receipt of the written responses to the questions submitted on January 22, 2010.

RESPONSE:

23. Can you please allow additional on-site time for us to review the City's computerized maintenance management system (CMMS)?

RESPONSE: See previous recommendation to coordinate with Raymond Ramdeu

24. Can you please allow additional on-site time for us to review the City's Information Management System (IMS), used in association with the water distribution and wastewater collection system work orders?

RESPONSE: PUD will allow the proposers to come to 7101 Renwick for a briefing and demo of the IMS system.

25. Will the repair, rebuild and replacement and non-routine maintenance not specifically described in Sections 4.2, 4.3, 4.4 or the Service Description in Section 4.4.17.1 be considered Additional Services? For example, a major rehabilitation of an aeration blower at one of the wastewater plants or the rebuilding of a vertical turbine well pump.

RESPONSE: Additional Services Fees will not be applied to work performed under section 4.4 UTILITY MAINTENANCE, including services listed on the *Basic Services Worksheet for Utility Maintenance*.

26. The table included in Section 4.4.17 of the RFP does not address main water line repairs for those lines greater than 12". How does the City envision facilitating and paying for repairs of main water lines greater than 12"?

RESPONSE: Water mains larger than 12" will be repaired by PUD, unless damaged by the Service Provider. The Service Provider will not be entitled to compensation for such repairs.

Throughout the RFP and Draft Service Agreement there is mention of "Attachment X" which contains, among other things, a list of equipment associated with facilities. Can the City please provide "Attachment X"?

RESPONSE: Attachment X is only referred to in the sample contract. The contract is only a sample of the form which the final contract will take.

27. The table included in Section 4.4.17.1 of the RFP appears to be truncated in at least one cell. Can the City please provide a fully visible version of this table or provide the Excel version of the file?

RESPONSE: See attachment for the PDF copy of the *Basic Services Worksheet for Utility Maintenance*.

28. The table included in Section 4.4.17.1 of the RFP contains a Service Description in the Wastewater Collection Systems Services simply titled "Excursion". Can the City please provide a full definition of what this refers to?

RESPONSE: "Excursion" is defined as a Sanitary Sewer Overflow (SSO) of manholes and public and private sewer lines in the City's easements and/or right-of-ways.

29. Can the City please provide the annual volumes of sludge hauled from the Cedar Bayou WWTP for the most-recent 24 months?

RESPONSE: This was already posted.

30. Can the City please provide the most-recent 24 months of electrical consumption and cost for the Kingwood Central, Kingwood West, Forest Cove and Cedar Bayou WWTPs?

RESPONSE: : This was already posted.

31. Can the City please provide 24 months of electrical consumption and cost for each of the 57 sewage lift stations?

RESPONSE: This was already posted.

32. Can the City provide 24 months of the following influent characteristics for the Kingwood Central, Kingwood West, Forest Cove and Cedar Bayou WWTPs:

Temperature (Deg. F) RESPONSE: : This was already posted.

pH (S.U.) RESPONSE: : This was already posted.

BOD₅ (mg/L) **RESPONSE:** : This was already posted.
TSS (mg/L) **RESPONSE:** : This was already posted.
NH₃-N (mg/L) **RESPONSE:** : This was already posted.

33. Can the City please provide the monthly water production volumes for the most-recent 24 months for each of the wells associated with this project?

RESPONSE: The 24 months pumpage data for these referenced facilities are included in the Appendix F of the RFP.

34. Can the City please provide a complete list of chemicals used as well as chemical doses for the most-recent 24 months for the following water systems:

- | | |
|---------------------|------------------------------------|
| 35. Kingwood 1 | 2. Moonshine Hill - Chlorine: 15 |
| 36. Kingwood 2 | to 20 lbs day |
| 37. Kingwood 3 | 3. D- 73-1 - Chlorine: 30 lbs day |
| 38. MUD 58 | 4. D- 73-2 - Chlorine: 20 lbs day |
| 39. Forest Cove 2 | 5. Plantation Hills - Chlorine: 25 |
| 40. Forest Cove 3 | - 30 lbs/day |
| 41. Moonshine Hill | 6. Eisenhower Park - Chlorine: 5 |
| 42. Belleau Woods | lbs/day |
| 43. District 73-1 | |
| 44. District 73-2 | |
| 45. Plantation Hill | |
| 46. Eisenhower | |

RESPONSE: Approximate daily amount chemical usage at the water facilities is:

1. Belleau Woods - Chlorine: 15 lbs/day and Phosphate: 1 gal/day

Chemical usage for water plants in U.D-5 system is not available since these plants are being operated by a contractor.

47. Can the City please provide Risk Management Plans (RMP) for the facilities using chlorine gas?

RESPONSE: Risk Management Plans are required for Kingwood-1, Kingwood-2 and Kingwood-3 only. A draft version of the RMP for Kingwood-1 plant (aka Water Plant A) is attached for reference (see Kingwood RMP.pdf).

48. Can the City please provide the GIS database for water and wastewater networks?

RESPONSE: : This was already posted.

49. Can the City please provide monthly electrical consumptions for the most-recent 24 months for the following locations:

| 50. Facility | 51. Meter Number |
|-------------------|------------------|
| Kingwood 1 Well 1 | 68180863 |
| Kingwood 1 Well 4 | 49184294 |
| Kingwood 2 Well 1 | 71560189 |
| Kingwood 2 Well 2 | 23148992 |
| Kingwood 2 Well 3 | 15654023 |

| | |
|------------------------|---------------------------|
| Kingwood 3 Well 1 | (meter in locked cabinet) |
| Kingwood 3 Well 2 | 29745734 |
| MUD 58 | 80122117 |
| Forest Cove 2 | 48819265 |
| Forest Cove 3 | 31726555 |
| Moonshine Hill | 61316080 |
| Belleau Woods | 71526618 |
| District 73-1 | 68085126 |
| District 73-2 | 55283937 |
| Plantation Hill | 47145670 |
| Plantation Hill Well 2 | 15654040 |

RESPONSE: The total electrical usage (for plant and wells) for these referenced facilities is included in the Appendix B of the RFP. At this time, individual meter records are not available.

52. Will the successful service provider be required to transfer the potable water accounts for all facility locations to their name?

RESPONSE: No PUD will maintain the accounts.

53. Can the City please provide the current backlog of work orders produced by the City's Information Management System (IMS)?

RESPONSE: Electronic copies of all work orders for repairs and replacements of water and wastewater lines are unavailable. However, the Service Provider is permitted to review the hard copy of the files at 2700 Dalton, Houston, Texas 77017.

54. Can the City please provide a complete list of the motor horsepower and rated capacity for all the sewage lift stations in the Greater Northeast Houston Service Area?

RESPONSE: This was already posted.

Furthermore, it is the responsibility of each Vendor to obtain any previous Letter(s) of Clarification associated with this solicitation.



Mary Williams
 Division Manager
 PWE Materials Management Branch
 319 St. Emanuel
 Houston, Texas 77002