

Jimmy Huntington Building
714 Fourth Avenue, Suite 201
Fairbanks, AK 99701

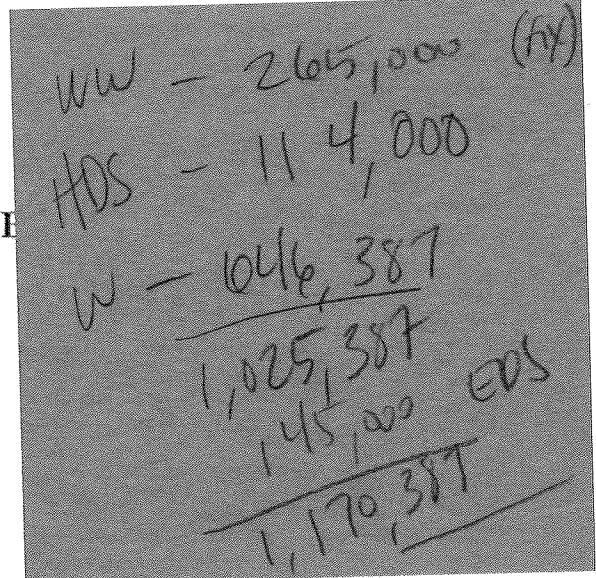
FWA-09-021



DOYON UTILITIES

January 19, 2011

Ms. Martha Gray
Division Chief/Contracting Officer
DLA Energy
8725 John J. Kingman Road, Suite 3830
Fort Belvoir, VA 22060-6222



Re: Explanation of cost overruns on project FWA-09-021 – FTW 336A – Aircraft Parts Storage at Fort Wainwright, Alaska.

Dear Martha,

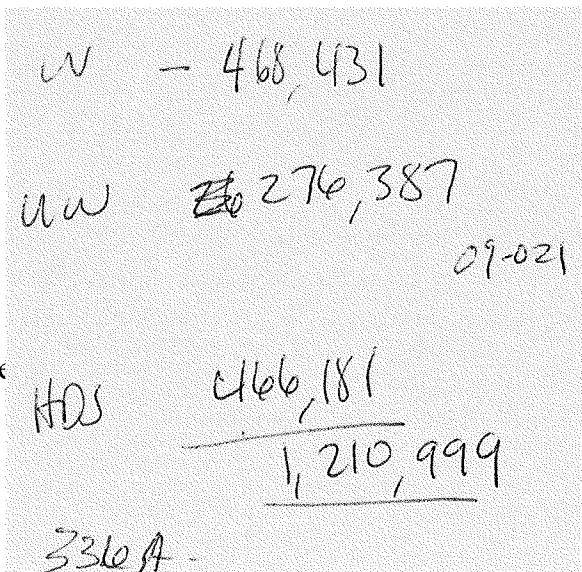
On February 24, 2010, we received a Notice to Proceed for the construction of the FWA-09-021 project with a budget of \$1,170,387.00 (includes the \$60,000 approved on September 16, 2009 for design work). This project, to install new water, wastewater electric and heat distribution systems to the FTW-336A Aircraft Storage Facility was completed in December 2010 with only minor activities such as grass seeding and minor landscape work remaining. This project will come in at approximately \$1,211,000, surpassing expected budget by just over \$40,000.

Project change orders drove the overage due to two unanticipated conditions; excavation into unknown contaminated soils and discovery of an unsafe utilidor joint.

In the future, we will coordinate with you prior to obligating additional funds to projects. Please feel free to contact me with any questions or concerns.

Best Regards,

Patrick J. Driscoll, P.E.
Vice President of Operations
Doyon Utilities, LLC





IN REPLY
REFER TO: DESC-EF

DEFENSE LOGISTICS AGENCY
DEFENSE ENERGY SUPPORT CENTER
8725 JOHN J. KINGMAN ROAD, SUITE 4950
FORT BELVOIR, VA 22060-6222

JTB

February 24, 2010

Mr. Daniel E. Gavora
President/CEO
Doyon Utilities, LLC
714 Fourth Avenue, Suite 201
Fairbanks, AK 99701

Dear Mr. Gavora,

The Government has completed its review of the Doyon Utilities, LLC (DU) proposal, dated November 2, 2009, submitted in response to Request for Proposal FWA-09-021, FTW 336A – Aircraft Parts Storage, under contract SP0600-07-C-8263 at Fort Wainwright, Alaska. The Government's evaluation determined that DU's proposed solution is technically acceptable and that the price proposed is fair, reasonable, and consistent with DU's cost of service model.

Per our discussion on May 12, 2009, the Government does not concur with the inclusion of property taxes in project costs at this time. The amount and responsibility for potential property tax is still uncertain and not ripe for resolution at this time. Accordingly, the Government requests that DU proceed with execution of this project upon receipt of this notice.

It is the Government's intent to pay for this project with a lump-sum payment in accordance with Section C.11.2.5 of the contract upon the completion and acceptance of the project by the Government. Please address any questions concerning this notice to proceed to the undersigned. All project related questions shall be directed to the Contracting Officer's Representative, Ms. Deb Diehl at 907-353-6255 (deb.diehl@us.army.mil).

Sincerely,

Martha A. Gray

Martha A. Gray
Division Chief/Contracting Officer
U.P. Contracting Division IV
Energy Enterprise BU



Sydney Morgan

From: Koessel, Brian CIV DLA DESC-EF [Brian.Koessel@dla.mil]
Sent: Monday, November 02, 2009 9:42 AM
To: Sydney Morgan
Cc: Pat Driscoll; Gray, Martha A CIV DLA DESC-EF
Subject: RE: DU response to second portion of RFP / SP0600-07-C-8263 / FWA-09-021 / FTW 336A - Aircraft Parts Storage

Sydney,

Thanks for the quick response. Revising the letter won't be necessary, your e-mail will suffice. I will let the review team know when I send them the package.

Regards,

Brian J. Koessel
Supv. Contract Specialist
Defense Energy Support Center
Energy Enterprise BU (DESC-EF)
(703) 767-1595 (DSN 427)

-----Original Message-----

From: Sydney Morgan [mailto:smorgan@doyonutilities.com]
Sent: Monday, November 02, 2009 1:37 PM
To: Koessel, Brian CIV DLA DESC-EF
Cc: Pat Driscoll; Gray, Martha A CIV DLA DESC-EF
Subject: RE: DU response to second portion of RFP / SP0600-07-C-8263 /
FWA-09-021 / FTW 336A - Aircraft Parts Storage

My apologies. In an effort to order materials in time for the construction season we will need an NTP by February 15, 2010. Would you like for me to add this to our cover letter for a cleaner paper trail?

Sydney Morgan
Operations Coordinator
Doyon Utilities
smorgan@doyonutilities.com
(907) 455-1555 - Direct
(907) 388-7236 - Cell

-----Original Message-----

From: Koessel, Brian CIV DLA DESC-EF [mailto:Brian.Koessel@dla.mil]
Sent: Monday, November 02, 2009 9:30 AM
To: Sydney Morgan

Cc: Pat Driscoll; Gray, Martha A CIV DLA DESC-EF
Subject: RE: DU response to second portion of RFP / SP0600-07-C-8263 /
FWA-09-021 / FTW 336A - Aircraft Parts Storage

Sydney,

The cover letter states, "Assuming we receive a timely NTP, we expect to have the utility connections installed and complete by August 31, 2010."

Would you please specify what date or range of dates DU considers to be timely, so that the Government can prioritize its review of the proposal.

Regards,

Brian J. Koessel
Supv. Contract Specialist
Defense Energy Support Center
Energy Enterprise BU (DESC-EF)
(703) 767-1595 (DSN 427)

-----Original Message-----

From: Sydney Morgan [mailto:smorgan@doyonutilities.com]
Sent: Monday, November 02, 2009 1:05 PM
To: Gray, Martha A CIV DLA DESC-EF
Cc: Sinigaglio, Bruno F Mr CIV USA IMCOM; Slicker, James S Mr CIV USA IMCOM; Diehl, Deborah J Ms CIV USA IMCOM; Kalmbacher, John Mr CIV USA IMCOM; Koessel, Brian CIV DLA DESC-EF; Dan Gavora; Bruce Tangeman; Tim Wallis; Pat Driscoll; Shayne Coiley; Norman Sather; Sydney Morgan
Subject: DU response to second portion of RFP / SP0600-07-C-8263 /
FWA-09-021 / FTW 336A - Aircraft Parts Storage

Attached please find our proposal for the service connections to building FTW 336A, Aircraft Parts Storage.
Please let me know if you have any questions.

Best Regards,

Sydney Morgan

Operations Coordinator

Doyon Utilities

smorgan@doyonutilities.com <mailto:smorgan@doyonutilities.com>

(907) 455-1555 - Direct

(907) 388-7236 - Cell

From: Koessel, Brian CIV DLA DESC-EA [mailto:Brian.Koessel@dla.mil]
Sent: Wednesday, September 16, 2009 2:22 PM
To: Dan Gavora; Bruce Tangeman; Tim Wallis; Pat Driscoll; Shayne Coiley; Sydney Morgan
Cc: Gray, Martha A CIV DLA DESC-EF; Sinigaglio, Bruno F Mr CIV USA IMCOM; Slicker, James S Mr CIV USA IMCOM; Diehl, Deborah J Ms CIV USA IMCOM; Kalmbacher, John Mr CIV USA IMCOM
Subject: Notice to Proceed / SP0600-07-C-8263 / FWA-09-021 / FTW 336A - Aircraft Parts Storage

Dan,

Please see the attached letter authorizing Doyon Utilities to proceed with design & engineering on the subject project.

Respectfully,

Brian J. Koessel
Contract Specialist
Defense Energy Support Center
Energy Enterprise BU (DESC-EF)
P: (703) 767-1595 (DSN 427)
F: (703) 767-2382
Brian.Koessel@dla.mil <<mailto:Brian.Koessel@dla.mil>>

Jimmy Huntington Building
714 Fourth Avenue, Suite 201
Fairbanks, AK 99701



(907) 455-1500
(907) 455-6788 Fax
PO Box 74040
Fairbanks, AK 99707

November 2, 2009

Ms. Martha Gray
Division Chief/Contracting Officer
Defense Energy Support Center
8725 John J. Kingman Road, Suite 3830
Fort Belvoir, VA 22060-6222

**Re: Response to RFP - Project # FWA-09-021 - Service Connections to Building FTW
336A, Aircraft Parts Storage at Fort Wainwright, Alaska.**

Dear Martha,

On September 16, 2009, we received a Notice to Proceed (NTP) on the design and engineering of the FWA-09-021 project. This proposal is in response to the same NTP requesting submittal of a proposal for the service connections based on 100% designs by October 30, 2009.

Assuming we receive a timely NTP, we expect to have the utility connections installed and complete by August 31, 2010.

Below is a brief description of the proposed project; a cost estimate is attached:

Doyon Utilities will provide labor, materials and engineering for the construction and connection of electrical, water, wastewater and heat distribution systems to the FTW 336A (Aircraft Parts Storage) building.

The electrical portion of this proposal includes the installation of a pad mount transformer, primary riser, metering equipment, disconnect switch, URD secondary, 250 watt HPS area lights with concrete foundations, lighting load center, one span of three phase primary, anchors, down guys, 7 & 13 jaw meters, a three-phase transformer bank and a 200A meter base.

The mechanical portion includes the site preparation, demolition, rehab and repair, installation of all utilidor sections, steam and condensate piping, water and wastewater piping, and all installation of direct bury for steam, condensate, water and wastewater piping. Also included are the installation of hydrants, meters and vaults.

The project capital cost is estimated to be \$1,110,387. Additionally, the O&M operating expense estimate is \$19,185 relating to property taxes (2009 mill rate of 17.278 used for estimate). The RFP requested that we include financial impacts for both Rate Base and CIAC:

- Rate Base – In CY#3, the estimated financial impact to the tariff rate is approximately \$7,762/month and in CY#4 is \$13,189/month.
- CIAC – In CY#3, the estimated financial impact to the tariff rate is approximately \$2,169/month and the estimated financial impact to the operating fee is \$4,580/month. In CY#4 the estimated financial impact to the tariff rate is approximately \$4,284/month and the estimated financial impact to the operating fee is \$4,488/month.

Please feel free to call if you have any questions or need further clarification.

Sincerely,



Patrick J. Driscoll, P.E.
Vice President of Operations
Doyon Utilities, LLC

CC: B. Koessel, Contract Specialist, DESC
B. Sinigaglio, Utility Chief, FWA Garrison
D. Diehl, COR, FWA Garrison
J. Kalmbacher, COR, FWA Garrison
J. Stigge, Senior Project Manager, C.H. Guernsey
J. Hoppe, Senior Project Manager, C.H. Guernsey
S. Coiley, FWA Site Manager, Doyon Utilities

Attachments:

Doyon Utilities Project Costing Worksheets – Project #FWA-10-021

Project Cost Estimating Worksheet
Fort Wainwright FTW336A

Item	Year Inst.	Quantity	Unit Cost	RCN	Contractors Mark-ups %	RCN [Total Installed]	Engineering Services %	RCN Total w. Engineering	Design Life	RIN (Rep. Year New)	ROL (Rep. Design Life)
Service utilidor w/ HDS & WDS — WWCS direct buried next to new utilidor											
Site Preparation & Access											
site preparation, overburden excavation and removal, sedimentation control	2010	200 LF \$	50	10,000	5%	2%	5%	12.2%	10%	\$ 13,879	5%
isolation tenting, ventilation, lid removal and cribbing, isolation bulkheads, repair or replacement of broken utilidor roof panels	2010	200 LF \$	25	5,000	5%	2%	5%	12.2%	10%	\$ 6,940	5%
utilidor roof panel clear-up and reinstallation, backfill, finish grading, pavement repair, turf and landscape repair	2010	200 LF \$	75	15,000	5%	2%	5%	12.2%	10%	\$ 20,819	5%
Asbestos Containing Material Abatement											
Utilidor Steam Piping System - includes demolition of existing pipes and supports; installation of new pipe; installation of new supports, expansion compensation and anchor systems; new insulation; reconnect or replace service laterals as required											
Carbon steel piping, ASTM A106, seamless, standard wall; forged carbon steel fittings; forged carbon steel valves (2" and smaller); cast carbon steel valves (3" and larger); externally pressurized expansion joints; all welded piping system. Utilidor installed steam piping - 3" diameter	2010	400 LF \$	233	93,200	5%	2%	5%	12.2%	10%	\$ 129,354	5%
Utilidor Condensate Piping System - includes demolition of existing pipes and supports; installation of new pipe; installation of new supports, expansion compensation and anchor systems; new insulation; reconnect or replace service laterals as required											
Stainless steel piping, ASTM A312, Type 316L, schedule 10S; wrought stainless steel fittings; forged stainless steel valves (2" and smaller); cast stainless steel valves (3" and larger); externally pressurized expansion joints; all welded piping system. Utilidor installed condensate piping - 1 1/2" diameter	2010	400 LF \$	205	82,000	5%	2%	5%	12.2%	10%	\$ 113,809	5%
Utilidor Water Piping System - includes demolition of existing pipes and supports; installation of new pipe; installation of new support and anchor systems; new insulation and tracing; reconnect or replace service laterals as required.											
Copper tubing (3" and smaller) ASTM B388, type K, cast bronze fittings, ASTM A536; cast bronze valves, mechanical couplings for roll dropped piping system.											
Utilidor installed water piping - 2" diameter	2010	400 LF \$	63	25,200	5%	2%	5%	12.2%	10%	\$ 34,976	5%
Ductile iron piping (4" and larger), AWWA C151/A21.151, Class 53; cement lined, AWWA C104, standard; ductile iron fittings, ASTM A536; ductile iron valves; mechanical couplings for cut grooved and shouldered piping systems, AWWA C606.											
Utilidor installed water piping - 8" diameter	2010	250 LF \$	254	63,500	5%	2%	5%	12.2%	10%	\$ 88,133	5%
Utilidor Rehabilitation and Repair											
Repair and recondition utilidor walls, floor and removable roof panels; repair/replace utilidor insulation and waterproofing system.	2010	150 LF \$	125	18,750	5%	2%	5%	12.2%	10%	\$ 26,023	5%
Raise elevation of manhole lid where required to eliminate seasonal flooding of utilidor system.	2010	4 EA \$	1,750	7,000	5%	2%	5%	12.2%	10%	\$ 9,715	5%
Repair/replace utilidor ventilation system in manhole lid (where required).	2010	6 EA \$	2,200	13,200	5%	2%	5%	12.2%	10%	\$ 18,321	5%

Project Cost Estimating Worksheet
Fort Wainwright FTW336A

Utility Service Lateral from Existing Mains to Aircraft Parts Storage

Item	Year Inst.	Quantity	Unit Cost	RCN	Contractors Mark-ups %	RCN [Total Installed]	Engineering Services %	RCN Total w. Engineering)	Design Life	RVN (Rep. Year New)	RDL (Rep. Design Life)
Service utilidor w/ HDS & WDS ---- WWCS direct buried next to new utilidor											
Replace manhole convenience power and lighting system (where required).	2010	6 EA	\$ 1,800	10,800	5% 2%	5% 12.2%	10% \$ 14,980				CY
Replace utilidor drainage system , sump pumps (where required).	2010	- EA	\$ 2,600	-	5% 2%	5% 12.2%	10% \$ -				25
Replace existing access hatches with new secure (lockable) hatches.	2010	6 EA	\$ 3,065	18,390	5% 2%	5% 12.2%	10% \$ 25,524				25
Utilidor Replacement - Includes removal and recycling of existing concrete utilidor elements. Replacement also includes basic damp proofing, board insulation, access hatches, vents, lighting, and sumps with submersible pumps.											
8 foot long precast concrete U-sections with precast concrete lids; ACI 317, 5000 psi concrete.	2010	225 LF	\$ 630	141,750	5% 2%	5% 12.2%	10% \$ 196,738				75
Precast concrete sections - 54" by 54"											
Direct Buried Domestic Water Piping System - includes demolition of existing pipes; installation of new pipe, installation of new support / anchor system; reconnect or replace service laterals as required.											
Ductile iron piping (4" and larger), AWWA C151/A21.51, Class 53; cement lined, AWWA C104, standard; ductile iron fittings ASTM A536; ductile iron valves; mechanical couplings for cut grooved and shouldered piping systems, AWWA C606.											
direct buried water main (DU Water Service Table March 2003) - 6" diameter.											
Direct Buried Sewer Piping System - includes demolition of existing pipes; installation of new pipe; installation of new support / anchor system; reconnect or replace service laterals as required.											
Ductile iron piping (4" and larger), AWWA C151/A21.51, Class 53; cement lined, AWWA C104, standard; ductile iron fittings, ASTM A536; ductile iron valves; mechanical couplings for cut grooved and shouldered piping systems, AWWA C606.											
Gravity:											
direct buried sewer piping - 8" gravity	2010	400 LF	\$ 254	101,600	5% 2%	5% 12.2%	10% \$ 141,013				
Force Main:											
EDS											
225kva 12.4Y/11.2kv 277/480 Volt Padmount Transformer	2010	1 ea	\$ 8,500.00	8,500	5% 2%	5% 12.2%	10% \$ 11,797				
13-Jaw/225 Amp Meterbase w/C Closing Device	2010	1 ea	\$ 275.00	275	5% 2%	5% 12.2%	10% \$ 382				
225A Service Rated NEMA 3R Circuit Breaker	2010	1 ea	\$ 800.00	800	5% 2%	5% 12.2%	10% \$ 1,110				
400x5 CT's	2010	3 ea	\$ 1,250.00	1,250	5% 2%	5% 12.2%	10% \$ 1,735				
13-Jaw FM95 Meter	2010	1 ea	\$ 350.00	1,050	5% 2%	5% 12.2%	10% \$ 1,457				
UM1-1B Pad Assembly-Concrete	2010	1 ea	\$ 220.00	220	5% 2%	5% 12.2%	10% \$ 305				
UC1X Three Phase Primary Riser	2010	1 ea	\$ 2,400.00	2,400	5% 2%	5% 12.2%	10% \$ 3,331				
UM1-1C Load Breaker	2010	1 ea	\$ 4,700.00	4,700	5% 2%	5% 12.2%	10% \$ 6,523				
10/15kV URD Concentric Primary Cable 133% insulation	2010	3 ea	\$ 350.00	1,050	5% 2%	5% 12.2%	10% \$ 1,457				
UM50-P-3.3" PVC Conduit	2010	225 FT	\$ 8.00	1,800	5% 2%	5% 12.2%	10% \$ 2,458				
3" GRC Elbow	2010	110 FT	\$ 24.00	2,640	5% 2%	5% 12.2%	10% \$ 3,664				
UM6-Ground Rod Assembly	2010	4 ea	\$ 175.00	700	5% 2%	5% 12.2%	10% \$ 972				
250cmi Secondary Conductor	2010	1 ea	\$ 175.00	175	5% 2%	5% 12.2%	10% \$ 243				
350-25kva 12.4Y/11.2kv 120/208 Volt Transformer	2010	3 ea	\$ 1,250.00	3,750	5% 2%	5% 12.2%	10% \$ 5,205				

Project Cost Estimating Worksheet
Fort Wainwright FTW336A

Item	Year Inst	Quantity	Unit Cost	RCN	Contractors Mark-ups %		RCN [Total Installed]	Engineering Services %	RCN Total w. Engineering	Design Life	RPN (Rep. Year Now)	RDL (Rep. Design Life)
					General	Subcontractors G&A						
Service utilidor w/ HDS & WDS ---- WVCS direct buried next to new utilidor												
UMB Three Phase Secondary Riser 3/0 XHHW2	2010	300	FT	\$ 5.00	1,500	5%	2%	5%	12.2%	10%	\$ 2,082	10%
EZ 8 Double Helix Anchor	2010	1	ea	\$ 400.00	400	5%	2%	5%	12.2%	10%	\$ 555	5%
E2-X Single Down Guy Heavy Duty	2010	1	ea	\$ 350.00	350	5%	2%	5%	12.2%	10%	\$ 486	5%
10-ACSR Primary Conductor	2010	400	FT	\$ 6.00	2,400	5%	2%	5%	12.2%	10%	\$ 3,331	5%
C5.31X Single Deadend Neutral on X-arm	2010	1	ea	\$ 1,056.00	1,056	5%	2%	5%	12.2%	10%	\$ 1,457	5%
C1.41 Single Support Neutral on X-arm	2010	1	ea	\$ 625.00	625	5%	2%	5%	12.2%	10%	\$ 867	5%
H1.1 Ground Rod Assembly	2010	2	ea	\$ 175.00	350	5%	2%	5%	12.2%	10%	\$ 486	5%
P-45° cl 2 Wood Pole	2010	2	ea	\$ 2,600.00	5,200	5%	2%	5%	12.2%	10%	\$ 7,217	5%
- LF	2010	-			-	5%	2%	5%	12.2%	10%	\$ -	-
7-Jaw 200A Meterbase	2010	1	ea	\$ 275.00	275	5%	2%	5%	12.2%	10%	\$ 382	5%
7-Jaw 100A Meterbase	2010	1	ea	\$ 250.00	250	5%	2%	5%	12.2%	10%	\$ 347	5%
7-Jaw 200A FM116S Meter	2010	2	ea	\$ 200.00	400	5%	2%	5%	12.2%	10%	\$ 555	5%
100-Amp Lighting Load Control Center	2010	1	ea	\$ 3,600.00	3,600	5%	2%	5%	12.2%	10%	\$ 4,997	5%
Steel light pole side fixture w/250 Watt HPS Light	2010	4	ea	\$ 2,700.00	10,800	5%	2%	5%	12.2%	10%	\$ 14,990	5%
3/4" Lighting Branch Corduit w#10	2010	200	FT	\$ 8.00	1,600	5%	2%	5%	12.2%	10%	\$ 2,221	5%
Light Standard - Concrete Foundation	2010	4	ea	\$ 1,950.00	7,800	5%	2%	5%	12.2%	10%	\$ 10,826	5%
- LF	2010	-			-	5%	2%	5%	12.2%	10%	\$ -	-
Other Project Specific Items												
Fire hydrant - replacement including lateral piping, tracing and insulation	2010	2	EA	\$ 17,500	35,000	5%	2%	5%	12.2%	10%	\$ 48,577	5%
Steam Flow Meter - 3"	2010	1	EA	\$ 7,500	7,500	5%	2%	5%	12.2%	10%	\$ 10,409	5%
Water Flow Meter - 2"	2010	1	EA	\$ 2,300	2,300	5%	2%	5%	12.2%	10%	\$ 3,192	5%
Install Concrete Access Vaults	2010	2	EA	\$ 17,000	34,000	5%	2%	5%	12.2%	10%	\$ 47,188	5%
Total Project Cost					\$ 761,940				\$ 1,057,511		\$ 49,549	25
											\$ 1,110,887	

65



DEFENSE LOGISTICS AGENCY
DEFENSE ENERGY SUPPORT CENTER
8725 JOHN J. KINGMAN ROAD, SUITE 4950
FORT BELVOIR, VA 22060-6222

IN REPLY
REFER TO: DESC-EF

September 16, 2009

Mr. Daniel E. Gavora
President/CEO
Doyon Utilities, LLC
714 Fourth Avenue, Suite 201
Fairbanks, AK 99701

Dear Mr. Gavora,

The Government has completed its review of the Doyon Utilities (DU) proposal, dated September 3, 2009, submitted in response to Request for Proposal FWA-09-021, FTW 336A – Aircraft Parts Storage, under contract SP0600-07-C-8263 at Fort Wainwright, Alaska. The Government requests that DU proceed with design and engineering of this project, and submit a proposal for the service connections based on 100% design by October 30, 2009. The Government will then complete its evaluation.

It is the Government's intent to pay for this project through an increase in the tariff rate upon its completion and acceptance by the Government. However, the Government retains the right to make a lump-sum payment in accordance with Section C.11.2.5 of the contract. A modification to contract SP0600-07-C-8263 will be prepared and executed upon the completion and acceptance of the project by the Government. Please address any questions concerning this notice to proceed to the undersigned. All project related questions shall be directed to the Contracting Officer's Representative, Ms. Deb Diehl at 907-353-6255 (deb.diehl@us.army.mil).

Sincerely,

Martha A. Gray
Division Chief/Contracting Officer
DLA Contracting Division
Energy Enterprise BU



Sydney Morgan

From: Koessel, Brian CIV DLA DESC-EA [Brian.Koessel@dla.mil]
Sent: Wednesday, September 16, 2009 2:22 PM
To: Dan Gavora; Bruce Tangeman; Tim Wallis; Pat Driscoll; Shayne Coiley; Sydney Morgan Gray, Martha A CIV DLA DESC-EF; Sinigaglio, Bruno F Mr CIV USA IMCOM; Slicker, James S Mr CIV USA IMCOM; Diehl, Deborah J Ms CIV USA IMCOM; Kalmbacher, John Mr CIV USA IMCOM
Cc:
Subject: Notice to Proceed / SP0600-07-C-8263 / FWA-09-021 / FTW 336A - Aircraft Parts Storage
Attachments: NTP on FWA-09-021 - FTW 336A - Aircraft Parts Storage - 091609.pdf

Dan,

Please see the attached letter authorizing Doyon Utilities to proceed with design & engineering on the subject project.

Respectfully,

Brian J. Koessel
Contract Specialist
Defense Energy Support Center
Energy Enterprise BU (DESC-EF)
P: (703) 767-1595 (DSN 427)
F: (703) 767-2382
Brian.Koessel@dla.mil

**Jimmy Huntington
Building
Fourth Avenue, Suite 201
Fairbanks, AK 99701**



**907-455-1500
(907)-455-6788 Fax
PO Box 74040
Fairbanks, AK 99707**

September 3, 2009

Ms. Martha Gray
Division Chief/Contracting Officer
Defense Energy Support Center
8725 John J. Kingman Rd, Suite 3830
Fort Belvoir, VA 22060-6222

Re: Response to RFP for project #FWA-09-021 (Design only for new service connections for FTW 336A – Aircraft Parts Storage) at Fort Wainwright, Alaska

Dear Martha,

This letter is in response to the RFP received by Doyon Utilities (DU) on August 11, 2009 requesting design effort only for new service connections for FTW 336A – Aircraft Parts Storage at Fort Wainwright, Alaska. Below is a brief description of the DU proposal.

Project # FWA 09-021 – FTW 336A - Aircraft Parts Storage

DU will develop a design, ready for construction, to extend water, steam, condensate and sewer from the utilidor located along the north side of Montgomery to the project site. These services will be direct buried and appropriately insulated. The electrical services will be 3 phase, overhead from the existing feeder. Doyon Utilities, LLC shall be responsible for design of all service connections up to the applicable points of demarcation. This Request for Proposal is for design effort only. As part of the design process, DU will attend design coordination meetings and design review meetings.

DU estimates the design work will cost approximately \$60,000 on a time and material basis.

Please feel free to call if you have any questions or need further clarification.

Sincerely,



Bruce Tangeman
Chief Financial Officer
Doyon Utilities LLC

CC: B. Koessel, Contract Specialist, DESC
 B. Sinigaglio, Utility Chief, FWA Garrison
 D. Diehl, COR, FWA Garrison
 J. Kalmbacher, COR, FWA Garrison
 J. Stigge, Senior Project Manager, C.H. Guernsey
 J. Hoppe, Senior Project Manager, C.H. Guernsey
 S. Coiley, DU FWA Site Manager

REQUEST FOR PROPOSAL
Contract No. SP0600-07-C-8263
Fort Wainwright, Alaska
August 11, 2009

1. It is requested that Doyon Utilities, LLC (DU) submit a proposal for the following project:
 - a. Title: FTW 336A – Aircraft Parts Storage
 - b. RFP Number: FWA-09-021
 - c. Location: Fort Wainwright
 - d. Statement of Work: Attached
 - e. POCs: Deb Diehl, 907-353-6255
 - f. Funding: The Government anticipates funding this project through an increase to the tariff rates upon its completion and acceptance by the Government; however, the Government retains the right to make a lump-sum payment in accordance with Section C.11.2.5 of the contract.
 - g. Proposal Due Date: August 26, 2009.
2. DU's Proposal shall include the following:
 - a. Description of the work to be performed.
 - b. Timeframe in which the work will be performed.
 - c. Breakout of costs, to include: labor, materials, equipment, any other direct costs (e.g. permitting, inspections, commissioning, etc.), and indirect costs.
 - d. Cost impacts for Rate Based funding.
 - e. Cost impacts for CIAC funding.
 - f. Reference the RFP Number identified in 1(b) in all related correspondence.
3. Disclaimer:
 - a. DU is advised that this RFP is not to be construed as authority to proceed with any work or to incur any obligations chargeable to the Government subject to the availability of funds (SAF).
 - b. In the event of unsatisfactory negotiations, the Government will not assume any obligation for payment of any expense incurred by DU in the preparation of its proposal or the premature initiation of services contemplated hereunder.

STATEMENT OF WORK
RFP No. FWA-09-021
FTW 336A – Aircraft Parts Storage
Fort Wainwright, Alaska

Fort Wainwright requires new service connections to provide utility service to the facility being constructed under U.S. Army Corps of Engineers (USACE) Project FTW 336A – Aircraft Parts Storage. Doyon Utilities, LLC (DU) shall be responsible for design of all service connections up to the applicable points of demarcation.

This Request for Proposal is for **design effort only**. It is requested that DU submit the cost proposal for the design services identified in this requirement no later than August 26, 2009. As part of the design process, DU will be expected to attend design coordination meetings and design review meetings.

Project FTW 336A is a design-bid-build project and the COE 100% design will soon be available.

It is requested that the DU design for all service connections up to the applicable points of demarcation be completed by October 31, 2009.

In order to assist in the planning process, the following design and schedule data is provided for DU's consideration:

a. The project will include an access road running north from Montgomery, which will then run along the south and east side of the facility. DU will be required to install utilities beneath the road at a suitable location, which will permit access to the mechanical room located at the southeast of the facility. Utilities under the road must be placed before the road is constructed and DU must install them by June 1, 2010 at the latest; however, schedule coordination with the USACE prime contractor could result in installation at a later date.

b. The building is expected to be weathered in by October 1, 2010 (at which time DU must have the permanent water, sewer, steam, condensate, and power lines placed by that date at the latest; however, schedule coordination with the USACE prime contractor could result in installation at a later date).

c. The plans show four parking lot lights that DU will need to install, as well as power to the HBO POD at the parking lot. DU must install the bases for the light poles, and the underground power and conduit by June 1, 2010 at the latest; however, schedule coordination with the USACE prime contractor could result in installation at a later date.

DU is requested to provide all labor, materials, and equipment necessary to provide the **design services only** requested herein. A Request for Proposal to provide the associated service connections will be issued at a later date. Note that items b and c above are being provided as information for future planning only. Upon award of a contract by the USACE for project FTW 336A (anticipated award date of February 1, 2010), DU shall coordinate design, construction, and scheduling with the USACE prime contractor.

Doyon Utilities, LLC
Project Estimating Worksheet
FWA09-021 (FTW 336A Aircraft Parts Storage)

Item	Year Inst	Qty	Unit Cost	RCN	Contractors Mark-ups %	RCN (Total Installed)	Engineering Services %	RCN (Total w/ Engineering)	R/N (Rep Year New)	Design Life	RDL Rep. Design Life
Site preparation, overburden excavation and removal, sedimentation control	2009	200	LF \$ 50	10,000	5% 2%	5% 12.2%	10% \$ 13,879	5% 5%	5% 10% \$ 16,100	50	2009 75
Utilidor roof panel clean-up and reinstallation; backfill; finish grading; pavement repair, turf and landscape repair.	2009	200	LF \$ 75	15,000	5% 2%	5% 12.2%	10% \$ 20,819	5% 5%	5% 10% \$ 24,150	50	2009 75
Fire hydrant - replacement including lateral piping, tracing and insulation	2009	2 ea	\$ 17,500	35,000	5% 2%	5% 12.2%	10% \$ 48,577	5% 5%	5% 10% \$ 56,350	50	2009 25
Carbon steel piping, ASTM A106, seamless, standard wall; forged carbon steel fittings; forged carbon steel valves (2" and smaller); cast carbon steel valves (3" and larger); externally pressurized expansion joints; all welded piping system.											
utilidor installed steam piping - 4" diameter	2009	200	LF \$ 292	58,400	5% 2%	5% 12.2%	10% \$ 81,055	5% 5%	5% 10% \$ 94,023	50	2009 60
Stainless steel piping, ASTM A312, Type 316L, schedule 10S; wrought stainless steel fittings; forged stainless steel valves (2" and smaller); cast stainless steel valves (3" and larger); externally pressurized expansion joints; all welded piping system.											
utilidor installed condensate piping - 1½" diameter	2009	200	LF \$ 205	41,000	5% 2%	5% 12.2%	10% \$ 56,905	5% 5%	5% 10% \$ 66,009	50	2009 40
Copper tubing (3" and smaller), ASTM B88; type K; east bronze fittings, ASTM A536; cast bronze valves; mechanical couplings for roll grooved piping system.											
utilidor installed water piping - 3" diameter	2009	200	LF \$ 94	18,800	5% 2%	5% 12.2%	10% \$ 26,093	5% 5%	5% 10% \$ 30,268	50	2009 70
Ductile iron piping (4" and larger), AWWA C151/A21.5.1, Class 53; cement lined, AWWA C104; standard; ductile iron fittings, ASTM A536; ductile iron valves; mechanical couplings for cut grooved and shouldered piping systems, AWWA C606.											
utilidor installed sewer piping - 6" gravity	2009	200	LF \$ 221	44,200	5% 2%	5% 12.2%	10% \$ 61,346	5% 5%	5% 10% \$ 71,161	50	2009 70
8 foot long precast concrete U-sections with precast concrete lids, ACI 317, 5000 psi concrete.											
Precast concrete sections - 24" by 24"	2009	200	ea \$ 265	53,000	5% 2%	5% 12.2%	10% \$ 73,560	5% 5%	5% 10% \$ 85,329	50	2009 75
Total Phase 1 Project Cost							\$ 275,400				
								\$ 382,233			
									\$ 443,390		

REQUEST FOR PROPOSAL
Contract No. SP0600-07-C-8263
Fort Wainwright, Alaska
August 11, 2009

1. It is requested that Doyon Utilities, LLC (DU) submit a proposal for the following project:
 - a. Title: FTW 336A – Aircraft Parts Storage
 - b. RFP Number: FWA-09-021
 - c. Location: Fort Wainwright
 - d. Statement of Work: Attached
 - e. POCs: Deb Diehl, 907-353-6255
 - f. Funding: The Government anticipates funding this project through an increase to the tariff rates upon its completion and acceptance by the Government; however, the Government retains the right to make a lump-sum payment in accordance with Section C.11.2.5 of the contract.
 - g. Proposal Due Date: August 26, 2009.
2. DU's Proposal shall include the following:
 - a. Description of the work to be performed.
 - b. Timeframe in which the work will be performed.
 - c. Breakout of costs, to include: labor, materials, equipment, any other direct costs (e.g. permitting, inspections, commissioning, etc.), and indirect costs.
 - d. Cost impacts for Rate Based funding.
 - e. Cost impacts for CIAC funding.
 - f. Reference the RFP Number identified in 1(b) in all related correspondence.
3. Disclaimer:
 - a. DU is advised that this RFP is not to be construed as authority to proceed with any work or to incur any obligations chargeable to the Government subject to the availability of funds (SAF).
 - b. In the event of unsatisfactory negotiations, the Government will not assume any obligation for payment of any expense incurred by DU in the preparation of its proposal or the premature initiation of services contemplated hereunder.

STATEMENT OF WORK
RFP No. FWA-09-021
FTW 336A – Aircraft Parts Storage
Fort Wainwright, Alaska

Fort Wainwright requires new service connections to provide utility service to the facility being constructed under U.S. Army Corps of Engineers (USACE) Project FTW 336A – Aircraft Parts Storage. Doyon Utilities, LLC (DU) shall be responsible for design of all service connections up to the applicable points of demarcation.

This Request for Proposal is for **design effort only**. It is requested that DU submit the cost proposal for the design services identified in this requirement no later than August 26, 2009. As part of the design process, DU will be expected to attend design coordination meetings and design review meetings.

Project FTW 336A is a design-bid-build project and the COE 100% design will soon be available.

It is requested that the DU design for all service connections up to the applicable points of demarcation be completed by October 31, 2009.

In order to assist in the planning process, the following design and schedule data is provided for DU's consideration:

- a. The project will include an access road running north from Montgomery, which will then run along the south and east side of the facility. DU will be required to install utilities beneath the road at a suitable location, which will permit access to the mechanical room located at the southeast of the facility. Utilities under the road must be placed before the road is constructed and DU must install them by June 1, 2010 at the latest; however, schedule coordination with the USACE prime contractor could result in installation at a later date.
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- c. The plans show four parking lot lights that DU will need to install, as well as power to the HBO POD at the parking lot. DU must install the bases for the light poles, and the underground power and conduit by June 1, 2010 at the latest; however, schedule coordination with the USACE prime contractor could result in installation at a later date.

DU is requested to provide all labor, materials, and equipment necessary to provide the **design services only** requested herein. A Request for Proposal to provide the associated service connections will be issued at a later date. Note that items b and c above are being provided as information for future planning only. Upon award of a contract by the USACE for project FTW 336A (anticipated award date of February 1, 2010), DU shall coordinate design, construction, and scheduling with the USACE prime contractor.