

**GUAM INDUSTRY III**  
**Questions and Answers**

**TOPIC 1: JOINT VENTURE US / JAPAN CONTRACTORS**

QUESTION / COMMENT: Nothing has been said on this. Can some discuss this?

**RESPONSE:** DoD/DON neither encourages nor discourages the formation of joint ventures. The requirements for Joint Ventures and other type of corporate structures will be addressed in the solicitation document.

**TOPIC 2: Housing Projects**

QUESTION / COMMENT: Mr. Bice has indicated the initiative to have private-public ventures for housing. Will RFP's be coming from DOD or Guam Housing Authority? Also, in regards to utilities, waste water treatment & solid waste RFP's – will RFP's come from Public Works Department or DOD?

**RESPONSE:** The housing procurements will be managed by the Government of Japan with US DoD coordination.

**TOPIC 3: JGPO Updates Impact on Tinian / CNMI**

QUESTION / COMMENT: Thank you for mentioning or including CNMI and other islands with respect to resources and impacts. However, I'd like to hear more details regarding the "range" build-up and required infrastructure plan for Tinian; Environmental, Social Impact, Economic Impact, and so on... In addition, impact to other CNMI Islands.

**RESPONSE:** Information regarding the proposed action and environmental impact for training ranges on Tinian will be available in the draft EIS which is planned for public release at the end of November 2009.

**TOPIC 4: Work Force Support – Health Care**

QUESTION / COMMENT: Is there a specific entity within JGPO that addresses healthcare? It seems government HC (GMH) is perceived as the only entity on Guam. What is the mechanism for the private sector to assist in meeting future HC needs?

**RESPONSE:** No, JGPO doesn't have an entity that addresses healthcare. Contractors share responsibility for their workforce's general welfare. While each solicitation will set forth will have minimum medical requirements that each Contractor must meet, firms may tailor their employee benefits as needed to fit their business models and attract and retain a viable workforce.

**TOPIC 5: EIS Status**

# Guam Industry Forum III 2009

## Sessions Questions / Comments

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QUESTION / COMMENT: At the Guam Industry Forum II, we came away understanding that the Record of Decision would be issued in January 2010, and that no construction contracts would be procured until the issuance of the ROD. Is this issuance still a requirement, and is the ROD still expected to be issued in January 2010?

RESPONSE: The ROD is normally required before construction activity may begin on any construction contract that is subject to this EIS and directly identified or funded under Guam Buildup legislation (either U.S. or Japan). The ROD is delayed beyond January 2010.

### **TOPIC 6: Firing Range at MARBO**

DIRECTED TO: JGPO

QUESTION / COMMENT: Will properties in Marbo be leased from Private Owners, or taken as part of the Eminent Domain? Should be choice of landowners, order, indigenous rights! Will fair market value be applied?

RESPONSE: The Navy is continuing to study whether acquisition of additional lands on Guam will be necessary to support the military relocation initiative requirements. Currently there are no plans to acquire private lands in the Marbo Cave area. Should a requirement be identified to acquire additional lands, the Navy is required to follow established federal land acquisition policies and procedures, to include a requirement to negotiate with land owners and make an offer of fair market value.

### **TOPIC 7: JGPO Update**

QUESTION / COMMENT: Are you planning to give other countries such as China, Korea, etc. the business opportunities to award a contract in the same manner to the U.S. and Japan?

RESPONSE: The larger MACC solicitations will be governed by the Federal Acquisition Regulation (FAR) and solicited as unrestricted procurements open to full and open competition by all business entities.

### **TOPIC 8: Government control over prices**

QUESTION / COMMENT: Does the Government of Guam have any plan to control prices for construction materials, rents, land, or related local services? While most of contracts will be firm fixed prices, it is easy to imagine contractors will have to struggle with the unforeseeably skyrocketing prices after each contract award. If Government of Guam does nothing in this area, Guam's construction industry may not be able to benefit from the build-up.

RESPONSE: No, free market conditions will apply.

### **TOPIC 9: Contract GWAC Vehicles**

QUESTION / COMMENT: Will the Navy or AF use any of their contracting vehicles to fast track procurement?

NAVY: Seaport ; GSA : Alliant, etc...

**RESPONSE:** The Navy and Air Force will utilize a full spectrum of acquisition tools to execute the DPRI program.

**TOPIC 10: Housing SPE**

**QUESTION / COMMENT:** Will Government of Japan let contracts for housing construction and design, or will funds be provided to NAVFAC for action?

**RESPONSE:** The housing procurements will be managed by the Government of Japan with US DoD coordination.

**TOPIC 11: Acquisition Integrity**

**QUESTION / COMMENT:** Will the Navy request pre-award DCAA or DCAS audits on contracts, or subcontracts closing the acquisition process.

**RESPONSE:** Pre-award surveys and audits will be utilized as required or needed in accordance with FAR procedures.

**TOPIC 12: Product Substitutions**

**QUESTION / COMMENT:** As an American manufacturing corporation, we have made in USA & Buy American products used throughout DOD-CONUS facilities. These include door locking hardware, keying systems, card access systems, & automatic sliding doors. How can we ensure that contracts awarded to GC's utilize products that meet FAR requirements for Buy America Act? We see low cost alternates that do not meet these requirements.

**RESPONSE:** Successful contractors must provide submittals to the Government for approval. For those procurements where the Buy American Act applies, NAVFAC will provide approval for the materials to be utilized on the projects.

**TOPIC 13: Acquisition Integrity**

**QUESTION / COMMENT:** When companies who win contracts are found to have used product substitutions, or not to have met specifications; what type of recourse is available to the losing bidder? What avenues of protest are available if other issues come up that cause a contract to expand beyond the original cost estimate, that now cause the winning bidder to not be the lowest cost, best value bidder?

**RESPONSE:** Refer to 4 CFR Section 21, Bid Protest Regulations, for avenues of protest and to rules of the federal courts. FAR Part 25 contains regulations that address non-compliance with the Buy America Act.

**TOPIC 14: EPA & OSHA Compliant Equipment on Contracts**

**DIRECTED TO:** Acquisition Integrity or NAVFAC Marianas

QUESTION / COMMENT: Are all those projects to be taxed on Guam? Who would be responsible for checking and monitoring heavy equipment used on projects for EPA, OSHA, and EM385 compliance? There are machines on the Navy base right now that do not meet those standards, and even have warning still have warning stickers and manuals in foreign languages. Same on Andersen AFB. All equipment supplies should be made to follow the same rules.

RESPONSE: Guam taxes usually apply to contracts awarded and performed in Guam. NAVFAC Marianas has a construction and quality assurance staff responsible for checking and enforcing safety compliance.

### **TOPIC 15: Design / Management/ Construction Contracts**

QUESTION / COMMENT: Are all those contract awards to be taxed on Guam?

RESPONSE: Guam taxes usually apply to contracts awarded and performed in Guam.

### **TOPIC 16: NAVFAC Extension Plant Acquisition Strategy**

QUESTION / COMMENT: How is this acquisition strategy answer response to projects on Tinian or the CNMI; with respect to Small Business, 8a, HubZone?

RESPONSE: SBA is applicable to the United States, Puerto Rico, the U.S. Virgin Islands and Guam. It is also applicable on Tinian and CNMI.

### **TOPIC 17: Master Planning Process & Services**

QUESTION / COMMENT: 1<sup>st</sup> – The DOD Master Plan documents currently available to the public (i.e. on the Forum / JGPO website, or those presented at the Forum sessions) appear to still be in the broad, portional land use form. Does JGPO intend to further the master planning process to produce more detailed master plans that show street block networks, parcel layouts, parks/open space/street scapes for various base communities/compounds? If so, does JGPO intend to utilize its current planners for such further detailed planning, or would such detailed planning possibly be contracted to other planning firms?

2<sup>nd</sup> – For the Acquisition Strategy, there are a number of facilities & buildings slated for design and/ or design build in the first year. Have detailed plans and development /architectural guidelines been prepared to ensure that these first facilities are comprehensively planned and designed to create walkable compact, architecturally- sensive neighborhoods within the III MEF? Are there opportunities for other master planning firms to contribute to this detailed smart zone planning/code process?

RESPONSE: No, the Master Plan is still being developed. No other contracting opportunities for planning are required at this time.

### **TOPIC 18: Contracting**

QUESTION / COMMENT: How will Acquisition Strategy involve projects in the CNMI (Tinian)? Will projects on Tinian be handed by JGPO/NAVFAC?

**RESPONSE:** The Acquisition Vehicles being put in place for the DPRI program include both Non-DPRI and DPRI projects, and apply to the entire NAVFAC PACIFIC AOR, which includes projects on Tinian and the CNMI.

**TOPIC 19: Health Care Acquisition / Outsourcing**

**QUESTION / COMMENT:** 1<sup>st</sup> - You briefly touched on HCare facilities. Where can I find more specific info specifically on Healthcare facilities & outcome? 2<sup>nd</sup> – Factor 2 on contract evaluation – How can I find out the medical service req in the contract so I can assist bidding contractors meet those regs?

**RESPONSE:** The Draft EIS has information in the Social Economic Chapters and the Appendices. The Draft EIS will be available at the end of November 2009. The RFP specifications will have the minimum medical requirements that the Contractor has to provide to its workers.

**TOPIC 20: LEED**

**QUESTION / COMMENT:** Has NAVFACMAR considered using insulated concrete forms as a common building component to meet LEED certification?

**RESPONSE:** USG will consider all components that meet LEED certification provided they meet contract requirements.

**TOPIC 21: NAVFAC Execution Plan**

**DIRECTED TO:** Captain Cariello

**QUESTION / COMMENT:** Will CVN-EIS be complete & in place in 2009? Will Base Wharf upgrades & repairs be performed in FY 2010? Will ROD be issued in 2010? Seawall repairs were addresses visually but not audibly. Will wharf repair & new construction include upland construction in the RFP? Will any or all waterfront construction begin FY 2010?

**RESPONSE:** CVN is addressed in the EIS. Final decision on the FY10 Appropriation Bill is due soon.

**TOPIC 22: Shipping**

**QUESTION / COMMENT:** 1<sup>st</sup> – Shipping goods funded by Japan will FAR apply? (For U.S. Flag?) 2<sup>nd</sup> – Goods from Non-U.S. ports but U.S. funded, will FAR apply for U.S. Flag?

**RESPONSE:** U.S. Flag carriers will be required where the Cargo Preference Act applies.

**TOPIC 23: BOS Opportunities**

**QUESTION / COMMENT:** Captain Cariello stated that there would be numerous opportunities for BOS contractors to include the new USMC Base.

1<sup>st</sup> – Does his comment mean that the Navy plans a separate BOS contract for the USMC Base separate from the current Navy BOS contract that DZSP-21 has? 2<sup>nd</sup> - It appears that DZSP-21 is assuming BOS type functions at AAFB under the Joint Basing program. From Captain Cariello's statement, it seems that the new USMC BOS can't work would NOT be part of a Joint Basing BOS contract that now exists. Is this a correct interpretation of his comment?

If not, please clarify. 3<sup>rd</sup>- If the initial USMC BOS is separate, is there any future plans for re-compete to combine the Navy Base, AAFB, and the new USMC Base BOS into one (1) large multi-base BOS contract under the Joint Basing efforts? How will support (BOS type) be handled for the Army Missile Def Task Force?

**RESPONSE:** The Base Operating Support Contract for the DPRI Program remains a topic of discussion, and the firm way ahead has yet to be determined. Any future BOS opportunities will be posted on Navy Electronic Commerce Online (NECO) and Federal Business Opportunities (FBO).

### **TOPIC 24: MACC**

QUESTION / COMMENT: 1<sup>st</sup> – Would you confirm that if you are a Program Support Contractor, or a Construction Management Contractor that you are OCI'd of being a MAAC Awardee. 2<sup>nd</sup> – Would you confirm that bidding large MACC does not prohibit you from being sub/teammate on the small business MACC teams?

**RESPONSE:** NAVFAC PACIFIC includes Organizational Conflict of Interest Clauses in its solicitations and handles Organizational Conflicts of Interest on a case-by-case basis. Participation on one MACC does not preclude participation on other MACCs provided that the contractor meets all requirements.

### **TOPIC 25: Infrastructure**

QUESTION / COMMENT: Lots of discussion about power, water waster, solid waste. So, is there a study or analysis of communications/IT infrastructure to support the build up?

**RESPONSE:** Yes, the study is in progress.

### **TOPIC 26: Program Support / Project Management contract awarded**

QUESTION / COMMENT: Your briefing stated a \$100 million contract has been awarded for program support / project management services. Which firm received this award?

**RESPONSE:** Pacific Program Design Management Services Joint Venture.

### **TOPIC 27: Approve Materials**

QUESTION / COMMENT: Is Auto Claved Aerated Concrete (AAC) an approved material (light weight concrete) and must all concrete products be made in U.S.A.? Or what products may be bought in from Asia (where costs may be substantially lower)?

**RESPONSE:** 1. Light weight concrete products are acceptable for certain applications if they meet the specification requirements. 2. Materials must meet as a minimum the following applicable clauses: (a) 52.225-9, Buy American Act—Construction Materials, (b) 52.22510, Notice of Buy American Act Requirement—Construction Materials, (c) 52.225-11, Buy American Act—Construction Materials under Trade Agreements, (d) 52.225-12, Notice of Buy American Act Requirement—Construction Materials under Trade Agreements

**TOPIC 28: SPE Utility**

QUESTION / COMMENT: Please clarify – It appears that NAVFAC intends to contract with SPE in a PPV to deliver, own, operate the utility systems for the military facilities. It will be left to the SPE to see if they can work out something with Gov Guam , or not - is this correct?

RESPONSE: The SPEs are a possible solution to provide a reliable service for the buildup effort. The SPEs are not being used to develop the utility infrastructure to distribute utilities within this existing base or the new Marine Corps Base. An SPE is proposed to provide additional water to the new base, and this would be done with DoD. Currently for power and wastewater, DoD plans to work cooperatively with GovGuam utility providers to create the appropriate entities to meet our needs for this utility support. DoD and GovGuam will work together throughout the process to define SPE requirements.

**TOPIC 29: SPE Utilities**

QUESTION / COMMENT: All related to SPE Utilities: 1) Who will issue the GOJ funded SPE Utility contracts? 2) Will SPE Utility contracts be des/build or DBO? 3) If the SPE Utility contracts are DBO, what is operations period? 4) Will NAVFAC guarantee payment of fees owed by GOJ? 5) Does the SPE Utility need to bring \$\$ to pay for the portion of the construction to serve the civilian needs?

RESPONSE: 1. DoD or GovGuam will issue contracts depending on final agreement with Gov Guam and GoJ as to the approach used to satisfy the utility requirement; 2. The current planning is focused on design build operate; 3. The operating periods for the DBO are still subject to the deal development which is ongoing; 4. DoD is currently developing business requirements; and 5. The need for the SPE to provide private financing will depend on the final scope and structure of the final utility plan.

**TOPIC 30: MACC**

QUESTION / COMMENT: 1) Will Guam Contractors license be required for all contractors working on base projects? 2) Will Guam GRT Tax be required for all projects on base? 3) Will Japanese funds be used only by Japanese contractors?

RESPONSE: 1. Contractors need to comply with GovGuam regulations; 2. Guam GRT tax usually applies to contracts awarded and performed in Guam; and 3. Japanese funded-projects will be solicited on an unrestricted basis, and Japanese funds will be utilized by the entity that receives the contract award.

**TOPIC 31: Bonding Requirement/ The Cargo Preference Act of 1904**

QUESTION / COMMENT: For “Mamizu” & SPE Project funded by GOJ; will the “Cargo Preference Act “ be applied? It is not common in Japan to issue 100% performance bond. Will “Mamizu” & SPE Project require 100% bond? And does it have to be issued by the US Treasury listed?

**RESPONSE:** The Cargo Preference Act will apply to all DPRI procurements. It is anticipated that Mamizu projects will require 100% performance and payment bonds, and bonds need to be issued by US Treasury-listed firms.

**TOPIC 32: Approved Materials in the spec**

**QUESTION / COMMENT:** For projects funded by GOJ, will JIS (Japanese Industry Standards) approved materials be considered as being in compliance with spec requirements? What is JIS material doesn't meet any regulation, for example, "UL – listed"

**RESPONSE:** No; for all projects, material should comply with the requirements of the project specifications. UFC clauses will govern specifications.

**TOPIC 33: PTAC**

**QUESTION / COMMENT:** Will NAVFAC procurement commit to opening or providing funding for a CNMI PTAC on Saipan?

**RESPONSE:** PTACs are funded through DLA and DLA would be the 'procuring' agency. NAVFAC has nothing to do with opening or funding a PTAC. PTAC recently

**TOPIC 34: Compliance with Guam Insurance Law**

**QUESTION / COMMENT:** Guam Insurance Law requires that all insurance must be placed through an Admitted Insurance carrier. Enforcement of this law fall within the Department of Revenue & Taxation. Unfortunately, the insurance and banking division w/ in the organization is understaffed, and is not able to enforce those regulations. Can NAVFAC put into their contract specifications that all contractors awarded NAVFAC jobs be required to comply w / local insurance regulations?

**RESPONSE:** NAVFAC has put into its solicitations that offerors must comply with all Federal and Guam laws and provisions.

**TOPIC 35: Workforce housing**

**QUESTION / COMMENT:** 1) Will a Guam Public Health certification be required for H-2 worker – Housing & Kitchens? 2) Will Guam 4% GRT be required to be paid by contractors working on the new base?

**RESPONSE:** 1. Will need to comply with GovGuam regulations; and 2. Yes

**TOPIC 36: Workforce Housing & Logistics**

**QUESTION / COMMENT:** Medical Issues

Regarding the medical needs that will give arise in future both for the local and foreign workers, question is – I would like to know if Guam is prepared to accommodate / address medical concerns – if they are fully equipped w/ medical specialists to handle special procedures w/c are current by not available on the island. Ex. The need to send a person for off-island procedures/treatment in cases of medical emergencies.

**RESPONSE:** The RFP will have minimum medical requirements that the Contractor shall provide to its workers to minimize the impact to the existing local medical facilities. The solicitation provisions require the contractor to propose solutions to address this concern, and proposals will be evaluated base on the standards specified in the solicitation document.

**TOPIC 37: WORKFORCE HOUSING**

**QUESTION / COMMENT:** If the 15-25,000 workforce comes not from overseas but from USA mainland, what planning & providing is being made to provide life support + check the impact of these USA mainland workers?

**RESPONSE:** The solicitation will address the off-island workforce and the impacts to Guam, regardless of the origin of the off-island workers.

**TOPIC 38: H2 Worker Housing & Logistics**

**QUESTION / COMMENT:** Will the initial utility & infrastructure RFP include Worker Housing & Infrastructure for: A: Just the Utility & Infrastructure worker needs or B: Future (Vertical and Horizontal) RFP worker needs?

**RESPONSE:** The Contractor has to provide his/her workers housing and logistics for the initial utility and infrastructure RFP. The Contractor has to provide his/her workers housing and logistics for other contracts that he/she gets awarded that have the housing and logistics requirements in the RFP documents.

**TOPIC 39: Workforce Housing Logistics**

**QUESTION / COMMENT:** The gov't has earmarked dollars for this construction effect with the onus on industry to provide the plans on how to house its labor. The costs of construction will dramatically increase as each contractor will pass those costs onto the gov't in each bid. Please forgive my speculation but I assume there will be prices ceilings on each project. How is the gov't going to address this? Will the ceilings truly account for and be accurate based on those extraordinary costs?

**RESPONSE:** The government's budget for each project takes into consideration the additional cost to house the workers as well as other WH&L provisions.

**TOPIC 40: Session 5 Overall Project Scheduling**

QUESTION / COMMENT: What is the time line for work force mobilization, building of housing, etc.. to meet the start of the actual construction? Is it not a very time consuming process?

RESPONSE: This is a contractor business decision, but must be accommodated within the time for contract completion.

**TOPIC 41: Project Coordination**

QUESTION / COMMENT: Would it not make more sense for NAVFAC to let a separate contractor to provide house and food to all workers?

RESPONSE: Based on the feedback at the Guam Industry Forums, it was considered to be in the best interest of the government to have the private sector provide these services.

**TOPIC 42: H-1 Visas (Architects & Engineers) for Imported**

QUESTION / COMMENT: For H-1 Visas issued to foreign Architects & Engineers, will local Guam PEALS Board register and be required? [to comply with local PEALS Law] If so, will they be required to be registered PRIOR to being given their Visa? OR, will the PEALS board be required to review and license them within a short time frame?

RESPONSE: Requirements for the granting of H-1 Visas is within the purview of the United States Immigration and Naturalization Service.

**TOPIC 43: Housing Logistics**

QUESTION / COMMENT: Can you explain further the pre-employment screening for people with a criminal record? Is there a minimum requirement or set criteria?

RESPONSE: The minimum requirements will be stated in the RFP specifications.

**TOPIC 44: Health Care**

QUESTION/ COMMENT: Facilities will be impacted with increase of people needing medical assistance. Can the Naval Hospital take patients needing this assistance, since they are working on military installations, primarily?

RESPONSE: No, the US military facilities will respond only to emergency treatment.

**TOPIC 45: Workforce Housing & Logistics: Nature of Contract Opportunity; Scope**

QUESTION / COMMENT: 1<sup>st</sup> What type of firm does JGPO?NAVFAC envision to contract for the housing components? Is the preference for a single provider that builds the houses/units, builds the infrastructure, provides & manages the amenities/support services (healthcare, food/dining, etc),

sources & provides the workers, and manages the operations? Or will there be separate contracts for each unique element, e.g. planning & design of dwelling units / site plans; engineering for horizontal infrastructure; medical providers for healthcare, etc.? 2<sup>nd</sup> Many of the states' intents for the planning & design of the workforce housing communities (e.g. walkability, mixed-use/ completeness, sustainability, ability to transform/ be rehabilitated into affordable or lifelong housing, etc) indicate heavy emphasis on planning & urban design, specifically an aspiration towards Traditional Neighborhood Developments (TNDs). Are there specific opportunities for planning and urban design firms to lead the master planning of these workforce communities, or is that being undertaken "in-house"? (\*i.e. with JGPO/NAVFAC's own planners and/ or previously contracted planning firm).

**RESPONSE:** JGPO/NAVFAC is not contracting for housing components. The Contactor shall provide the housing, food/dining, etc. for its workers. The Contractor/ private sector will be providing the workforce housing and other logistics support in accordance with GovGuam requirements.

**TOPIC 46: Workforce Housing & Logistics**

QUESTION / COMMENT: Do we have a capable place for all trash disposals? If so, where and how to dispose, especially those harsh chemicals, kitchen trash? Is our dumpsite capable of holding those tons of trash everyday? What other alternatives for us to **protect our island, Our beautiful island home!**

**RESPONSE:** The contractor will be responsible for disposal of trash and other materials in accordance with the local laws and regulations.

**TOPIC 47: H-2B – NAVFAC – Gov Guam / Contractors**

QUESTION / COMMENT: My concern is the hospital facility. GMH is always Code Red – who will be responsible is helping the hospital extended, build to accommodate the 3,000 or 5,000 U.S. coming to Guam, and housed w/ Yonnex and other employers? In addition, the additional thousand of H-25 that will need attention? It is sad that the local people find themselves without a room readily available at the hospital. What would happen w/ the additional "human beings" that will need the same accommodations? Do the locals have priority and discriminate against other US workers from the US needing the same accommodations? What about the "homeless?" I wonder if NAVFAC – Gov Guam and Contractors have a plan for this huge problem.

**RESPONSE:** The RFP will have minimum medical requirements that the Contractor shall provide to its workers to minimize the impact to the existing local medical facilities. The solicitation provisions require the contractor to propose solutions to address this concern, and proposals will be evaluated based on the standards specified in the solicitation document.

**TOPIC 48: Workforce Housing**

QUESTION / COMMENT: 1<sup>st</sup> - Is the calculated funding for workforce funding intended to allow temporary or permanent construction? If temporary, is there any preference as to construction type?

(e.g. modular, pre designed, steel, wood, etc); 2<sup>nd</sup> – is it necessary for source of housing to American?; 3<sup>rd</sup> – Are there countries from which housing products sourcing products once not permitted to come from (e.g. China)?; 4<sup>th</sup> Is it necessary to ensure workforce housing can be reconfigured to subsequent residential civilian use?; 5<sup>th</sup> – Assuming all workforce standards are satisfactorily met, will permanent type housing be preferred or temporary?; 6<sup>th</sup> –Permanent modular housing techniques one now well proven. Is advise available on architectural appearance and design preference?

**RESPONSE:** 1. Temporary or permanent construction is the Contractor or private sector's choice (eg. Permanent housing units could be rented/leased to others when the workers leave Guam). Type of construction is also the Contractor or private sector's choice; 2. No; 3. Not aware of any; 4. No; 5. No; 6. No

#### **TOPIC 49: Alternative / Green Sources of Energy / Utilities**

QUESTION / COMMENT: Has NAVFAC considered reticulated LPGAS for uses in Build Up Housing? Central tank location with LP Gas piped into each house saves on electric requirements and reliable even after typhoons. I.E. Gas ranges & ovens, Gas hot water heating, Gas Dryers, BBQ's etc?

**RESPONSE:** Yes.

#### **TOPIC 50: \$740M in SPE Loans**

QUESTION / COMMENT: 1<sup>st</sup> - Who reimburses the \$740M SPE Loan from the Japanese Government?; 2<sup>nd</sup> – How much power generation is directly as a result of the military build up for the Marines?; 3<sup>rd</sup> – Why does Guam Residents have to pay for the impact on utilities as a result of the military build up?; Will the US Government pay for the impact?

**RESPONSE:** 1. The SPE entity will reimburse GOJ; 2. We are continuing to review the requirements for power generation; 3. The impacts on utilities and rate structure will be developed as part of the technical and business requirements.

#### **TOPIC 51: Bonds for Water / Waste water projects**

QUESTION / COMMENT: Are the Dec 2008 Bond and upcoming bonds for GWA projects necessary and resource replacement of existing facilities, or are these bonds to be used to repay the SPE loans to the Gov of Japan? Will the rate payers of Guam be taxed in repaying these Bonds and the SPE funding of \$740M?

**RESPONSE:** DoD is currently developing the business requirements.

#### **TOPIC 52: SPR Utilities**

QUESTION / COMMENT: Will the preference afforded to U.S. Prime contractors for military construction projects apply to JBIC-funded infrastructure? Will the preference apply to infrastructure funded by the Government of Japan (but not JBIC)?

RESPONSE: No to both questions.

**TOPIC 53: SPE Utilities**

QUESTION / COMMENT: Will Japanese companies get a preference for projects funded with JBIC loans? Will JBIC require that developers, operators, owners, construction contractors and/or suppliers for JBIC –funded projects be Japanese companies?

RESPONSE: 1 – No; 2 – The projects will be solicited as unrestricted and open to all firms.

**TOPIC 54: SPE Utilities**

QUESTION / COMMENT: If DOD has a goal 25% of its energy being generated by renewables by 2025, doesn't that suggest that more than 25% of the capacity that will be built in connection with the build-up should be renewable technology? Isn't the goal for the 25% of total generation (including existing generation) to be from renewable?

RESPONSE: DoD is committed to a diverse portfolio of energy efficiency, renewable energy, and alternative energy sources. DoD is evaluating renewable energy technology separate, but concurrent with the Guam Build up.

**TOPIC 55: The Site for SPE Utilities**

QUESTION / COMMENT: 1<sup>st</sup> – Please indicate the site for the construction of each utility facilities (power plant, water plant, waste water, water treatment plant)? 2<sup>nd</sup>- The land has already been obtained? (Was the land acquisition completed?)

RESPONSE: GPA and GWA have existing capacity for power and wastewater requirements. Water production is being studied using only water available on DoD land. Additional land acquisition for this purpose is not anticipated. DoD will coordinate with GWA to determine appropriate sites on DoD land for potential new water wells.

**TOPIC 56: The Site for SPE Utilities**

QUESTION / COMMENT: When does procurement procedure start for SPE Utilities?

RESPONSE: We cannot share procurement sensitive information. Please monitor the Federal Business Opportunities (FBO) and Navy Electronic Commerce Online (NECO) websites.

**TOPIC 57: Renewable Energy**

QUESTION / COMMENT: How is NAVFAC addressing the RPS for Guam? How much Renewable energy will be generated 5% or?

**RESPONSE:** DoD is committed to a diverse portfolio of energy efficiency, renewable energy, and alternative energy sources. DoD is evaluating renewable energy technology separate, but concurrent with the Guam Build up.

**TOPIC 58: Current and On-going Utility Environmental**

**QUESTION / COMMENT:** Will the New IPP be required to absorb all existing Guam utility liabilities? If not, how will the baseline of environmental liabilities be established / set?

**RESPONSE:** The requirements are currently being developed.

**TOPIC 59: Owner / Operator Term of Service**

**QUESTION / COMMENT:** How long (Term of Service) will the IPP Provide owner/operation service before the facilities ownership reverts to government – public ownership?

**RESPONSE:** The requirements are currently being developed.

**TOPIC 60: High Voltage Transmission System**

**QUESTION / COMMENT:** Does Guam Power Authority have any plan to acquire a new power transmission line? If so, will it be overhead system or an underground system?

**RESPONSE:** DoD cannot respond on behalf of GPA.

**TOPIC 61: GWA**

**QUESTION / COMMENT:** 1<sup>st</sup> – To reduce reliance on aquifers, pls. design a “potable” rain water harvesting system; 2<sup>nd</sup> - With 58% connected to the sewer, should GWA-Waster Div. redesign / update septic tanks systems to produce “cleaner” gray water?

**RESPONSE:** DoD plans to incorporate sustainability initiatives and mandates in the planning, design and construction of the new base.

**TOPIC 62: Streamlining of Permits**

**QUESTION / COMMENTS:** Will funding and additional staff and technical support be provided to Gov Guam & federal review agencies (beyond NAVFAC, such as USFWS, etc) to streamline & quicken the environmental review (NEPA & GEPA) & other land / design / construction permits in order to meet the accelerated construction schedule of the build up? Applies to non-military projects also, such as PPV wind farms, OTEC, Port expansion, etc

**RESPONSE:** GovGuam and Federal agencies are responsible to provide adequate resources.

**TOPIC 63: Ports**

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## Sessions Questions / Comments

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Is Port Master Plan in place? Is EIS in place? Is upgrade of existing Port and potential joint use by D.O.D funded by Gov Guam, or D.O.D. or both? Will harbor deepening & Port expansion be funded by Gov Guam or D.O.D. or both? Will upland work & wharf work be separate RFP's? Will projects be advertised, bid, awarded, & N.T.P in place by FY 2010?

**RESPONSE:** This is being addressed by the Port Authority of Guam. The Port of Guam is not included in DoD's Guam Build up EIS. Any projects for upgrade to the port will be accomplished outside of the scope of the military construction program.

### **TOPIC 64: Ports, Roads, Utility**

**QUESTION / COMMENT:** Are you going to require the use of GEO-GRIDS? If not, why not?

**RESPONSE:** The technical requirements are currently being developed. We will post more information on the Utilities in the future.

### **TOPIC 65: Ports, Roads, Utilities**

**QUESTION / COMMENTS:** If you have ~500MV excess capacity (~300MV base load excess), why do you need to build more? I would seem that upgrading or rehabilitating the current excess capacity would be preferred course of action. Please explain.

**RESPONSE:** GPA has existing capacity for power requirements and will be coordinated with for new power requirements as a result of the build up.

### **TOPIC 66: PORT**

**QUESTION / COMMENT:** While its true that Gov Guam is working hand in hand w NAVFAC & JGPO as to the expansions of the Port; What is the assurance that the residents/customers of Guam will not bore of the additional costs of this expansion? e.g. the recent acquisition of gantry cranes and the Guam crane surcharge was recently passed by carriers.

**RESPONSE:** The Port Authority of Guam is responsible for managing the port and determining the appropriate surcharge.

### **TOPIC 67: LEEDS Green Homes**

**QUESTION / COMMENT:** Does Green Home Technology have to be made in U.S.A to be considered?

**RESPONSE:** Yes.

### **TOPIC 68: LEEDS Cert**

**QUESTION / COMMENT:** Will LEEDS Silver Certification be required on all NAVFAC Hawaii & Marianas issued projects?

**RESPONSE:** Yes, LEED Silver will be required where applicable.

**TOPIC 69: Utilities**

QUESTION / COMMENT: Why isn't telephone infrastructure considered a utility under the definition in your briefings? Is there a place for phone / IT infrastructure in NAVFAC's contracting categories, if not under utilities?

RESPONSE: Contracts will include communication infrastructure requirements.