

BOROUGH OF BOUND BROOK
REQUEST FOR BIDS FOR SALE OF WASTERWATER SYSTEM
DATED MARCH 8, 2021
QUESTIONS AND ANSWERS NO. 1, DATED APRIL 22, 2021

Q1. Appendix D - Description of Systems was not provided. Please provide.

A1. *This information was posted on the Borough's website with the Bid document at the time the Bid was released.*

Q2. Appendix H - Existing Borough Agreements. Please specify all Agreements that would become part of this Appendix and provide.

A2. *The Agreements referenced in Appendix H were posted on the Borough's website with the Bid document at the time the Bid was released, except for the Bridgewater Agreement draft which was provided as part of Addendum No. 2, dated April 9, 2021.*

Q3. Appendix M - Permits. Please specify all Permits to be transferred and provide.

A3. *There are no permits that will be transferred with the System.*

Q4. Please provide the Draft Agreement of Sale

A4. *A Draft Agreement of Sale was provided as part of Addendum No.1. dated March 29, 2021.*

Q5. Appendix J - Capital Expense Plan. Please provide.

A5. *The Borough does not currently have a Capital Expense Plan for the System.*

Q6. Appendix K – Rates. Please provide.

A6. *Rates were published on the Borough's website with the Bid document at the time the Bid was released. A copy of the Borough's Ordinance establishing the rates can also be viewed at <https://ecode360.com/documents/BO3867/public/580251262.pdf>.*

Q7. When does the Borough anticipate finalizing the 2020 Audit and will that be provided to Bidders when complete.

A7. *The Borough anticipates completing the 2020 audit in the month September 2021.*

Q8. Is the Bridgewater Agreement currently being renegotiated? If so, please provide commentary as to status of negotiations and copy of draft Agreement, if available.

A8. *The Bridgewater Agreement draft which was provided as part of Addendum No. 2, dated April 9, 2021*

Q9. Provide detail on historical capital investment in the sewer system, specifically any sewer main lining or replacement projects in the last ten (10) years.

A9. *Please see A10 below.*

Q10. Provide commentary on which of the improvement recommendations in the T&M I&I Studies from 2009 (Basin 6) and 2013 (Basin 4) were completed and, if available, provide specifics on the capital investment dollars associated w/ the projects.

A10. All recommendations from the studies were included in the actual construction projects.

The total construction cost for Basin 4 was \$237,925.54

The total construction cost for Basin 6 was \$215,119.83

Q11. Advise on the licensing requirement for collection system.

A11. *Please see A2, above.*

Q12. Agreement of Sale - please provide in Word format if available

A12. *Please see Addendum 3, dated April 26, 2021.*

Q13. Provide the last five (5) years of NJDEP compliance inspection audits / reports, or confirm that none have occurred

A13. *There are none.*

Q14. Confirm the currently effective rates for sewer are those from Ordinance No. 2020-07 (i.e. \$60 annual administrative fee, \$6.30 per TG and \$360 flat rate for well accounts)

A14. *Confirmed.*

Q15. Confirm that there are not currently any "commercial, industrial or significant industrial users" subject to the rates specifics in section 28-3.4(d) of the Borough Code.

A15. *The Borough does have SIUs discharging to the System.*

Q16. Please provide a listing of any previous federal or state grants provided for the systems, including specifically any grants that may be subject to recoupment in whole or in part in connection with the sale of the systems.

A16. *To the best of the Borough's knowledge, there are no outstanding federal or state loans or grants that would be subject to recoupment in the event a sale of the System.*

Q17. Please provide detailed expenses (fuel, power, chemicals, salaries breakdown (i.e. any allocated salaries?, etc...)) for the prior three (3) years.

A17. *The Borough did not previously maintain a segregated listing of these expenses.*

Q18. Is the Borough required to obtain US EPA approval of the sale of the systems?

A18. No.

Q19. Provide a listing and of all property and easements (including formal, informal, recorded, non-recorded) related to the systems, and copies of documents outlining such.

Q19. *The Borough has a utility easement for the pump station location.*

Q20. Are you aware of any assets that were contributed to the Borough (i.e. by developers) or were constructed with grant funding by Federal or State government entities, or any other non-Borough funding sources?

A20. *No.*

Q21. Please provide a minimum five (5) year history on sewer main collapses / repairs and the approximate costs associated with each instance.

A21. Liner Installation on Central Avenue between Maple and Chestnut	\$17,000
Failed Liner Removal and Replacement on Talmage Avenue between North and Fisher	\$33,000
Main Failure Repair at 320 Church Street	\$15,500

Q22. Please provide the last four (4) quarterly pump station inspection reports mentioned during the Due Diligence site visit

A22. *Please see Addendum 3, dated April 26, 2021.*

Q23. Please provide billing records for the Brook Industrial Park properties (100 West Main Street). It was mentioned during our site visit that the Industrial Park was recently identified as being unbilled and that has been corrected.

A23. *Please be advised that this site was not "unbilled", rather no all of the discharge from the site was captured in the Borough's billing. The Borough is in the process of rectifying this situation.*

Q24. Advise on who owns the sewer assets in the Bridgewater Township section of the system and provide any backup / supporting documentation proving same.

A24. *The Borough does not own the sewer assets located in Bridgewater Township. Bridgewater residents and businesses connect to Borough-owned sewer lines located in the Borough.*

Q25. Please confirm, specifically, the limits of the sewer system assets owned and maintained by the Borough at the two (2) points of connection to MCUA facilities

A25. *Please see Addendum 3, dated April 26, 2021.*

Q26. Please provide # of service calls / log for the prior three (3) years

A26. *Please see Addendum 3, dated April 26, 2021.*

Q27. Please provide additional detail regarding the PSE&G 24" to 8" sewer main connection issue in the vicinity of the Fire House that was discussed during our site visit.

A27. *Please see Addendum 3, dated April 26, 2021.*

Q28. Identify all sewer assets that cross railroad company property, including but not limited to Conrail, and advise if the Borough has valid crossing permits with said railroad companies

A28. *Please be advised that Borough lines only cross New Jersey Transit facilities not Conrail. Please see Addendum No.3, dated April 26, 2021.*

Q29. The Mountain Avenue Pump Station looks to reside on private property; advise on and provide copy of easement documents for the site / station.

A29. *Please see A19, above.*

Q30. Please provide asset listing and associated depreciation from their accounting system for the sewer assets.

A30. *The Borough does not have an asset listing with associated depreciation.*

Q31. Does the Borough have any contributed property?

A31. *No.*

Q32. Provide invoices, annual breakdown of costs/true up, and rate history for MCUA.

A32. *Please be advised that this information is contained in the budget information provide as part of the RFB documents on the Borough's website*

Q33. Is the lift station parcel owned or is it an easement?

A33. *Please see A19, above.*

Q34. Does a hydraulic model exist from the I&I studies of basins 4 and 6?

A34. *No.*

Q35. Provide inspection reports for the lift station.

A35. *Please see Addendum 3, dated April 26, 2021*

Q36. Provide meter calibration for the MCUA lift station meters.

A36. *None to provide.*

Q37. Is any equipment included in the sale?

A37. *Only the generator associated with the Pump Station.*

Q38. What is the formula for the winning bid?

A38. *Please see Section 4.0 of the RFB as modified by Addenda.*

Q39. Was the Sewer Utility established? If so, are there any financials solely for the Utility? If so provide those financials.

A39. *The Sewer Utility was established in 2021 and there are no current financials associated with same other than the amounts identified in the Budget. Please see Addendum 3, dated April 26, 2021.*

Q40. Do you have GIS?

A40. *No.*

Q41. Do you have pump specifications for the two pumps listed? If so, provide those specifications. What are the ages of the pumps.

A41. *Pumps are 500 gallons/minute manufactured by Smith and Loveless, Inc., Model Number is 4B2D.*

Q42. Provide copies of contracts with all contractors that facility the operation of the sewer utility.

A42. *None.*

Q43. What are the purchaser's rights and responsibilities under the new contract between Bridgewater and Bound Brook?

A43. *Please see Addendum 2, dated April 9, 2021.*

Q44. List any compliance issues over the past three (3) years.

A44. *None.*

Q45. Provide any existing future capital planning documents.

A45. *None.*