

Attachment J02

Fort Huachuca Water Distribution System

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J02 Fort Huachuca Water Distribution System

J02.1 Fort Huachuca Area Overview

The U.S. Army Intelligence Center and Fort Huachuca occupy over 73,000 acres in the San Pedro River valley in the Huachuca Mountains of southeastern Arizona. The installation is situated approximately 70 miles southeast of Tucson and 10 miles north of the United States-Mexico border.

Fort Huachuca is a product of the Indian Wars of the 1870s and 1880s. A temporary camp was established at the post's current location on March 3, 1877, by Captain Samuel Marmaduke Whitside with two companies of the 6th Calvary. This camp's mission was to protect the settlers in the area and to prevent Apache raiding parties from escaping into Mexico. Camp Huachuca was redesignated a fort and made permanent in 1882. In 1886, the fort was used as an advance headquarters and forward supply base for the campaign against Geronimo. During World War I the fort was assigned the mission of guarding the United States-Mexico border with troops from the 10th Cavalry, the "Buffalo Soldiers". During World War II, the fort was home to the 92nd and 93rd Infantry Divisions. At war's end, the fort was transferred to the State of Arizona. The fort was reactivated during the Korean War as a training site for the U.S. Army Engineer troops.

In 1954 the U.S. Army Electronic Proving Ground redesignated Fort Huachuca as an active Army post after discovering the area and climate to be ideal for testing of electronic and communications equipment. In 1967, Fort Huachuca became the headquarters of the U.S. Army Strategic Communications Command. Then, in 1971, the post became the home of the U.S. Army Intelligence Center and School, bringing with it the School Brigade. The Strategic Communications Command became the U.S. Army Communications Command in 1973, subsequently changing to the U.S. Army Information Systems Command in 1984. In October 1990, the post changed hands with the U.S. Army Training and Doctrine Command becoming the new host command; the U.S. Army Intelligence Center and Fort Huachuca now operate the post. Operations at Fort Huachuca are comprised almost entirely of intelligence and communications systems testing and training. Because of the nature of this vital national defense mission, these activities account for nearly 95% of training range use.

The installation also supports the U.S. Army Network Enterprise Technology Command, the 11th Signal Brigade, the White Sands Missile Range Electronic Proving Ground, several Army National Guard and Army Reserve units, and numerous smaller units. Other activities on the fort include field training exercises, aviation activities, live-fire qualification and training, vehicle maneuver training, and administrative and support activities. Facilities on post include Libby Army Airfield, the Raymond W. Bliss Army Health Center, recreational activities, historical museums, and other community support activities.

The installation supports approximately 7,000 military, 2,500 civilians, 2,000 contractors and 4,000 dependents, totaling an average daily population of 15,500. Fort Huachuca also supports approximately 10,000 retirees and survivors.

J02.2 Water Distribution System Description

The Fort Huachuca water distribution system consists of all appurtenances physically connected to the system from the points at which the water enters the system and/or where the Government ownership currently starts, to the point of demarcation defined by Section J02.10 of this section or the real estate easements that result from negotiations under this contract. The system may include, but is not limited to wells, treatment facilities, storage tanks, distribution piping and appurtenances. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the system. The Offeror shall base the proposal on site inspections, information in the technical library, and other pertinent information, and to a lesser degree on the following description.

Wells must be registered with the Arizona Department of Water Resources. Fort Huachuca shall retain ownership of the source water and control of withdrawal. The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the water systems.

J02.2.1 Water Distribution System Fixed Equipment Inventory

J02.2.1.1 Description

The water distribution system at Fort Huachuca consists of ground water supply, treatment, storage, and distribution. The original water distribution system dates back to the 1940's, but improvements and modifications have been made as needed since that time. The Main Post area is served by six wells with capacities ranging from 500 to 800 gpm. Two additional wells are located on the East Range with capacities of 1,400 gpm and 660 gpm. Each well is equipped with a chlorine feed system for disinfection and a fluoride feed system. There are 20 monitoring wells at various locations throughout the fort. The fort will retain ownership of the monitoring wells.

The water distribution system is divided into four tiered pressure zones, separated by booster pumping stations and defined by the tank(s) that set the hydraulic grade line of the zone.

There are four booster pump stations located at Fort Huachuca. Irwin and East Range pump stations are located on the East Range. East Range Pump Station consists of three 2,400-gpm capacity pumps. Irwin Pump Station has five pumps, two with 1,500-gpm capacity and three with 2,400-gpm capacity. Wherry and Greirson pump stations are located in the Main Post Area. Wherry Pump Station has four pumps with capacities of 520 gpm, 590 gpm, 520 gpm, and 680 gpm. Grierson Pump Station has three 500-gpm capacity pumps. In addition, Wells #1 and #3 through #6 have one booster pump each with capacities ranging from 450 gpm to 900 gpm. Well #2 has two booster pumps with capacities of 700 gpm each.

There are nine storage tanks at Fort Huachuca, in addition to seven surge tanks located at the wells. There is one 500,000 gallon elevated storage tank and eight ground storage tanks ranging in capacity from 5,000 gallons to 3 million gallons. Wells #1 through #6 each have a 50,000-gallon surge tank. Wells #7 and #8 share a 100,000-gallon surge tank. All wells feed the 3

million gallon tank (Tank C1). Wells #7 and #8 also have the capability to directly feed the 1.5 million gallon tank (Tank B). The other seven tanks are fed from Tanks B and C1.

The Main Post area includes approximately 507,000 feet of piping varying from 2 inches to 24 inches in diameter. The average pressure in the system is 80 psi. The age of the piping in the system ranges from 5 to 60 years.

Water usage at Fort Huachuca averages 1.5 million gallons per day as measured by pumpage.

The Contractor shall be responsible for performing all sampling required by federal, state, and local regulations. Presently, the Fire Department is responsible for testing and flushing of the water lines. The Contractor shall be responsible for performing these duties and submitting a report to the Fire Department. The Government will retain ownership of fire suppression systems.

J02.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for Fort Huachuca. The system will be sold in an “as is, where is” condition without any warrant, representation, or obligation on the part of the Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

Table 1 – Fixed Inventory
Water Distribution System – Fort Huachuca

Item	Size (inches)	Material	Quantity	Unit	Approximate Year of Construction
Piping	2	Asbestos Cement (AC)	775	Linear Feet	Unknown*
	2½	AC	1,500	Linear Feet	Unknown*
	3	AC	7,740	Linear Feet	Unknown*
	3	Steel	7,850	Linear Feet	Unknown*
	4	AC	16,500	Linear Feet	Unknown*
	4	Cast Iron (CI)	7,875	Linear Feet	Unknown*
	4	Steel	42,890	Linear Feet	Unknown*
	4	Transite	420	Linear Feet	Unknown*
	6	AC	82,590	Linear Feet	Unknown*
	6	CI	19,030	Linear Feet	Unknown*
	6	Polyethylene (PE)	4,100	Linear Feet	Unknown*
	6	Polyvinyl Chloride (PVC)	3,145	Linear Feet	Unknown*
	6	Unknown	1,050	Linear Feet	Unknown*
	8	AC	48,675	Linear Feet	Unknown*
	8	CI	16,080	Linear Feet	Unknown*
	8	PVC	18,340	Linear Feet	Unknown*
	10	AC	7,430	Linear Feet	Unknown*
	10	PVC	24,000	Linear Feet	Unknown*
	10	Unknown	2,350	Linear Feet	Unknown*
	12	AC	31,945	Linear Feet	Unknown*
	12	CI	38,650	Linear Feet	Unknown*
	12	PVC	475	Linear Feet	Unknown*
	12	Steel	19,100	Linear Feet	Unknown*
	12	Unknown	21,950	Linear Feet	Unknown*

Item	Size (inches)	Material	Quantity	Unit	Approximate Year of Construction
	14	AC	19,400	Linear Feet	Unknown*
	16	Unknown	1,900	Linear Feet	Unknown*
	18	AC	9,950	Linear Feet	Unknown*
	24	Unknown	30,475	Linear Feet	Unknown*
	Unknown	Unknown	500	Linear Feet	Unknown*
Total Piping			486,685	Linear Feet	
Standpipes (2 ½-inch)			11	Each	Unknown*
Hydrants			3	Each	1940's
			148	Each	1950's
			94	Each	1960's
			48	Each	1970's
			78	Each	1980's
			122	Each	1990's
			104	Each	Unknown*
Total Hydrants			597	Each	
Backflow Prevention Devices			500-600	Each	Unknown*
Isolation Valves			Unknown	Each	Unknown*
Air Release Valves			Unknown	Each	Unknown*
Blowoff Valves			Unknown	Each	Unknown*

* Most of the water distribution piping was installed in the 1940's to 1950's. Some portions were installed in the 1970's.

Well	Capacity	Depth	Equipment	Chemical Feed	Approximate Year of Construction
1	500 gpm (125 hp)	823 ft	50,000-gallon Surge Tank & Booster Pump	Chlorine Gas and Fluoride	1936
2	700 gpm (200 hp)	710 ft	50,000-gallon Surge Tank & Two Booster Pumps	Chlorine Gas and Fluoride	1940
3	700 gpm (200 hp)	802 ft	50,000-gallon Surge Tank & Booster Pump	Chlorine Gas and Fluoride	1942
4	700 gpm (125 hp)	912 ft	50,000-gallon Surge Tank & Booster Pump	Chlorine Gas and Fluoride	1942
5	700 gpm (125 hp)	800 ft	50,000-gallon Surge Tank & Booster Pump	Chlorine Gas and Fluoride	1942
6	700 gpm (200 hp)	1,230 ft	50,000-gallon Surge Tank & Booster Pump	Chlorine Gas and Fluoride	1958
7	800 gpm (250 hp)	762 ft	100,000-gallon Surge Tank & Irwin Booster Pump Station	Chlorine Gas and Fluoride	1976
8	800 gpm (250 hp)	807 ft			1971

Booster Pump Station	Pump No.	Operating Point	Approximate Year of Construction	Comments
East Range	1	2,400 gpm @ 350' TDH (350 hp)	1940-1960	Second operating point: 1,000 gpm @ 456' TDH
	2	2,400 gpm @ 350' TDH (350 hp)	1940-1960	Second operating point: 1,000 gpm @ 456' TDH
	3	2,400 gpm @ 350' TDH (350 hp)	1940-1960	Second operating point: 1,000 gpm @ 456' TDH
Grierson	1	500 gpm @ 240' TDH (50 hp)	1940-1960	(none)
	2	500 gpm @ 240' TDH (50 hp)	1940-1960	(none)
	3	500 gpm @ 240' TDH (50 hp)	1940-1960	(none)
Irwin	1	1,500 gpm @ 240' TDH (150 hp)	1940-1960	(none)
	2	1,500 gpm @ 240' TDH (150 hp)	1940-1960	(none)
	3	2,400 gpm @ 340' TDH (300 hp)	1940-1960	(none)
	4	2,400 gpm @ 340' TDH (300 hp)	1940-1960	(none)
	5	2,400 gpm @ 340' TDH (300 hp)	1940-1960	(none)
Wherry	1	560 gpm @ 250' TDH (50 hp)	1940-1960	(none)
	2	590 gpm @ 250' TDH (50 hp)	1940-1960	(none)
	3	520 gpm @ 250' TDH (50 hp)	1940-1960	(none)
	4	680 gpm @ 250' TDH (50 hp)	1940-1960	(none)

Tank	Capacity	Dimensions	Material	Approximate Year of Construction	Additional Comments
C1	3.0 MG	160-foot diameter, 16 feet deep	Concrete	1942	Aluminum Roof
C2	0.5 MG	Unknown	Steel	1942	Elevated; Interior was repainted January 2004, including new cathodic protection system
B	1.5 MG	92-foot diameter, 30 feet deep	Concrete	1958	Steel Roof
A1	0.25 MG	Rectangular, Unknown depth	Concrete	1934	Wood Roof
A2	0.25 MG	Rectangular, 9 feet deep	Concrete	1942	Steel/Wood Roof
J	0.1 MG	Unknown	Steel	1978	Surge Chamber
West Range	0.12 MG	Unknown	Steel	1993	(none)
Blacktail Canyon	0.1 MG	Unknown	Steel	1961	(none)
Black Tower	0.28 MG	Unknown	Steel	1954	(none)

J02.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized equipment and vehicles included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

Table 2 – Spare Parts
Water Distribution System – Fort Huachuca

Qty	Item	Make/Model	Description	Remarks
None.				

Table 3 – Specialized Equipment and Vehicles
Water Distribution System – Fort Huachuca

Description	Quantity	Location	Maker
None.			

J02.2.3 Water Distribution System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

Table 4 – Manuals, Drawings, and Records
Water Distribution System – Fort Huachuca

Qty	Item	Description	Remarks
			The installation maintains a limited collection of manuals, drawings and records on installed components of the water distribution system. This information or copies thereof will be transferred during the transition period. Fort Huachuca will retain originals and receive updates on system as alterations are completed.

J02.3 Current Service Arrangements

Fort Huachuca currently receives all of its water supply from groundwater wells owned and operated by the installation.

J02.4 Secondary Metering

The installation requires secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

J02.4.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor.

Table 5 – Existing Secondary Meters
Water Distribution System – Fort Huachuca

Meter Location: Building Number	Description
Well 1: 90117	Manufacturer: Water Specialties; 12” turbine-type; rebuilt in 1999
Well 2: 90113	Manufacturer: Water Specialties; 12” turbine-type; rebuilt in 1999
Well 3: 90431	Manufacturer: Water Specialties; 12” turbine-type; rebuilt in 1999
Well 4: 90672	Manufacturer: Water Specialties; 12” turbine-type; rebuilt in 1999
Well 5: 90860	Manufacturer: Water Specialties; 12” turbine-type; rebuilt in 1999
Well 6: 79697	Manufacturer: Water Specialties; 12” turbine-type; rebuilt in 1999
Well 7: (NA)	Manufacturer: Water Specialties; 10” turbine-type; rebuilt in 1999
Well 8: (NA)	Manufacturer: Water Specialties; 10” turbine-type; rebuilt in 1999

J02.4.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Clause C.13, Operational Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3 and J02.5

below. If meters are required by the installation in the future, the Contractor shall comply with Clause C.3.3.

Table 6 – New Secondary Meters
Water Distribution System – Fort Huachuca

Meter Location: Building Number	Description
All water end uses, including all commercial buildings, shall be metered. There are approximately 500 unmetered commercial buildings at Fort Huachuca. Master meters may be installed for the housing areas.	

J02.5 Monthly Submittals

The Contractor shall provide monthly submittals to the Government for the following:

Invoice (IAW G.2). The Contractor’s monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the Contracting Officer’s designee. (This information will be provided upon award.)

Outage Report. The Contractor’s monthly outage report will be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall include the following information for scheduled and unscheduled outages:

Scheduled: Requestor, date, time, duration, facilities affected, feedback provided during outage, outage notification form number, and digging clearance number.

Unscheduled: Include date, time and duration, facilities affected, response time after notification, completion times, feedback provided at time of outage, specific item failure, probability of future failure, long term fix, and emergency digging clearance number.

Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the Contracting Officer’s designee. (This information will be provided upon award.)

Meter Reading Report. If required by the Contracting Officer, the monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor’s monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the Contracting Officer’s designee. (This information will be provided upon award.)

System Efficiency Report. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to the Contracting Officer’s designee. (This information will be provided upon award.)

J02.6 Energy Savings and Conservation Projects

IAW C.3, Utility Service Requirement. The Contractor will agree to only operate the well pumps during hours of reduced rates of electricity billing. No pumping shall occur between the hours of 10:00 am. and 4:00 pm. Any pump operation during these hours must be coordinated and approved by the Installation's representative. The Contractor must abide by Fort Huachuca's energy plan and goals.

By the year 2011, Fort Huachuca's water usage must equal its aquifer recharge (provided by treated wastewater effluent and stormwater). Details of this requirement can be found in the Technical Library in the Programmatic Biological Assessment and Opinion.^{1,2}

J02.7 Service Area

IAW Clause C.4, Service Area. The service area is defined as within the boundaries of Fort Huachuca.

J02.8 Off-Installation Sites

There are no off-installation sites included in this package.

J02.9 Specific Transition Requirements

IAW Clause C.13, Operational Transition Plan. **Table 7** lists service connections and disconnections required upon transfer, and **Table 8** lists the system improvement projects required upon transfer of the Fort Huachuca water system.

Table 7 – Service Connections and Disconnections
Water Distribution System – Fort Huachuca

Location	Description
None.	

¹ Environmental and Natural Resources Division, Directorate of Installation Support, U.S. Army Garrison, Fort Huachuca, Arizona. *Programmatic Biological Assessment for Ongoing and Programmed Future Military Operations and Activities at Fort Huachuca, Arizona*, July 2002.

² Arizona Ecological Services Field Office, U.S. Fish and Wildlife Service. *Biological Opinion, Fort Huachuca, Ongoing and Programmed Future Military Operations and Activities*, August 23, 2002. AESO/SE 2-21-02-F-229.

Table 8 – System Improvement Projects
Water Distribution System – Fort Huachuca

Title	Description	Year of Completion
Leak Detection Study	Perform leak detection study and associated repairs on entire water distribution system.	Year 1
Perform Additional Repairs to 3 MG Tank	Replace access ladder, inspect and repair/replace seals, blast and paint interior.	Year 1-2
Replace Water Line, Vault, and Valve on Winrow Avenue	6,000 feet of 10-inch PVC pipe; isolation valve and associated concrete vault.	Year 2
Upgrade Water Line to UAV Area and Construct 100,000-gallon Tank	11,000 feet of 10-inch PVC pipe and appurtenances and 100,000-gallon water storage tank.	Year 2
Install Valves at 22002 Tank to Empty Tanks without Inputting Water into System	Install valve configuration to allow isolation and drainage of tanks on Reservoir Hill in case of contamination.	Year 2
Repair concrete retaining wall at 22001/22002 on Reservoir Hill	Structurally inspect and repair/replace cracking, spalling of concrete retaining structure.	Year 1
Construct 1.6 MG Water Storage Tank	Construct a new 1.6 MG water storage tank near Old Post Reservoir.	Year 3
Install Housing Meters	Install meters on all individual housing units. (Approximately 1,500 total meters)	Years 5-7
Repair Water System Controls	Evaluate and repair water system control equipment.	Year 3
Replace Pump Motor	Replace pump motor at Well 3.	Year 3
Replace Pump Motor	Replace pump motor at Well 4.	Year 3
Replace Pipe at West Range	Replace 9,100 LF of 4-inch water main and 12,072 LF of 6-inch water main with 8-inch water main.	Year 3
Cathodic Protection	Install cathodic protection system at Facility 15663, East Range.	Year 4
Contractor Filling Station	Install a water filling station for contractor use near Area 3/Area 5.	Year 4

J02.10 Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the water distribution pipe where ownership changes from the Contractor to the building owner. **Table 9** identifies the general locations of these points with respect to the building served.

Table 9 – Points of Demarcation
Water Distribution System – Fort Huachuca

Point of Demarcation	Applicable Scenario	Sketch
The point of demarcation is 5 feet away from the exterior of the structure.	All scenarios where a shutoff valve does not exist at the building.	
The point of demarcation is the upstream side of the shutoff valve.	All scenarios where a shutoff valve exists outside the building.	

J02.10.1 Unique Points of Demarcation

Table 10 lists anomalous points of demarcation that do not fit any of the above scenarios.

Table 10 – Unique Points of Demarcation
Water Distribution System – Fort Huachuca

Building No.	Point of Demarcation Description
None.	

J02.11 Treatment Plants and Storage Tanks

Table 11 lists all water treatment plants and storage tanks.

Table 11 – Water Treatment Plants and Storage Tanks
Water Distribution System – Fort Huachuca

Description	Facility #	State Coordinates	Other Information
There are no water treatment plants at Fort Huachuca. Each well is individually chlorinated.			

Description	Facility #	State Coordinates	Other Information
Tank C1	61609		3.0 MG
Tank C2	49001		0.5 MG
Tank B	22020		1.5 MG
Tank A1	22001		0.25 MG
Tank A2	22002		0.25 MG
Tank J	90016/90014		0.1 MG
Tank at West Range	12519		0.12 MG
Tank at Blacktail Canyon	12508		0.1 MG
Tank at Black Tower	11663		0.28 MG

J02.12 Installation Specific Requirements

The Contractor shall respond to all service requests in accordance with the following:

Emergency Service Requests:

An emergency condition is one that is detrimental to the mission of the installation, significantly impacts operational effectiveness, or compromises the safety, health, and life of personnel. Such requests shall include, but are not necessarily limited to, electrical outages, downed power lines, water outages, broken water mains, natural gas outages, natural gas leaks, or wastewater main overflows. The Contractor shall ensure it is able to receive the Installation's emergency service requests 24 hours a day, every day. Once an emergency request is received, the Contractor shall respond within 1 hour during normal and other than normal duty hours. A representative knowledgeable of the system and the Service Interruption/Contingency Plan shall be on the site of the emergency within 1 hour. Repair crews appropriately trained to eliminate the condition must respond to the emergency site within 1 hour. Work will be continuous until the emergency condition is eliminated or downgraded and service is restored. All emergencies will be remedied or downgraded to a non-emergency status within 24 hours.

Urgent Service Requests:

An urgent condition is not an emergency but significantly hinders performance of Installation activities and requires elimination of potential fire, health, and safety hazards (for example, environmental controls, non-emergency utility leaks, special requests and events, plumbing problems, downgraded emergency responses, etc.). Once an urgent request is received, the Contractor shall respond with a representative knowledgeable of the system and the Service Interruption/Contingency Plan to the site of the request within 8 hours. All urgent requests will be remedied within 5 days.

Routine Service Requests:

A routine service request is one that does not pose an immediate threat to public health, safety, or property, or to a mission or operation conducted at the Installation. Such requests may include, but are not necessarily limited to requests for new or relocated service connections. The Contractor is not required to respond to the Installation's routine service requests outside normal duty hours. The Contractor may respond to routine service requests outside of normal duty hours at its option and with appropriate coordination. All routine service requests will be remedied within 30 days.