

ATTACHMENT J7

# Fourth Cliff Family Recreation Area Electric Distribution System

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# J7 Fourth Cliff Family Recreation Area Electric Distribution System

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## J7.1 Fourth Cliff Family Recreation Area Overview

The Fourth Cliff Family Recreation Area is located in the Town of Humarock on the southern coastline of Massachusetts, 55 miles from Hanscom AFB. This 56-acre military resort contains cabins, camping areas, and day-use recreational facilities. The facility has a year-round staff of five that increases to 25 during the summer months. More than 100 guests use the facility on a daily basis during the peak summer season.

## J7.2 Electric Distribution System Description

### J7.2.1 Electric Distribution System Fixed Equipment Inventory

The Fourth Cliff Family Recreation Area electric distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, transformers, circuits, protective devices, utility poles, ductbanks, switches, street lighting fixtures, and other ancillary fixed equipment. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the electric distribution system privatization are:

- None

#### J7.2.1.1 Description

N Star is the transportation and distribution provider and Transcanada is the commodity provider that supplies power to the Fourth Cliff Family Recreational Area through a single service at the main gate.

No future major construction, maintenance, repair, or replacement projects are planned.

#### J7.2.1.2 Inventory

**Table 1** provides a general listing of the major electric distribution system fixed assets for the Fourth Cliff Family Recreation Area electric distribution system included in the sale.

**TABLE 1**  
Fixed Inventory  
*Electric Distribution Utility Fourth Cliff Family Recreation Area*

<b>Component</b>	<b>Size</b>	<b>Quantity</b>	<b>Unit</b>	<b>Approximate Year of Construction</b>
<b>Underground Circuits</b>				
	<b>AWG</b>			
Conductor, 60V copper	#2	540	SCLF	1995
Ductbank (1 X 1)	4-in.	270	LF	1995
<b>Overhead Circuits</b>				
Aerial copper conductor	#4	5,200	SCLF	1995
	#4	340	SCLF	2000
Aerial, 600V copper SER	#3	6,900	SCLF	1995
<b>Transformers</b>				
	<b>Nom kVA</b>			
1-phase, oil-filled	25	4	EA	1995
<b>Utility Poles</b>				
	<b>Height (ft)</b>			
Wood poles	35	28	EA	1995
<b>Other Electrical</b>				
Fuse cutouts, 1 per transformer and entrance to site		5	EA	1995
Lightning arrestors, 1 per transformer		4	EA	1995
Down Guys and anchors, 2 each per 10 poles		2	EA	1995
Driver grounding for utility poles		28	EA	1995
Street lights		14	EA	1995
<b>Meters</b>				
Utility meters		50	EA	1995

Ea = each  
in. = inches  
LF = linear feet  
SCLF = single conductor linear feet

### J7.2.2 Electric Distribution System Non-Fixed Equipment and Specialized Tools

**Table 2** lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

**TABLE 2**  
Spare Parts  
*Electric Distribution System Fourth Cliff Family Recreational Area*

Qty	Item	Description	Make/Model	Remarks
No spare parts are included with the system to be privatized.				

**TABLE 3**  
Specialized Vehicles and Tools  
*Electric Distribution System Fourth Cliff Family Recreational Area*

Qty	Description	Location	Maker
No specialized vehicles or tools are included with the system to be privatized.			

### J7.2.3 Electric Distribution System Manuals, Drawings, and Records

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

**TABLE 4**  
Manuals, Drawings, and Records  
*Electric Distribution System Fourth Cliff Family Recreational Area*

Qty	Item	Description	Remarks
1	Drawings	Tab G-4 Map # 8142F, Comprehensive Plan Electrical Distribution System	

## J7.3 Specific Service Requirements

The service requirements for the Fourth Cliff Family Recreation Area electric distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Fourth Cliff Family Recreation Area electric distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- For all privatized lighting fixtures, operations and maintenance of lighting fixtures includes the purchase and replacement of lighting elements and the removal and disposal of replaced lighting elements.
- When new meters are installed, to include meters installed for temporary service connections, the Contractor shall include with the meter reading report a separate report

identifying the new meters installed during the prior month. The Contractor shall coordinate with the Government to determine the format of the report to be submitted.

- The Contractor shall enter into a Memorandum of Understanding with the Hanscom AFB Fire Department for fire protection of all facilities included in the purchase of the utility. The MOU shall be completed during the transition period and a copy provided to the Contracting officer.
- The Contractor shall abide by Hanscom AFB fire protection and detection requirements. The utility system purchased by the Contractor may include facilities. These facilities may or may not include fire protection and detection systems. Where required by federal, state or local regulations, the Contractor shall maintain the fire protection and detection system for all facilities owned and operated by the Contractor. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.

## J7.4 Current Service Arrangement

N Star supplies power to the Fourth Cliff Family Recreational Area. Due to the seasonal use of the facility, the energy usage at this facility is expected be low and very seasonal.

Future projects planned for the Fourth Cliff Family Recreation Area may increase the total square footage of buildings by approximately 5 percent.

## J7.5 Secondary Metering

### J7.5.1 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. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J7.6 below.

TABLE 5  
Existing Secondary Meters  
*Electric Distribution System Fourth Cliff Family Recreational Area*

Meter Location	Meter Description
50 meters at non-housing buildings.	

### J7.5.2 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 Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J7.6 below.

TABLE 6  
New Secondary Meters

*Electric Distribution System Fourth Cliff Family Recreational Area*

Meter Location	Meter Description
There are no required new secondary meters with the system to be privatized.	

## J7.6 Monthly Submittals

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

1. 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 25<sup>th</sup> of each month for the previous month. Invoices shall be submitted to:

*Name:* 66MSG/CEK  
*Address:* 120 Grenier Street  
 Hanscom AFB, MA 01731-1910

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25<sup>th</sup> of each month for the previous month. Outage reports shall be submitted to:

*Name:* 66MSG/CEK  
*Address:* 120 Grenier Street  
 Hanscom AFB, MA 01731-1910

3. Meter Reading Report. 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 15<sup>th</sup> of each month for the previous month. Meter reading reports shall be submitted to:

*Name:* 66MSG/CEK  
*Address:* 120 Grenier Street  
 Hanscom AFB, MA 01731-1910

4. 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 25<sup>th</sup> of each month for the previous month. System efficiency reports shall be submitted to:

*Name:* 66MSG/CEK  
*Address:* 120 Grenier Street  
 Hanscom AFB, MA 01731-1910

## J7.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented on the distribution system by the Government for energy conservation purposes.

- There are no energy savings projects with the system to be privatized.

## J7.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Fourth Cliff Family Recreation Area boundaries.

## J7.9 Off-Installation Sites

No off-installation sites are included in the sale of the Fourth Cliff Family Recreation Area electric distribution system.

## J7.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7  
Service Connections and Disconnections  
*Electric Distribution System Fourth Cliff Family Recreational Area*

Location	Description
There are no specific transition requirements with the system to be privatized.	

## J7.11 Government Recognized System Deficiencies

**Table 8** provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Fourth Cliff Family Recreation Area electric distribution system. If the system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through [Schedule L-3](#). Renewal and Replacement projects will be recovered through [Sub-CLIN AB](#).

**TABLE 8**  
System Deficiencies  
*Electric Distribution System Fourth Cliff Family Recreational Area*

<b>Project Location</b>	<b>Project Description</b>
There are no government recognized deficiencies with the system to be privatized.	