**Attachment J01**

# Vancouver Barracks Electrical Distribution System

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# J01 Vancouver Barracks Electrical Distribution System

## J01.1 Vancouver Barracks Area Overview

The United States Army Reserve Complex Vancouver Barracks is located in Vancouver, Washington, on the banks of the Columbia River, across the river from Portland, Oregon. Vancouver Barracks consists of the Administrative Training Area, the Maintenance Activities Area, and the Post Cemetery. The complex, which once extended north from the Columbia River to Fourth Plain Boulevard, east to East Reserve Street, just west of today's Interstate 5 and on the border of Vancouver downtown area, is now confined to 64 acres south of Officers Row. The western half of the complex, separated by Fort Vancouver Way, is currently in the process of being acquired by the City of Vancouver. Only the utilities east of Fort Vancouver Way (the Administrative Training Area) and south of Fifth Street (the Maintenance Activities Area) are included in this solicitation.

The Vancouver Barracks reservation was formerly the location of the Hudson Bay Company's principal depot in the Pacific Northwest (1825-1846) until 1849 when it became a U.S. Reservation. Since that time, it has been under continuous Federal ownership. In the early 1850's the post was known as Camp Vancouver, then Columbia Barracks, and was renamed Fort Vancouver in 1853. The name Vancouver Barracks dates from 1879. In 1947, the post was turned over to the National Guard and Reserves. The complex is now home to the 104$^{th}$ Infantry Division Headquarters, 1$^{st}$ and 3$^{rd}$ Brigades, and the 396$^{th}$ Combat Support Hospital.

The Post Cemetery is located about ½ mile north of Vancouver Barracks on Fourth Plain Boulevard. The original cemetery occupied approximately 4 acres in the northwest corner of the reserve. Around 1880, civilians were encouraged to reclaim and remove the remains of their relatives. By 1881, about 72 disinterments had occurred. There were 314 recorded interments at the old post cemetery. The new post cemetery was dedicated at its present site in 1883. At present, there are approximately 1,400 graves at Vancouver Barracks, 210 of which are unknown.

Due to its rich and varied history, Vancouver Barracks has a unique historical situation. In the northwest corner of the Administrative Training Area lies a Native American burial site encompassing several buildings. Any subsurface disturbance requires consultation and approval from multiple tribes.

## J01.2 Electrical Distribution System Description

The Vancouver Barracks electrical distribution system consists of all appurtenances physically connected to the system from the points at which the electricity enters the system and/or where the Government ownership currently starts, to the point of demarcation defined by Section J01.10 of this section or the real estate easements that result from negotiations under this contract. The system may include, but is not limited to transformers, underground and overhead circuits, utility poles, switches, and vaults. 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. Under no circumstances shall the successful Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the electrical system.

The complex shall retain joint use of all electrical utility poles.

All transformers are free of polychlorinated biphenyls (PCB's).

## J01.2.1 Electrical Distribution System Fixed Equipment Inventory

### J01.2.1.1 Description

Primary power enters the complex at 12.3 kV from Clark Public Utilities, an agency of surrounding Clark County. There is a single point of entry located at the corner of 5th Street and Fort Vancouver Way. There are no substations or switching stations on the complex. Average monthly consumption is approximately 120,000 kilowatt hours with usage peaking during the winter.

### J01.2.1.2 Inventory

**Table 1** provides a general listing of the major fixed assets for the Vancouver Barracks electrical distribution system. 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. All ancillary equipment attached to and necessary for operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

### J01.2.1.2.A Electrical Distribution System Inventory

Table 1
Fixed Inventory
Electrical Distribution System – Vancouver Barracks

| Item | | Quantity | Unit | Approximate Year of Construction |
|---|---|---|---|---|
| Overhead Lines: | | | | |
| Street Lighting Circuit | | 3,365 | Linear Feet | Unknown |
| Other Overhead | | 3,700 | Linear Feet | Unknown |
| | Total: | 7,065 | Linear Feet | |
| Underground Lines in Ducts: | | | | |
| Street Lighting Circuit | | 1,485 | Linear Feet | 1980 |
| Other Underground | | 635 | Linear Feet | 1980 |
| | Total: | 2,120 | Linear Feet | |

| Item | | Quantity | Unit | Approximate Year of Construction |
|---|---|---|---|---|
| Transformers – Pad Mounted | | | | |
| 75 kVA | | 1 | Each | 1980 |
| 300 kVA | | 1 | Each | 2002 |
| 500 kVA | | 1 | Each | 2002 |
| | Total: | 3 | | |
| Transformers – Pole Mounted | | | | |
| 15 kVA | | 4 | Each | 1985 |
| 25 kVA | | 9 | Each | 1985 |
| 37 kVA | | 3 | Each | 1985 |
| 50 kVA | | 1 | Each | 1985 |
| 75 kVA | | 1 | Each | 1985 |
| 100 kVA | | 1 | Each | 1998 |
| | Total: | 19 | | |
| Poles | | 53 | Each | Unknown |

## J01.2.2 Electrical Distribution System Non-Fixed Equipment and Specialized Tools Inventory

**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 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
Electrical Distribution System – Vancouver Barracks

| Qty | Item | Make/Model | Description | Remarks |
|---|---|---|---|---|
| None. | | | | |

Table 3
Specialized Equipment and Vehicles
Electrical Distribution System – Vancouver Barracks

| Description | Quantity | Location | Maker |
|---|---|---|---|
| None. | | | |

## J01.2.3 Electrical 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
Electrical Distribution System – Vancouver Barracks

| Qty | Item | Description | Remarks |
|---|---|---|---|
| The complex maintains a limited collection of drawings and records on the electrical system. This information or copies thereof will be transferred during the transition period. | | | |

# J01.3 Current Service Arrangement

Vancouver Barracks currently purchases wholesale primary electrical power for the Administrative Training area and the Maintenance Activities area at 12.3 kV from Clark Public Utilities at a single delivery point near the intersection of 5th Street and Fort Vancouver Way. Primary power for the Post Cemetery is delivered at a point on the northwest boundary of the cemetery. All electrical facilities located on the complex and at the cemetery are owned and operated by Vancouver Barracks.

# J01.4 Secondary Metering

The complex may require 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.

## J01.4.1 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. The Contractor shall provide meter readings once a month for all secondary meters IAW Clauses C.3 and J01.5 below.

Table 5
Existing Secondary Meters
Electrical Distribution System – Vancouver Barracks

| Meter Location | Description |
|---|---|
| None. | |

## J01.4.2 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 J01.5 below.

Table 6
New Secondary Meters
Electrical Distribution System – Vancouver Barracks

| Meter Location: Building Number | Meter Description |
|---|---|
| None. | |

# J01.5 Monthly Submittals

The Contractor shall provide the Government monthly submittals 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 prepared 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 and 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 Office, 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 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.)

# J01.6 Energy Savings and Conservation Projects

IAW C.3, Utility Service Requirement. There are no projects planned or currently executed by Vancouver Barracks for energy conservation purposes.

# J01.7 Service Area

IAW Clause C.4, Service Area. The service area is defined as the area within the boundaries of Vancouver Barracks, U.S. Army Reserve Complex and the Post Cemetery.

## J01.8 Off-Complex Sites

The United States Army Post Cemetery, Vancouver Barracks is located north of Vancouver Barracks on Fourth Plain Boulevard. The Post Cemetery receives primary electrical service from Clark Public Utilities.

## J01.9 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 improvement projects required upon transfer of the Vancouver Barracks electrical distribution system.

Table 7
Service Connections and Disconnections
Electrical Distribution System – Vancouver Barracks

| Location | Description |
|---|---|
| None. | |

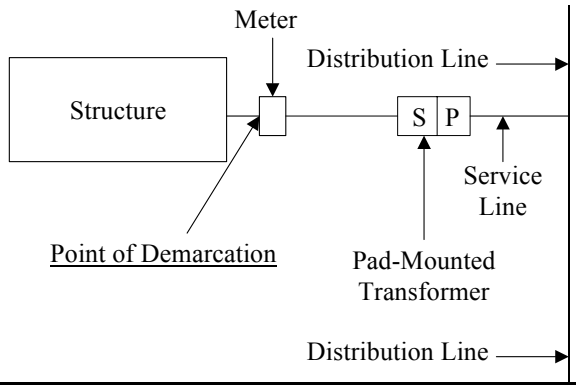
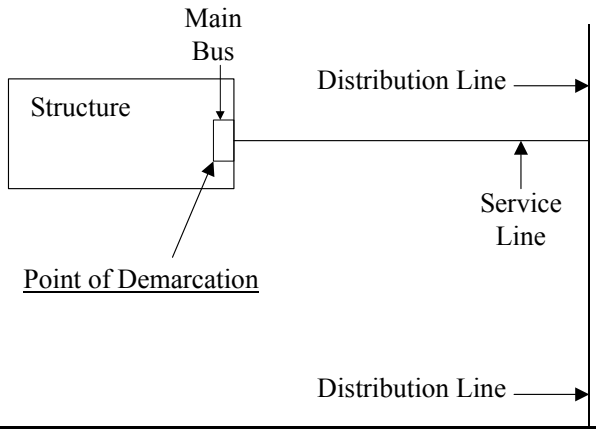
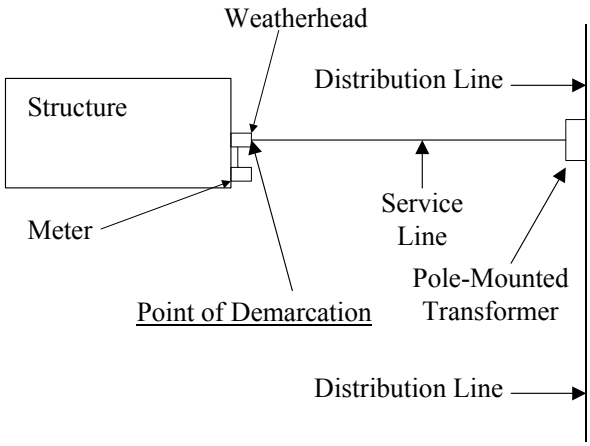
Table 8
System Improvement Projects
Electrical Distribution System – Vancouver Barracks

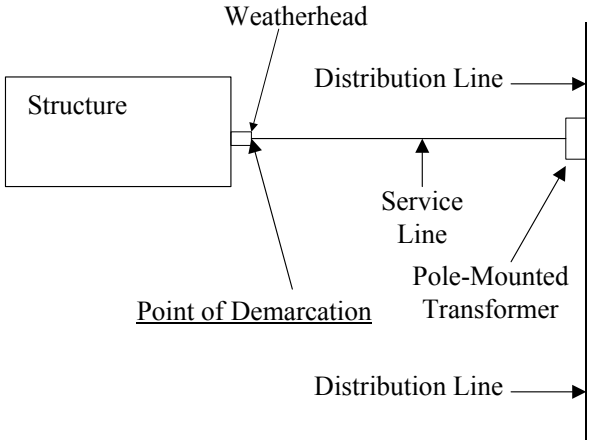
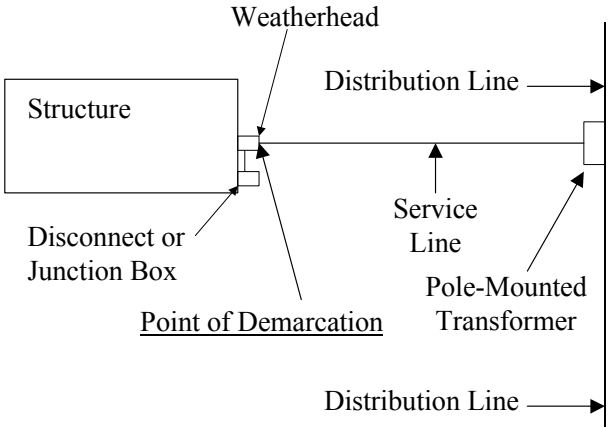
| Location | Description |
|---|---|
| Administrative Training Area | Perform replacement and repairs as needed to bring electrical system into code compliance:<br>2,120 linear feet of underground circuit<br>3 pad mounted transformers (75, 300 and 500 kVA) |
| Maintenance Activities Area | Perform replacement and repairs as needed to bring electrical system into code compliance:<br>7,065 linear feet of overhead circuit<br>19 pole mounted transformers (ranging from 15 to 100 kVA) |

## J01.10 Electrical Distribution System Points of Demarcation

The point of demarcation is defined as the point in the distribution system where ownership changes from the Contractor to the building owner. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a transformer within a building structure. The table below identifies the type and general location of the point of demarcation with respect to the building for each scenario.

Table 9
Points of Demarcation
Electrical Distribution System – Vancouver Barracks

| Point of Demarcation | Applicable Scenario | Sketch |
|---|---|---|
| Point of demarcation is the down-current side of the meter. | Residential service (less than 200 amps and 240V 1-Phase), and 3-phase self-contained meter installations. Electrical meter exists within five feet of the exterior of the building on an underground secondary line. |  |
| Point of demarcation is the main bus of the building electrical panel. | |  |
| Point of demarcation is the point where the overhead conductor is connected to the building weatherhead. | Electrical meter is connected to the exterior of the building on an overhead secondary line. |  |

| Point of Demarcation | Applicable Scenario | Sketch |
|---|---|---|
| Point of demarcation is the point where the overhead conductor is connected to the building weatherhead. | Pole mounted transformer is located outside of structure with secondary attached to outside of structure with no meter. |  |
| Point of demarcation is the point where the overhead conductor is connected to the building weatherhead. | Service may be overhead or underground. A disconnect switch or junction box is mounted to the exterior of the structure with no meter. |  |

## J01.10.1 Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

Table 10
Unique Points of Demarcation
Electrical Distribution System – Vancouver Barracks

| Building No. | Point of Demarcation Description |
|---|---|
| None. | |

# J01.11 Plants and Substations

The following table lists plants and substations that will be transferred as part of the utilities privatization effort.

Table 11
Plants and Substations
Electrical Distribution System – Vancouver Barracks

| Description | Facility # | State Coordinates | Other Information |
|---|---|---|---|
| None. | | | |