

ATTACHMENT J11

---

# DFSP Charleston Petroleum Terminal - Water Distribution System

---

## TABLE OF CONTENTS

<b>DSPF CHARLESTON PETROLEUM TERMINAL - WATER DISTRIBUTION SYSTEM.....</b>	<b>1</b>
<b>J11 DSPF CHARLESTON PETROLEUM TERMINAL - WATER DISTRIBUTION SYSTEM .....</b>	<b>2</b>
J11.1 DSPF CHARLESTON PETROLEUM TERMINAL OVERVIEW.....	2
J11.2 WATER DISTRIBUTION SYSTEM DESCRIPTION.....	2
J11.2.1 Water Distribution System Fixed Equipment Inventory.....	2
J11.2.1.1 Description.....	2
J11.2.1.2 Inventory.....	3
J11.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools Inventory .....	3
J11.2.3 Water Distribution System Manuals, Drawings, and Records.....	4
J11.3 SPECIFIC SERVICE REQUIREMENTS.....	4
J11.4 CURRENT SERVICE ARRANGEMENT.....	4
J11.5 SECONDARY METERING.....	4
J11.5.1 Existing Secondary Meters.....	4
J11.5.2 Required New Secondary Meters.....	5
J11.6 MONTHLY SUBMITTALS.....	5
J11.7 WATER CONSERVATION PROJECTS.....	6
J11.8 SERVICE AREA.....	6
J11.9 OFF-INSTALLATION SITES.....	6
J11.10 SPECIFIC TRANSITION REQUIREMENTS.....	6
J11.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES .....7	7
J11.12 WATER DISTRIBUTION SYSTEM POINTS OF DEMARCATIION.....7	7
J11.13 UNIQUE POINTS OF DEMARCATIION.....9	9
J11.14 PLANTS AND SUBSTATIONS.....	9

## List of Tables

Fixed Inventory.....	3
Specialized Equipment.....	3
Specialized Vehicles.....	3
Specialized Tools.....	4
Manuals, Drawings, and Records.....	4
Existing Secondary Meters.....	5
New Secondary Meters.....	5
Service Connections and Disconnections.....	6
System Improvement Projects.....	6
System Deficiencies.....	7
Points of Demarcation.....	7

Unique Points of Demarcation.....	9
Plants and Substations.....	9

# J11 DFSP Charleston Petroleum Terminal - Water Distribution System

---

## J11.1 DFSP Charleston Petroleum Terminal - Overview

The DFSP Charleston Petroleum Terminal is located north of Charleston SC on Rhett Avenue near the intersection of Remount and Rhett Avenues. The Terminal occupies 44 acres, contains 11 industrial facilities totaling 5,300 square feet, and has 10 full-time personnel. The mission of the Charleston Petroleum Terminal is to receive, store and issue bulk petroleum products.

## J11.2 Water Distribution System Description

### J11.2.1 Water Distribution System Fixed Equipment Inventory

The DFSP Charleston Petroleum Terminal water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Terminal and Government ownership currently starts to the point of demarcation, defined in part J11.13 of this Section. The system may include, but is not limited to, distribution lines and fire hydrant assemblies. 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 successful Contractor be entitled to any service charge 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 this water system.

#### J11.2.1.1 Description

There are two separate water distribution systems servicing the DFSP Charleston Petroleum Terminal; one provides water for the "facilities" while the other provides water for the "fire suppression system." Normal operating pressure for both systems is 70 psig and average depth of all distribution piping is 30 inches. Both systems enter the installation at a single point through a City-owned master meter located 10 feet from the Administrative Building in the southwest corner of the Terminal. From the master meter, the "facility" water system services the Administrative Building and then travels via a 2,000 linear foot, Government-owned, 2 " galvanized line to service a latrine in the Rail Facility. Also from the master meter, the "fire suppression" system travels through approximately 11,500 linear feet of 4-inch pipe servicing 16 fire hydrant assemblies and providing fire protection capabilities throughout the Terminal. Installation personnel indicate the capacity of both water systems is adequate for present and future needs.

### J11.2.1.2 Inventory

**Table 1** provides a general listing of the major fixed assets for the DFSP Charleston Petroleum Terminal water 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.

**TABLE 1**  
Fixed Inventory  
Water Distribution System - DFSP Charleston Petroleum Terminal

Item	Size	Quantity	Unit	Approximate Year of Construction
Galvanized Pipe (w/o tracer wire)	2-inch	2000	LF	1970
Fire Suppression Pipe (w/o tracer wire)	4-inch	11500	LF	1970
Fire Hydrant Assemblies		16	EA	1970
Notes:				
EA = each				
LF = linear feet				

### J11.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools Inventory

**Table 2** lists other specialized equipment, **Table 3** lists specialized vehicles, and **Table 4** lists the specialized 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. 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**  
Specialized Equipment  
Water Distribution System - DFSP Charleston Petroleum Terminal

Qty	Item	Make/Model	Description	Remarks
None				

**TABLE 3**  
Specialized Vehicles  
Water Distribution System - DFSP Charleston Petroleum Terminal

Description	Quantity	Location	Maker
None			

**TABLE 4**

Specialized Tools  
Water Distribution System - DFSP Charleston Petroleum Terminal

Description	Quantity	Location	Maker
None			

### J11.2.3 Water Distribution System Manuals, Drawings, and Records

**Table 5** lists the manuals, drawings, and records that will be transferred with the system.

**TABLE 5**  
Manuals, Drawings, and Records  
Water Distribution System - DFSP Charleston Petroleum Terminal

Qty	Description	Remarks
1	Water Utility System Map	Terminal maintains a master plan that contains a single-line drawing of the water distribution system.

### J11.3 Specific Service Requirements

The service requirements for the DFSP Charleston Petroleum Terminal water distribution system are as defined in the Section C Description/Specifications/Work Statement. The following requirements are specific to the DFSP Charleston Petroleum Terminal water 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.

None.

### J11.4 Current Service Arrangement

?? **Current Provider:** City of North Charleston

?? **Estimated Annual Usage:** 976 CCF

### J11.5 Secondary Metering

The Installation 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.

#### J11.5.1 Existing Secondary Meters

**Table 6** 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 J11.6 below.

**TABLE 6**  
Existing Secondary Meters  
Water Distribution System - DFSP Charleston Petroleum Terminal

Meter Location (Building#)	Meter Description
None	

### J11.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 7**. 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 J11.6 below.

**TABLE 7**  
New Secondary Meters  
Water Distribution System - DFSP Charleston Petroleum Terminal

Meter Location	Meter Description
None	

### J11.6 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 the person identified at time of contract award.
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 the person identified at time of contract award. 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.
3. **Meter Reading Report**. The monthly meter reading report shall show the current and previous month readings for all secondary meters (if any). 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 the person identified at time of contract award.

## J11.7 Water Conservation Projects

IAW Paragraph C.3 Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes: None.

## J11.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the DFSP Charleston Petroleum Terminal boundaries.

## J11.9 Off-Installation Sites

No off-installation sites are included in the sale of the DFSP Charleston Petroleum Terminal water distribution system.

## J11.10 Specific Transition Requirements

IAW Paragraph C.13 Transition Plan, **Table 8** provides a listing of service connections and disconnections required upon transfer and **Table 9** lists current system improvement projects.

**TABLE 8**

Service Connections and Disconnections  
Water Distribution System - DFSP Charleston Petroleum Terminal

Location	Description
None	

**TABLE 9**

System Improvement Projects  
Water Distribution System - DFSP Charleston Petroleum Terminal

Location	Description
None	

## J11.11 Government Recognized System Deficiencies

**Table 10** provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the DSFP Charleston Petroleum Terminal water 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 Renewals and Replacements Plan process and will be recovered through Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

**TABLE 10**  
System Deficiencies  
Water Distribution System DSPF Charleston Petroleum Terminal

Project Location	Project Description
None	

## J11.12 Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee 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. **Table 11** identifies the type and general location of the point of demarcation with respect to the building for each scenario. Regardless of its location, unless stated otherwise, the meter itself will always be privatized to the new owner.

**TABLE 11**  
Points of Demarcation  
Water Distribution System - DFSP Charleston Petroleum Terminal

Point of Demarcation	Applicable Scenario	Sketch
Water Meter or Backflow Device, or Valve (closest apparatus to the exterior of the structure)	Water meter, backflow device, or valve is located on the service line entering the structure within 25 feet of the exterior of the structure.	
Point where the service line enters the structure	No water meter, backflow device, or valve exists on the service line entering the structure. Service valve may be within 25 feet of the structure at any time. Down stream side of the service valve will become the new point of demarcation..	

Point of Demarcation	Applicable Scenario	Sketch
<p><b>Irrigation system</b> is fed directly from potable water distribution system.</p>	<p>The POD for irrigation systems is the inlet side of the backflow prevention device or isolation valve closest to the irrigation system.</p>	<p>None</p>
<p><b>Drinking Fountains and Hose Bibs</b> connected to the water distribution system (typically found at ballfields and outdoor recreation areas.) <u>No valve is located on the lateral</u> providing water service to the drinking fountain or hose bib within 25 feet of these connections.</p>	<p>The POD will be the inlet side of the hose bib or water fountain assembly's connection to the service lateral.</p> <p>Note: A service valve may be installed within 25 feet of the hose bib or water fountain at any time. Once installed, the inlet side of the service valve will become the new point of demarcation.</p>	<p>None</p>
<p><b>Drinking Fountains and Hose Bibs</b> connected to the water distribution system (typically found at ball fields and outdoor recreation areas.) <u>Service valve is located on the lateral</u> providing water service to the drinking fountain or hose bib within 25 feet of these water use devices.</p>	<p>The POD will be the inlet side of the service valve.</p>	<p>None</p>
<p>Electric power is provided to a water facility via an <u>overhead</u> service drop. This configuration could be found at facilities dedicated to the water utility such as a water well, pump station, or water tower.</p>	<p>The POD will be at the overhead service line's connection to the service entrance mast.</p> <p>If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation shall be the owner and maintainer of the electric meter. Therefore, the POD for the electric meter will be at the water utility owner's conductors to electric utility owner's conductors. This meter POD applies regardless of the location of the electric utility owner's meter. The water utility owner will own the service entrance mast, including the can.</p>	<p>None</p>
<p>Electric power is provided to a water facility via an <u>underground</u> service connection. This configuration could be found at facilities dedicated to the water utility such as a water well, pump station, or water tower.</p>	<p>The POD will be at the transformer secondary terminal spade.</p> <p>If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation shall be the owner and maintainer of the electric meter. Therefore, the POD for the meter</p>	<p>None</p>

Point of Demarcation	Applicable Scenario	Sketch
	will be at the water utility owner's conductors to electric utility owner's conductors. This meter POD applies regardless of the location of the electric meters and transformers.	

## J11.13 Unique Points of Demarcation

**TABLE 12**  
Unique Points of Demarcation  
Water Distribution System - DFSP Charleston Petroleum Terminal

Location	Description
Water enters the Terminal at a master meter located 10 feet from the Administrative Building at the southwest corner of the Terminal	POD is located on the DFSP Charleston Petroleum Terminal side of the master meter

## J11.14 Plants and Substations

**TABLE 13**  
Plants and Substations  
Water Distribution System - DFSP Charleston Petroleum Terminal

Location	Description
None	