

ATTACHMENT J12

Ipswich Antenna Test Facility Water Distribution System

Table of Contents

IPSWICH ANTENNA TEST FACILITY WATER DISTRIBUTION SYSTEMJ12-I

J12 IPSWICH ANTENNA TEST FACILITY WATER DISTRIBUTION SYSTEM J12-1

J12.1 IPSWICH ANTENNA TEST FACILITY OVERVIEW J12-1

J12.2 WATER DISTRIBUTION SYSTEM DESCRIPTION..... J12-1

J12.2.1 Water Distribution System Fixed Equipment Inventory.....J12-1

 J12.2.1.1 Description..... J12-1

 J12.2.1.2 Inventory..... J12-1

J12.2.2 Water Distribution System Non-Fixed Equipment and Specialized ToolsJ12-2

J12.2.3 Water Distribution System Manuals, Drawings, and Records.....J12-2

J12.3 SPECIFIC SERVICE REQUIREMENTS..... J12-3

J12.4 CURRENT SERVICE ARRANGEMENT J12-4

J12.5 SECONDARY METERING J12-4

J12.5.1 Existing Secondary Meters.....J12-4

J12.5.2 Required New Secondary MetersJ12-4

J12.6 MONTHLY SUBMITTALS J12-5

J12.7 WATER CONSERVATION PROJECTS.....J12-5

J12.8 SERVICE AREA J12-5

J12.9 OFF-INSTALLATION SITES J12-5

J12.10 SPECIFIC TRANSITION REQUIREMENTS J12-6

J12.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES J12-6

List of Tables

1 Fixed Inventory J12-2

2 Spare Parts J12-2

3 Specialized Vehicles and Tools..... J12-2

4 Manuals, Drawings, and Records J12-3

5 Existing Secondary Meters J12-4

6 New Secondary Meters..... J12-4

7 Service Connections and Disconnection’s..... J12-6

8 System Deficiencies J12-6

J12 Ipswich Antenna Test Facility Water Distribution System

J12.1 Ipswich Antenna Test Facility Overview

Ipswich Antenna Test Facility is located near the Town of Ipswich on the northern coastline of Massachusetts, 33 miles northeast of Hanscom AFB. This facility tests antenna technology. It consists of one main building and several related facilities, and currently has a staff of five.

J12.2 Water Distribution System Description

J12.2.1 Water Distribution System Fixed Equipment Inventory

The Ipswich Antenna Test Facility water 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, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. 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 water distribution system privatization are:

- Backflow preventers

J12.2.1.1 Description

The Town of Ipswich supplies potable water to the Ipswich Antenna Test Facility through a 6-inch line connected to the Town main. The current water system was installed in 1981.

Based on the staff of five at the facility, water consumption is estimated to be less than 150 gallons per day (gpd). Currently there are no plans for expansion or changes that may impact the system.

J12.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Ipswich Antenna Test Facility water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System Ipswich Antenna Test Facility

Item	Size (in.)	Quantity	Unit	Weighted Average Approximate Year of Construction
Ductile iron pipe	2	150	LF	1981
	6	300	LF	1983
Cast iron gate valve	6	1	EA	1981
Fire hydrants (4 ½-in. valve size)		1	EA	1981

Quantity estimates based on take-offs from Base utility maps.

EA = each

in. = inch

LF = linear feet

J12.2.2 Water 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
Water Distribution System Ipswich Antenna Test Facility

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

TABLE 3
Specialized Vehicles and Tools
Water Distribution System Ipswich Antenna Test Facility

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

J12.2.3 Water 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
Water Distribution System Ipswich Antenna Test Facility

Qty	Item	Description	Remarks
1	Drawings	Drawing No. IAS-6 Water Pipe, Hydrant & Easement Drawing	
1	Drawings	Drawing No. 7698-454 Arch. Site Utility Plan and Details	
1	Drawings	Drawing No. IP0003-84-01 Fire Protection Pump House Plans, Site Plan and Details Mechanical	

J12.3 Specific Service Requirements

The service requirements for the Ipswich Antenna Test Facility water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Ipswich Antenna Test Facility 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.

- 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 system 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.
- The Contractor shall coordinate any change to the water distribution system that may affect fire protection with the Base Fire Department.
- The Contractor shall coordinate replacement or changes to fire hydrants with the Base Fire Department.
- All new or repaired fire hydrants shall conform to color standards of Hanscom AFB.
- The Contractor shall perform flow testing and maintenance of fire hydrants and water lines IAW National Fire Protection Association standards.
- The Contractor shall operate, maintain, and test the Base water system IAW applicable federal, state, and local rules and regulations for potable water systems. The Contractor shall provide the Contracting Officer with a copy of any and all testing information and reports related to the water distribution system that are submitted to any agency.

- Contractor shall be responsible for securing and paying cost of ancillary utilities required to support the wastewater utility facilities, such as water, power, and natural gas.
- The Contractor shall support the Hanscom AFB digging permit process by routinely accepting and promptly processing digging permit requests which may impact on the integrity of the Contractor's utility system and/or the safety of the requestors. The Contractor shall conform to the Hanscom AFB digging permit process or submit to the Contracting Officer for approval a methodology for accepting, processing, approving, and listing reason(s) for disapproving digging permits.
- Reports, Drawings and Maps shall be submitted in a format compatible with Hanscom AFB.

J12.4 Current Service Arrangement

The Town of Ipswich supplies potable water to the Ipswich Antenna Test Facility.

J12.5 Secondary Metering

J12.5.1 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 J12.6 below.

TABLE 5
Existing Secondary Meters
Water Distribution System Ipswich Antenna Test Facility

Meter Location	Meter Description (Type)
There are no existing secondary meters with the system to be privatized.	

J12.5.2 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 J12.6 below.

TABLE 6
New Secondary Meters
Water Distribution System Ipswich Antenna Test Facility

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

J12.6 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 25th of each month for the previous month. Invoices shall be submitted to:

Name: 66MSG/CEG
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 25th of each month for the previous month. Outage reports shall be submitted to:

Name: 66MSG/CEG
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 identified 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:

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

J12.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

- There are no water conservation projects with the system to be privatized.

J12.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Ipswich Antenna Test Facility boundaries.

J12.9 Off-Installation Sites

No off-installation sites are included in the sale of the Ipswich Antenna Test Facility water distribution system.

J12.10 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 Disconnection's
Water Distribution System Ipswich Antenna Test Facility

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

J12.11 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 Ipswich Antenna Test Facility water distribution system. If the utility 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 AC](#).

TABLE 8
System Deficiencies
Water Distribution System Ipswich Antenna Test Facility

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