

## Attachment J02

# Vancouver Barracks Water Distribution System

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## **J02 Vancouver Barracks Water Distribution System**

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### **J02.1 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<sup>th</sup> Infantry Division Headquarters, 1<sup>st</sup> and 3<sup>rd</sup> Brigades, and the 396<sup>th</sup> 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.

### **J02.2 Water Distribution System Description**

The Vancouver Barracks water distribution system comprises all appurtenances physically connected to the system from the point 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 systems may include, but are not limited to 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 distribution systems. The Offeror shall base the proposal on site inspections, information in the bidder's 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 water system.

## J02.2.1 Water Distribution System Fixed Equipment Inventory

### J02.2.1.1 Description

The water distribution system at Vancouver Barracks consists of 8,635 feet of distribution piping ranging in diameter from ¾ inch to 8 inches. The majority of the water distribution system was installed in the 1940's, but piecemeal replacements have occurred as needed over succeeding years. Vancouver Barracks is a large customer of the City of Vancouver with two master meters jointly serving the Administrative Training area and the Maintenance Activities area. Average monthly consumption is 17,000 gallons, with peak use occurring during the summer. The Post Cemetery's irrigation system is served by its own meter. The irrigation system was replaced in 2003. This new piping will be part of the privatization contract, however it is not included in the Table 1 inventory. Plans of the new system will be available as part of the Technical Library.

A significant amount of irrigation of lawns and commercial grassy areas occurs at Vancouver Barracks and represents a high amount of the water consumption.

### J02.2.1.2 Inventory

**Table 1** provides a general listing of the major water distribution system fixed assets for Vancouver Barracks. The system will be sold in an "as is, where is" condition without any warrant, representation, or obligation on the part of 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 – Vancouver Barracks

Item	Size (inches)	Material	Quantity	Unit	Approximate Year of Construction
Piping	Unknown	Unknown	1,340	Linear Feet	1940's
	¾	Unknown	295	Linear Feet	1940's
	1	Unknown	290	Linear Feet	1940's
	1 ¼	Unknown	95	Linear Feet	1940's
	1 ½	Unknown	170	Linear Feet	1940's
	2	Unknown	825	Linear Feet	1940's
	4	Unknown	480	Linear Feet	1940's
	6	Asbestos Cement	3,265	Linear Feet	1940's
	8	Asbestos Cement	1,875	Linear Feet	1940's
Piping Total			<b>8,635</b>	Linear Feet	
Hydrants			11	Each	1940's
Isolation Valves			46	Each	1940's
Service Connections			25	Each	1940's
Backflow Prevention Devices			3	Each	1940's

## 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 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  
Water Distribution System – Vancouver Barracks

Qty	Item	Make/Model	Description	Remarks
None.				

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

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 – Vancouver Barracks

Qty	Item	Description	Remarks
The complex maintains a limited collection of manuals, drawings and records on installed components of the water distribution systems. This information or copies thereof will be transferred during the transition period.			

## J02.3 Current Service Arrangements

Vancouver Barracks currently receives all of its water supply from the City of Vancouver through three main meters. Two meters jointly serve the Administrative Training area and the Maintenance Activities area, and a third serves the Post Cemetery.

## J02.4 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.

## 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 – Vancouver Barracks

Meter Location: Building Number	Description
None.	

## 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. Although at the present time, the installation does not require any new meters to be installed, if meters are required in the future, the Contractor shall comply with Clause C.3.3.

Table 6  
New Secondary Meters  
Water Distribution System – Vancouver Barracks

Meter Location	Description
None.	

## J02.5 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 25<sup>th</sup> 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 25<sup>th</sup> 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 15<sup>th</sup> 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 25<sup>th</sup> 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. There are no projects planned or currently executed by Vancouver Barracks for energy conservation purposes.

## J02.7 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.

## J02.8 Off-Complex Sites

The United States Army Post Cemetery, Vancouver Barracks is located north of Vancouver Barracks on Fourth Plain Boulevard. The water system there is solely for irrigation.

## 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 improvement projects required upon transfer of the Vancouver Barracks water system.

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

Location	Description
None.	

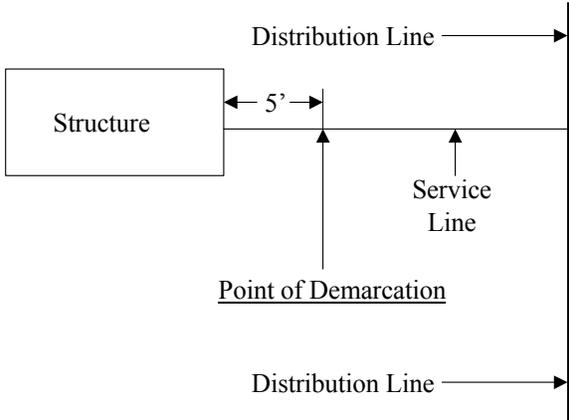
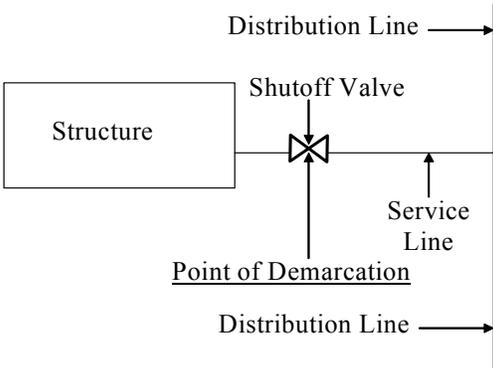
Table 8  
System Improvement Projects  
Water Distribution System – Vancouver Barracks

Location	Description	Year of Completion
Administrative Training area and the Maintenance Activities area.	Replace water system as needed for compliance with public health regulations.	

## 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. The table below identifies the general locations of these points with respect to the building served.

Table 9  
Points of Demarcation  
Water Distribution System – Vancouver Barracks

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.	 <p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Distribution Line' extends to the right from the structure. A vertical line with arrows at both ends is labeled '5'' and indicates the distance from the structure's exterior wall to the 'Point of Demarcation'. To the right of the Point of Demarcation, a vertical line with an arrow pointing up is labeled 'Service Line'. The 'Distribution Line' continues to the right beyond the Service Line. The labels 'Distribution Line' appear at both the top and bottom of the horizontal line.</p>
The point of demarcation is the upstream side of the shutoff valve.	All scenarios where a shutoff valve exists outside the building.	 <p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Distribution Line' extends to the right from the structure. A valve symbol (two triangles meeting at a point) is labeled 'Shutoff Valve' and is located on the distribution line outside the structure. A vertical line with arrows at both ends is labeled 'Point of Demarcation' and is located upstream (to the left) of the shutoff valve. To the right of the Point of Demarcation, a vertical line with an arrow pointing up is labeled 'Service Line'. The 'Distribution Line' continues to the right beyond the Service Line. The labels 'Distribution Line' appear at both the top and bottom of the horizontal line.</p>

### J02.10.1 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  
Water Distribution System – Vancouver Barracks

Building No.	Point of Demarcation Description
None.	

## J02.11 Treatment Plants and Storage Tanks

The following table lists all water treatment plants and storage tanks.

Table 11  
Water Treatment Plants and Storage Tanks  
Water Distribution System – Vancouver Barracks

Description	Facility #	State Coordinates	Other Information
None.			