ATTACHMENT J2

DFSP San Pedro Petroleum Terminal - Water Distribution System

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J2 DFSP San Pedro Petroleum Terminal - Water Distribution System

J2.1 DFSP San Pedro Petroleum Terminal - Overview

The DPSF San Pedro Petroleum Terminal is located on North Gaffey Street near the Phillips Refinery near the Port of Los Angeles in the city of San Pedro California. The Terminal occupies 350 acres, contains 8 industrial facilities totaling 25,485 square feet, and has 60 full-time personnel. The mission of the San Pedro Petroleum Terminal is to receive, store, and issue bulk petroleum products.

J2.2 Water Distribution System Description

J2.2.1 Water Distribution System Fixed Equipment Inventory

The DFSP San Pedro 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 J2.13 of this Section. The system may include, but is not limited to, distribution lines, fire hydrant assemblies, valves, storage tanks, and pumps. 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.

Specifically excluded from the water distribution system privatization are:

?? Lawn sprinkler systems

J2.2.1.1 Description

Water enters the site 300 feet north of the Main Gate via a master meter owned by the current provider. From this master meter, it travels through 1,350 linear feet of 2-inch, PVC pipe and 1,325 linear feet of 2-inch, iron pipe to service buildings 100, 103, 108, and 113. All pipes and valves (7 EA) along these lines are Government-owned. Average depth of these pipes is 4 feet and normal operating pressure is 80 psig. All other lines (approximately 35,000 linear feet) are fire suppression lines and are located on a separate water system. The fire suppression water system enters the Terminal as a 10-inch line on Western Avenue near the emergency gate. It supplies approximately 67 fire hydrant assemblies throughout the Terminal and contains a 150,000 gallon storage tank and a

pump house with 2 pumps. (Average depth of fire suppression pipes is 48 inches) Installation personnel indicate the capacity of both water systems is adequate for present and future needs.

J2.2.1.2 Inventory

Table 1 provides a general listing of the major fixed assets for the DFSP San Pedro 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 San Pedro Petroleum Terminal

Item	Size	Quantity	Unit	Approximate Year of Construction
PVC Pipe (w/ tracer wire)	2-inch	1,350	LF	1987
Iron Pipe	2-inch	1,325	LF	1941
Fire Suppression Pipe (PVC) (w/o tracer wire)	4-inch	35000	LF	1985
Fire Hydrant Assemblies		67	EA	1985
Storage Tank	150,000 gal	1	EA	1985
Pumps	unk	2	EA	1985
PVC Gate Valves	2-inch	3	EA	1987
Cast Iron Gate Valves	2-inch	4	EA	1941
Notes:				
Gal = gallons				
Hp = horsepower				
EA = each				
LF = linear feet				

J2.2.2 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 San Pedro Petroleum Terminal

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles
Water Distribution System - DFSP San Pedro Petroleum Terminal

Description	Quantity	Location	Maker
None			

TABLE 4
Specialized Tools
Water Distribution System - DFSP San Pedro Petroleum Terminal

Description	Quantity	Location	Maker
None			

J2.2.3 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 San Pedro Petroleum Terminal

Qty	Description	Remarks
1	Master Shore Station Development Plan Area 3 dated 12-24-57 drawing number 771032	AutoCAD not available

J2.3 Specific Service Requirements

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

J2.4 Current Service Arrangement

?? **Current Provider:** Los Angeles Depart of Water and Power for main water system and South California Water Service for fire suppression water system

?? **Estimated Annual Usage:** 118,350 CCF for main water system and 10 CCF for fire suppression water system

J2.5 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.

J2.5.1 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 J2.6 below.

TABLE 6
Existing Secondary Meters
Water Distribution System - DFSP San Pedro Petroleum Terminal

Meter Location (Building#)	Meter Description
None	

J2.5.2 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 J2.6 below.

TABLE 7
New Secondary Meters
Water Distribution System - DFSP San Pedro Petroleum Terminal

Meter Location	Meter Description
None	

J2.6 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 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 25th 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 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J2.7 Water Conservation Projects

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

J2.8 Service Area

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

J2.9 Off-Installation Sites

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

J2.10 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 San Pedro Petroleum Terminal

Location	Description
None	

TABLE 9
System Improvement Projects
Water Distribution System - DFSP San Pedro Petroleum Terminal

Location	Description
None	

J2.11 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 San Pedro 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 San Pedro Petroleum Terminal

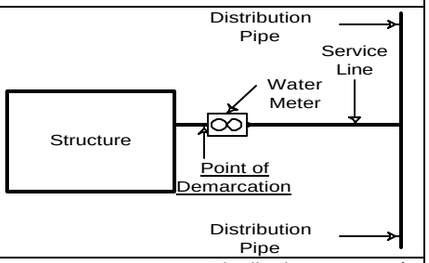
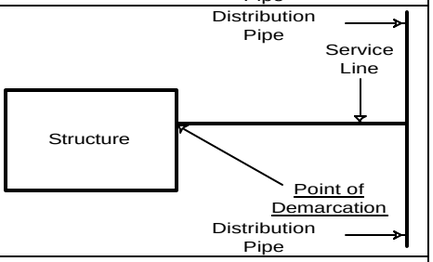
Project Location	Project Description
None	

J2.12 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 San Pedro Petroleum Terminal

Point of Demarcation	Applicable Scenario	Sketch

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 os demarcation..	
Irrigation system is fed directly from potable water distribution system.	The POD for irrigation systems is the inlet side of the backflow prevention device or isolation valve closest to the irrigation system.	None
Drinking Fountains and Hose Bibs connected to the water distribution system (typically found at ballfields and outdoor recreation areas.) No valve is located on the lateral providing water service to the drinking fountain or hose bib within 25 feet of these connections.	The POD will be the inlet side of the hose bib or water fountain assembly's connection to the service lateral. 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.	None
Drinking Fountains and Hose Bibs connected to the water distribution system (typically found at ball fields and outdoor recreation areas.) Service valve is located on the lateral providing water service to the drinking fountain or hose bib within 25 feet of these water use devices.	The POD will be the inlet side of the service valve.	None

Point of Demarcation	Applicable Scenario	Sketch
Electric power is provided to a water facility via an overhead service drop. This configuration could be found at facilities dedicated to the water utility such as a water well, pump station, or water tower.	The POD will be at the overhead service line's connection to the service entrance mast. 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.	None
Electric power is provided to a water facility via an underground service connection. This configuration could be found at facilities dedicated to the water utility such as a water well, pump station, or water tower.	The POD will be at the transformer secondary terminal spade. 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 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.	None

J2.13 Unique Points of Demarcation

TABLE 12
Unique Points of Demarcation
Water Distribution System - DFSP San Pedro Petroleum Terminal

Location	Description
Water enters the Terminal at a master meter located 300 feet north of the Main Gate	POD is located on the DFSP San Pedro Petroleum Terminal side of the master meter
Water for the fire suppression system enters the Terminal at a master meter on Western Avenue near the emergency gate	POD is located on the DFSP San Pedro Petroleum Terminal side of the master meter

J2.14 Plants and Substations

TABLE 13
Plants and Substations
Water Distribution System - DFSP San Pedro Petroleum Terminal

Location	Description
None	