

ATTACHMENT J3

Picatinny Wastewater Collection System

TABLE OF CONTENTS

PICATINNY WASTEWATER COLLECTION SYSTEM..... 1

J3 PICATINNY WASTEWATER COLLECTION SYSTEM..... 2

J3.1 PICATINNY OVERVIEW 2

J3.2 WASTEWATER SYSTEM DESCRIPTION..... 2

 J3.2.1 WASTEWATER SYSTEM FIXED EQUIPMENT INVENTORY 2

 J3.2.1.1 SYSTEM DESCRIPTION 2

 J3.2.1.2 POINTS OF DEMARCATION 4

 J3.2.1.3 CONDITION ASSESSMENT 5

 J3.2.1.4 INVENTORY 5

 J3.2.2 WASTEWATER SYSTEM NON-FIXED EQUIPMENT AND SPECIALIZED TOOLS..... 7

 J3.2.3 WASTEWATER SYSTEM MANUALS, DRAWINGS, AND RECORDS 8

J3.3 SPECIFIC SERVICE REQUIREMENTS 9

 J3.3.1 DIGGING PERMITS AND UTILITY MARKOUTS 9

 J3.3.1.1 CONTRACTOR-PROVIDED PERMITS 9

 J3.3.1.2 PICATINNY -PROVIDED PERMITS 9

 J3.3.3 EMERGENCY RESPONSE 10

 J3.3.4 CRISIS SITUATIONS 10

J3.4 CURRENT SERVICE ARRANGEMENT 11

J3.5 SECONDARY METERING..... 11

J3.6 MONTHLY SUBMITTALS..... 11

J3.7 INFILTRATION AND INFLOW (I&I) PROJECTS 12

J3.8 SERVICE AREA..... 12

J3.9 OFF-INSTALLATION SITES..... 13

J3.10 SPECIFIC TRANSITION REQUIREMENTS 13

J3.11 GOVERNMENT-RECOGNIZED SYSTEM DEFICIENCIES 13

LIST OF TABLES

TABLE 1 - LIFT STATIONS 3

TABLE 2 - POINTS OF DEMARCATION 4

TABLE 3 - FIXED INVENTORY 5

TABLE 4 - SPARE PARTS 7

TABLE 5 - SPECIALIZED VEHICLES AND TOOLS 7

TABLE 6 - MANUALS, DRAWINGS, AND RECORDS..... 8

TABLE 7 - SERVICE CONNECTIONS AND DISCONNECTIONS 13

TABLE 8 - SYSTEM DEFICIENCIES 14

J3 Picatinny Wastewater Collection System

J3.1 Picatinny Overview

Picatinny (or the Installation), located in New Jersey’s Morris County, approximately 40 miles west of New York City, has over 1,000 buildings, and covers nearly 6,500 acres. The Installation Management Agency is the proponent for all Installation infrastructure and support operations at Picatinny. Tenant organizations include the Armament Research, Development and Engineering Center (ARDEC), Program Executive Office for Ammunition, Program Executive Officer for Ground Combat Support, and the Program Executive Office for Soldier. The Installation is commanded by a Brigadier General, who is also currently the Program Executive Officer for Ammunition.

J3.2 Wastewater System Description

J3.2.1 Wastewater System Fixed Equipment Inventory

The wastewater system at Picatinny was initially constructed in the 1930s and 1940s and consists of a network of collection lines, manholes, lift stations and a treatment plant. Average influent is 290,000 gallons per day. The actual inventory of items sold will be conveyed to the Contractor using the Bill of Sale shown in Attachment J42 to the RFP 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 collection and treatment systems. The description and inventory were developed based on best available data.

The Offeror shall base its proposal on site inspections, information in the technical library, and other pertinent information, as well as the following description and inventory. If after award the Offeror identifies additional inventory not listed in Paragraph J3.2.1.4, the Offeror may submit to the Contracting Officer a request for an equitable adjustment. If the Offeror determines that the inventory listed in Paragraph J3.2.1.4 is overstated, the Offeror shall report the extent of the overstatement to the Contracting Officer, who will determine an equitable adjustment.

J3.2.1.1 System Description

COLLECTION SYSTEM

The existing collection system is generally constructed of vitrified clay and polyvinyl chloride (PVC) pipe with manholes at approximately 350-foot intervals. System piping varies from 2-inch force mains to 18-inch gravity flow sewers. Most of the original system was installed in the 1930s and 1940s. The hilly topography of the Installation allows gravity flow of wastewater for

short distances followed by lifting. Flows are generally in a southerly direction except for a small collection area that lies south of the wastewater treatment plant (WWTP) near the Main Gate. The wastewater collection system presently consists of approximately 137,230 feet of trunk sewers, mains, and force mains. The system includes 19 lift stations of many different designs ranging from ejector systems to simplex guide rail submersible pump designs, to dry well triplex systems.

WASTEWATER TREATMENT PLANT

The WWTP has an estimated design capacity of 1.0 million gallons per day (MGD), is permitted to treat 0.50 MGD, and presently treats an average flow of 0.29 MGD. Lift Station No. 80A is located at the WWTP and lifts all sanitary waste into the plant for treatment. Wastewater receives primary treatment in two Imhoff tanks followed by secondary treatment using a fixed-film process where fixed nozzles distribute wastewater over rock media. Wastewater is then clarified in a 28-foot diameter secondary clarifier. Primary sludge and fixed-film humus (secondary clarifier sludge) is stored in the digestion compartment of the Imhoff tanks until it is stabilized. Stabilized sludge is then transported by service contract to a federally-approved and permitted disposal site.

Treated effluent is pumped off government property by Lift Station No. 85 for final treatment and disposal at the Rockaway Valley Regional Sewage Authority (RVRSA), a 12-MGD facility in Boonton, New Jersey, five miles away. A standby diesel generator supports the lift station and Picatinny pretreatment facility.

The following table details the lift stations:

TABLE 1
 Lift Stations
Wastewater Collection System, Picatinny, New Jersey

Facility	Pumps	Backup Power	Type	Telemetry	Date Installed or Renewed
91	2 @ 5 HP	200A Receptacle	Submersible	Yes	1985
80A	2 @ 10 HP	200A Receptacle	Submersible	Yes	2001
1176	3 @ 5HP	100A Receptacle	Submersible	Yes	1998
3420	2 @ 30 HP	160 kW Generator-Diesel	Submersible	Yes	1998
807	2 @ 20 HP	200A Receptacle	Submersible	Yes	1998
329	2 @ 5 HP	200A Receptacle	Submersible	Yes	1998
3028	2 @ 5 HP	200A Receptacle	Submersible	Yes	2001
3533	2 @ 50 HP	160 kW Generator-Diesel	Submersible	Yes	2001
165	3 @ 15 HP	75 kW Generator-Propane	Submersible	Yes	1998

Facility	Pumps	Backup Power	Type	Telemetry	Date Installed or Renewed
302B	2 @ 15 HP	100 kW Generator-Diesel	Submersible	Yes	1998
3249	2 @ 2 HP	20 kW Generator-Diesel	Submersible	Yes	1997
342	2 @ 10 HP	200A Receptacle	Submersible	No	1998
908	2 @ 7.5 HP	200A Receptacle	Submersible	Yes	1998
85 (WWTP)	2 @ 125 HP	300 kW Generator-Diesel	Submersible	Yes	1986
	1 @ 15 HP				
	1 @ 30 HP				
1	2 @ 1.5 HP	None	Submersible	No	2004
2	1 @ 5 HP	None	Submersible	No	1998
1110	1 @ 10 HP	200A Receptacle	Submersible	Yes	1987
1135	1 @ 10 HP	200A Receptacle	Submersible	Yes	1987
617	2 @ 5 HP	200A Receptacle	Submersible	No	2000

J3.2.1.2 Points of Demarcation

The Picatinny wastewater collection and treatment system being studied consists of all components from the point where wastewater is collected from individual facilities to the points where the Installation discharges wastewater to permitted discharge points. The point of demarcation for each end-user is defined as the point or component on the collection system where ownership changes from building owner to the utility owner. In most cases the point of demarcation is the point where the service line exits the structure. In other cases the point of demarcation for the users is the first upstream component (i.e., cleanout) of the system located outside of the facility footprint. **Table 2** identifies the type of service and general location of the point of demarcation with respect to each building served by the collection system.

TABLE 2
 Points of Demarcation
Wastewater Collection System, Picatinny, New Jersey

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line exits the structure.	All structures served by the wastewater system.	

J3.2.1.3 Condition Assessment

All wastewater generated at Picatinny is treated at the WWTP. Treated effluent is pumped off Government property for final treatment and disposal by RVRSA at a cost of approximately \$93,000 per year. The contract cost for sludge disposal is currently \$8,000 per year. The Installation has been holding ongoing discussions with RVRSA in an attempt to eliminate the wastewater treatment plant from the wastewater treatment stream, and to send the effluent directly to RVRSA. To date, no decision has been reached on the elimination of the wastewater treatment plant; however, the potential exists to eliminate the treatment plant in the future.

As the potential owner of the system, offerors under this solicitation shall be responsible for determining if any ‘best available technology’ upgrades are required to be implemented on the system by a new owner in order to meet all New Jersey Department of Environmental Protection (NJDEP) rules and regulations. Offerors shall include any such ‘best available technology’ upgrades under Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s), with these upgrades being specifically identified as such on the schedule.

J3.2.1.4 Inventory

Table 3 identifies the inventory of the Picatinny wastewater collection system. When not specifically identified by system drawings, the size and type of system components were estimated generally based on the size of the piping. Additionally, when the year of construction was not known, it was estimated based on the age of the piping or the age of the facility served. The system will be sold in a “as is, where is” condition without any warranty, 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 3
 Fixed Inventory
Wastewater Collection System, Picatinny, New Jersey

Component	Size	Quantity	Unit	Approximate Year of Construction
<i>Gravity Pipe</i>	4"	1,650	LF	1940s
	4"	650	LF	1950s
	4"	200	LF	1970s
	4"	400	LF	1980s
	6"	1,330	LF	1930s
	6"	8,450	LF	1940s
	6"	8,000	LF	1950s
	6"	650	LF	1980s

Component	Size	Quantity	Unit	Approximate Year of Construction
	6"	420	LF	1990s
	6"	710	LF	2000s
	8"	2,750	LF	1930s
	8"	7,600	LF	1940s
	8"	4,700	LF	1950s
	8"	1,000	LF	1980s
	8"	51,940	LF	1990s
	10"	200	LF	1930s
	10"	1,100	LF	1950s
	12"	4,400	LF	1930s
	18"	500	LF	1930s
<i>Force Main</i>	2"	1,050	LF	1930s
	3"	250	LF	1980s
	4"	6,050	LF	1950s
	4"	150	LF	1960s
	4"	6,560	LF	1970s
	4"	6,300	LF	1980s
	6"	2,750	LF	1960s
	6"	2,250	LF	1970s
	6"	950	LF	1980s
	6"	2,920	LF	1990s
	10"	3,750	LF	1940s
	12"	7,600	LF	1980s
	Total Pipe	137,230		
<i>Manholes</i>		428	EA	1960s
<i>Air Release Vaults</i>		2	EA	1970s
<i>Valve Vaults</i>		1	EA	1990s
<i>Lift Stations</i>				
Building 91		1	EA	1985
Building 80A		1	EA	2001
Building 1176		1	EA	1998
Building 3420		1	EA	1998
Building 807		1	EA	1998
Building 329		1	EA	1998
Building 3028		1	EA	2001
Building 3533		1	EA	2001

Component	Size	Quantity	Unit	Approximate Year of Construction
Building 165		1	EA	1998
Building 302B		1	EA	1998
Building 3249		1	EA	1997
Building 342		1	EA	1998
Building 908		1	EA	1998
Building 85 (WWTP)		1	EA	1986
Building 1		1	EA	2004
Building 2		1	EA	1998
Building 1110		1	EA	1987
Building 1135		1	EA	1987
Building 617		1	EA	2000

Notes:

EA = each

WWTP = wastewater treatment plant

LF = linear feet

J3.2.2 Wastewater System Non-Fixed Equipment and Specialized Tools

Table 4 lists other ancillary equipment (spare parts), and **Table 5** 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 4

Spare Parts

Wastewater Collection System, Picatinny, New Jersey

Quantity	Item	Make/Model	Description	Remarks
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Picatinny maintains an inventory of spare parts for the wastewater system. Contents of the inventory vary as items are used and/or purchased. Availability of this inventory to the new owner will be negotiated before or during the transition period.

TABLE 5

Specialized Vehicles and Tools

Wastewater Collection System, Picatinny, New Jersey

Quantity	Item	Make/Model	Description	Remarks
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1	Sewer Camera	General Pipe Cleaners	Sewer Camera	Sewer Inspecting Tool
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1	Laptop Computer	Dell Latitude LM/9015	Laptop Computer	Q-Tracker Program Tool
1	Flow Testing Equipment	Akron/9015	Flow Testing Equipment	Flow Testing Hydrants
1	Ultra Sonic Flow Meter	Dynasonics Series 902	Flow Meter	Measuring flow in piping
4	Q-Tracker Ultra Sonic	Badger Meter Q-Tracker	Flow Meter	Measuring flow in open sewer
1	Generator (E-582)	Onan/L040562818	Generator	To power lift stations
1	Generator (E-583)	Onan/L940563071	Generator	To power wells & lift stations
1	Generator	DMT/EPG-05-02-2EG01	Generator	To power lift stations
1	Line Stop Equipment Set	Hydro-Stop/1300	Line Stop Equipment	To insert valves and line stops
1	6" Sewer Pump	Gorman Rupp/T6A3-F4L-Ht	Sewer Pump	Emergency pumping at Building 85 and Building 165 lift stations
1	4" Trash Pump	Homelite/E-104 HJ05 10007	Trash Pump	To pump out pits and trenches
1	4" Trash Pump	Homelite/E-111 HJ05 10008	Trash Pump	To pump out pits and trenches
1	Wastewater Sampler	ISCO/3-1580+1-1680	Wastewater Sampler	To sample wastewater

J3.2.3 Wastewater System Manuals, Drawings, and Records

Table 6 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 6
 Manuals, Drawings, and Records
Wastewater Collection System, Picatinny, New Jersey

Quantity	Item	Description	Remarks
<p>Picatinny maintains a limited collection of technical manuals, drawings, and records on the installed components of the wastewater collection system. This information will be transferred to the new owner during the transition period. System maps will be available in the bidders' library.</p>			

J3.3 Specific Service Requirements

The service requirements for the Picatinny wastewater system are as defined in Paragraph C, *Description/Specifications/Work Statement*. The following requirements are specific to the Picatinny wastewater system and are in addition to those found in the RFP 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.

J3.3.1 Digging Permits and Utility Markouts

J3.3.1.1 Contractor-Provided Permits

If deemed necessary, Contractor shall participate in the Picatinny Environmental Affairs Office digging permit process. The Contractor shall complete the section of the application that may impact on the integrity of his Utility Systems and the safety of the requestors and return it to the Picatinny Environmental Affairs Office within 3 working days of receipt of the digging request. As part of this process, the Contractor shall routinely accept and process digging permit requests from Government work force; military units; RCI partnership; maintenance, construction, and Army operations contractors; cable and phone maintenance and installation companies; fence rental companies; individual residents, and additional entities as identified by Contracting Officer to have a valid need for a digging permit. Contractor shall identify methodology of accepting, processing, approving, and listing reason(s) for disapproval. Contractor shall be responsible for all repairs, costs, and damages due to excavations by others for which he did not properly mark his utilities as part of the Environmental Affairs Office digging permit process.

J3.3.1.2 Picatinny -Provided Permits

The Contractor shall first obtain digging permits directly from Environmental Affairs Office for utilities owned by the Government before any drilling, digging, or excavation is undertaken. The Contractor shall provide a completed permit application to the Environmental Affairs Office for each permit. Applications shall be submitted not earlier than 15 days and not later than 5 days prior to the requested digging date. A digging permit for a specified area of excavation expires 30 days after the issue date; Contractor must re-apply for a new permit to perform excavation in the area if the excavation was not started within the 30-day period. Permits will identify all underground utilities within 1.5 m (5 feet) of the designated area. Contractor shall be responsible for all repairs, costs, and damages due to his excavations that fail to comply with the Environmental Affairs Office digging permit process, including excavations extending beyond areas that have been cleared for excavation.

J3.3.1.2 Utility Markouts

The natural gas distribution system on the Installation is owned by New Jersey Natural Gas Company. The Contractor shall contact New Jersey’s “One Call” system at 1-800-272-1000 for a free markout of underground gas utility lines before any outdoor construction or digging occurs.

The electrical distribution system on the Installation is owned by Sussex Rural Electric Cooperative. The Contractor shall contact Sussex Rural Electric Cooperative at 973-875-5101 for a free markout of underground electric utility lines before any outdoor construction or digging occurs.

The majority of telephone lines on the Installation are Government-owned, with the remaining telephone lines being owned by Verizon. The Contractor shall contact New Jersey’s “One Call” system at 1-800-272-1000 for a free markout of Verizon-owned underground telephone lines before any outdoor construction or digging occurs. The Contractor shall submit a service order to the installation’s base operations contractor for a free markout of the Government-owned underground telephone lines, as well as any other Government-owned underground telecommunication and utility lines, before any outdoor construction or digging occurs.

J3.3.2 Fire Control and Safety

The Contractor shall abide by Picatinny fire protection requirements. The utility system purchased by the Contractor may include facilities. These facilities may or may not include fire alarm systems. Where required by federal, state or local regulation, the Contractor shall maintain the fire alarm 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.

J3.3.3 Emergency Response

The Contractor shall respond with a knowledgeable individual to emergency problems within 30 minutes of notification during duty hours and within one hour during non-duty hours. Additionally, repair crews must be on scene within one hour during duty hours and within two hours during non-duty hours. Duty hours are defined as the hours from 0730 until 1630. Once work is initiated, work must progress without interruption until the emergency condition is rectified or downgraded and at least temporary service has been restored.

J3.3.4 Crisis Situations

IAW Paragraph C.9.8, *Exercises and Crisis Situations Requiring Utility Support*, the Contractor shall provide support as directed by Picatinny Utilities Directorate or equivalent agency for exercises and crisis situations. Contractor shall submit Emergency Response Plans for approval by the Government for all Exercise and Crisis situations IAW C.9.8.

J3.4 Current Service Arrangement

All wastewater generated at Picatinny is treated at the WWTP. Treated effluent is pumped off Government property for final treatment and disposal by RVRSA at a cost of approximately \$93,000 per year. The contract cost for sludge disposal is currently \$8,000 per year. The Installation has been holding ongoing discussions with RVRSA in an attempt to eliminate the wastewater treatment plant from the wastewater treatment stream, and to send the effluent directly to RVRSA. To date, no decision has been reached on the elimination of the wastewater treatment plant; however, the potential exists to eliminate the treatment plant in the future.

As the potential owner of the system, offerors under this solicitation shall be responsible for determining if any ‘best available technology’ upgrades are required to be implemented on the system by a new owner in order to meet all NJDEP rules and regulations. Offerors shall include any such ‘best available technology’ upgrades under Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s), with these upgrades being specifically identified as such on the schedule.

J3.5 Secondary Metering

There are currently no secondary meters included with the utility system being privatized and no requirements for secondary metering of wastewater at Picatinny facilities included in this contract. Any future wastewater secondary metering requested by the Government will be IAW Paragraph C.3.3, *Metering*.

J3.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. **Invoice** (IAW Paragraph G.2, *Submission and Payment of Invoices*). The Contractor’s monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. The invoicing format shall include the following:
 - the applicable contract number.
 - the specific contract line item numbers (CLINs) that are being billed against.
 - an adequate description of supplies/services, and quantities thereof.
 - the same company name as that appearing on the contract. (The Contractor is responsible for notifying the Government, in writing, of any change to the company name so that a formal modification can be executed.)

- the name, title, and e-mail address/phone number of a point of contact for the contractor.
- the contractor’s tax identification number.
- use of the term “Invoice” in lieu of Statement or Bill.

The Contractor’s monthly invoice shall include segregated costs IAW with each CLIN. Costs shall be segregated into two categories: costs associated with Housing areas and costs associated with non-Housing areas. The Contractor shall provide sufficient supporting documentation with each monthly invoice to substantiate all costs included in the invoice for each CLIN as approved by the Contracting officer. The proposed system of accounts shall be made available in electronic format as directed by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: GARRISON DIRECTORATE FOR UTILITIES & CONTRACT SUPPORT
ATTN AMSTA-AR-PW (Mr. Rich Havrisko)
Address: Building 3002
Picatinny, New Jersey 07806-5000
Phone number: (973) 724-5520

2. **Outage Report.** The Contractor’s monthly outage report (blockage and overflow information) 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: GARRISON DIRECTORATE FOR UTILITIES & CONTRACT SUPPORT
ATTN AMSTA-AR-PW (Mr. Rich Havrisko)
Address: Building 3002
Picatinny, New Jersey 07806-5000
Phone number: (973) 724-5520

J3.7 Infiltration and Inflow (I&I) Projects

IAW Paragraph C.3.4, *Energy and Water Efficiency and Conservation*, the following projects have been implemented by the Government for managing and monitoring I&I.

- There are no current/active infiltration and inflow projects associated with the utility system being privatized.

J3.8 Service Area

IAW Paragraph C.4, *Service Area*, the service area is defined as all areas within the Picatinny boundaries.

J3.9 Off-Installation Sites

There are no off-Installation sites included in the privatization of the Picatinny wastewater collection system.

J3.10 Specific Transition Requirements

IAW Paragraph C.13, *Operational Transition Plan*, **Table 7** provides a list of service connections and disconnections required upon transfer.

TABLE 7
 Service Connections and Disconnections
Wastewater Collection System, Picatinny, New Jersey

Location	Description
There are no service connections or disconnections required upon transfer of the Picatinny wastewater system.	

J3.11 Government-Recognized System Deficiencies

Table 8 provides a list of Government-recognized deficiencies. The deficiencies listed may be physical deficiencies, functional deficiencies, or operational in nature. If the utility system is sold, the Government will not accomplish a remedy for the recognized deficiencies listed. The Offeror shall make a determination as to its actual need to accomplish and the timing of any and all such deficiency remedies.

If any deficiency remedy requires a capital upgrade project, the capital upgrade project shall be proposed according to the following:

- Capital upgrade projects required to bring the system to standard shall be proposed under Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s).
- Capital upgrade projects required to replace system components shall be proposed in the first years of Schedule 2 – Renewals and Replacements – 50 Year Schedule, and the cost factored into Schedule 1 – Fixed Monthly Charge, for Renewals and Replacements as part of CLIN AA.
- Transition costs shall be proposed as a one-time cost and shall be treated similar to a capital project and included in Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s).
- Improvements proposed in the operational component of the work shall be included in Schedule 1 – Fixed Monthly Charge as part of CLIN AA.

TABLE 8
 System Deficiencies
Wastewater Collection System, Picatinny, New Jersey

System Component	Deficiency Description
Entire System	Expand and upgrade telemetry and SCADA systems. Details of the existing systems are located in the Picatinny utilities privatization technical library.
Entire System	Develop Geographical Information System (GIS) for the wastewater system.
Entire System	Update and expand the wastewater system hydraulic model to assist in identifying restrictions and future capital improvements.