

ATTACHMENT J8

DFSP Verona Petroleum Terminal - Water Distribution System

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J8 DFSP Verona Petroleum Terminal - Water Distribution System

J8.1 DFSP Verona Petroleum Terminal - Overview

The DFSP Verona Petroleum Terminal is located west of the town of Verona NY near the New York State Thruway, Exit 33. The Terminal occupies 37 acres, contains 7 industrial facilities totaling 4700 square feet, and has 5 full-time personnel. The mission of the Verona Petroleum Terminal is to receive, store, and issue petroleum products in support of military activities in New York and Vermont.

J8.2 Water Distribution System Description

J8.2.1 Water Distribution System Fixed Equipment Inventory

The DFSP Verona 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 J8.13 of this Section. The system may include, but is not limited to, meters, storage tanks, 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.

Specifically excluded from the water distribution system privatization are:

- ?? Lawn sprinkler systems
- ?? Fire Pumping Building (including pumps)

J8.2.1.1 Description

There are two separate water systems at the DFSP Verona Petroleum Terminal. The first system is the potable water system. Potable water enters the site at the Administrative Building via a provider-owned, 2-inch pipe. The Government owned water meter is located inside the Administrative building in the men's room. No other buildings on site have potable water. Thus, for the potable water system, the only item to be privatized is the master meter. The second system is the fire suppression system (non-potable water). The Government-owned master meter for the fire suppression system is located at the Fire Pumping Building at the east corner of the Terminal. From the Fire Pumping Building, non-potable water flows through approximately 5,480 linear feet of 8-

inch pipe servicing 9 fire hydrant assemblies. Additionally, there is one 170,000 gallon storage tank supporting the fire suppression system. Installation personnel indicate the capacity of both water systems is adequate for present and future needs.

J8.2.1.2 Inventory

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

Item	Size	Quantity	Unit	Approximate Year of Construction
Fire Suppression Pipe (w/o tracer wire)	4-inch	5,480	LF	1983
Fire Hydrant Assemblies		9	EA	1983
Master Meter Fire	2-inch	1	EA	1990
Master Meter Potable	1-inch	1	EA	1995
Water Storage Tank	170,000 Gal	1	EA	1983
Notes:				
Gal = gallons				
EA = each				
LF = linear feet				

J8.2.2 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 Verona Petroleum Terminal

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles

Water Distribution System - DFSP Verona Petroleum Terminal

Description	Quantity	Location	Maker
None			

TABLE 4

Specialized Tools

Water Distribution System - DFSP Verona Petroleum Terminal

Description	Quantity	Location	Maker
None			

J8.2.3 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 Verona Petroleum Terminal

Qty	Description	Remarks
1	DFSP Verona Facility Diagram, Figure 2, of the Oil and Hazardous Substance Spill Prevention and Response Plan is located at the Terminal Manager's office.	Single-line drawing, not in AutoCAD.

J8.3 Specific Service Requirements

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

J8.4 Current Service Arrangement

?? **Current Provider:** Verona Water District

?? **Estimated Annual Usage:** 20,000 CCF

J8.5 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.

J8.5.1 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 J8.6 below.

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

Meter Location (Building#)	Meter Description
None	

J8.5.2 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 J8.6 below.

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

Meter Location	Meter Description
None	

J8.6 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.

- 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.

J8.7 Water Conservation Projects

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

J8.8 Service Area

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

J8.9 Off-Installation Sites

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

J8.10 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 Verona Petroleum Terminal

Location	Description
None	

TABLE 9

System Improvement Projects
Water Distribution System - DFSP Verona Petroleum Terminal

Location	Description
None	

J8.11 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 Verona 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 Verona Petroleum Terminal

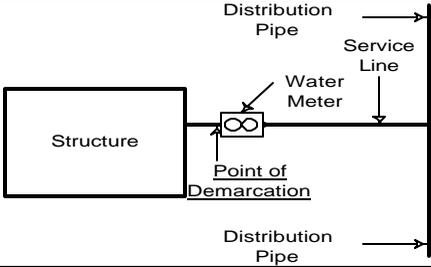
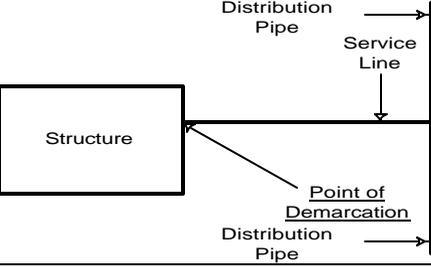
Project Location	Project Description
None	

J8.12 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 Verona Petroleum Terminal

Point of Demarcation	Applicable Scenario	Sketch

Point of Demarcation	Applicable Scenario	Sketch
<p>Water Meter or Backflow Device, or Valve (closest apparatus to the exterior of the structure)</p>	<p>Water meter, backflow device, or valve is located on the service line entering the structure within 25 feet of the exterior of the structure.</p>	
<p>Point where the service line enters the structure</p>	<p>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..</p>	
<p>Irrigation system 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>Drinking Fountains and Hose Bibs 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. 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>Drinking Fountains and Hose Bibs 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>

Point of Demarcation	Applicable Scenario	Sketch
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>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>	None
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>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 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.</p>	None

J8.13 Unique Points of Demarcation

TABLE 12

Unique Points of Demarcation
Water Distribution System - DFSP Verona Petroleum Terminal

Location	Description
Potable water enters the Terminal at a master meter located inside the men's room in the Administrative Building at the east corner of the Terminal	POD is located on the upstream and downstream sides of the master meter. The master meter is the only item of the potable water system that is to be privatized.
Non-potable water enters the Terminal at a master meter located at the Fire Pumping Building on the east corner of the	POD is located at the output from of the Fire Pumping Building. Note: the master meter (located at the Fire Pumping Building) is also being privatized.

Terminal

J8.14 Plants and Substations

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

Location	Description
None	