

ATTACHMENT J2

# Tobyhanna Army Depot Potable Water System

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# J2 Tobyhanna Army Depot Potable Water System

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## J2.1 Tobyhanna Army Depot Overview

Tobyhanna Army Depot (Depot or TYAD) is located in northeastern Pennsylvania, near the town of Stroudsburg and covers 1,300 acres, 400 of which are allocated to the industrial complex. TYAD is the largest full-service communications-electronics maintenance complex in the Department of Defense. The Depot's mission includes the design, manufacture, repair and overhaul of hundreds of communications and electronics systems. System categories supported by TYAD include communications, command and control, surveillance and target acquisition, airborne electronics, intelligence and electronic warfare electronics support equipment and power systems.

## J2.2 Potable Water Distribution System Description

### J2.2.1 Potable Water Distribution System Fixed Equipment Inventory

The Tobyhanna Army Depot potable water system consists of all appurtenances physically connected to the distribution system. The system may include, but is not limited to, treatment facilities, pump stations, pipelines, valves, fire hydrants, storage facilities, and meters. The actual inventory of items sold will be conveyed to the Contractor using the Bill of Sale (sample shown at Attachment J42) 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 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 J2.2.1.3, the Offeror may submit to the Contracting Officer a request for an equitable adjustment. If the Offeror determines that the inventory listed in Paragraph J2.2.1.3 is overstated, the Offeror shall report the extent of the overstatement to the Contracting Officer, who will determine an equitable adjustment.

#### J2.2.1.1 System Description

The potable water system at Tobyhanna was initially constructed in the 1950s and consists of a network of wells, storage tanks, water treatment facilities, pump stations, and distribution pipes. Water demand at TYAD has been approximately 345,000 gallons per day for the 12 months ended March 2004.

#### *Water Production, Treatment and Storage*

Water is supplied to the potable water system from six deep groundwater wells. Operation of the wells is automatically controlled to maintain set levels in the transfer and storage tanks. Wells 1, 3, and 5 are used to fill a 100,000-gallon transfer tank. From this tank water is pumped using a

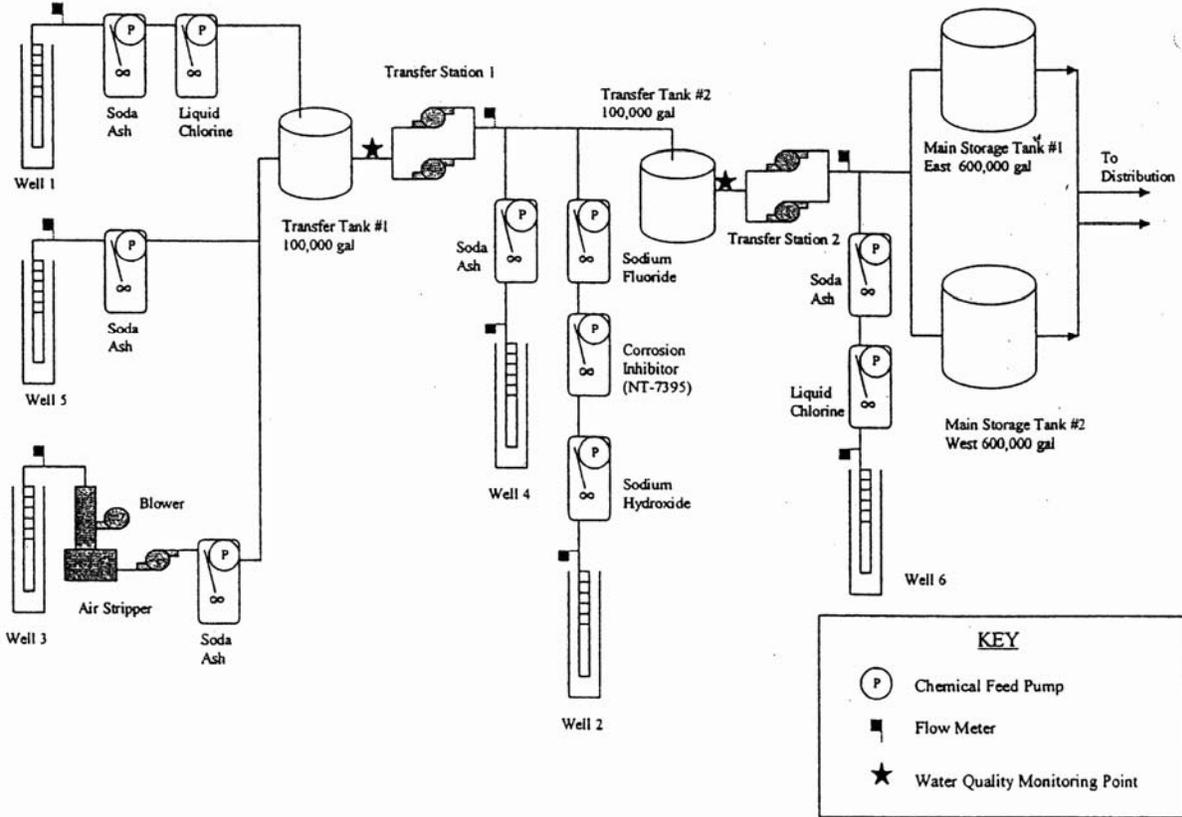
booster station to a second storage tank with a capacity of 100,000 gallons. Wells 2 and 4 tie into the system after the booster station and supply water to the second transfer tank. Water from the second transfer tank is pumped through another pump station to two 600,000-gallon finished water storage tanks. A drop in water pressure to 20.2 feet activates the transfer pumping station and Well 6. From these two finished water storage tanks, water flows by gravity through two parallel 12-inch distribution pipes that supply the entire Depot.

Various treatment chemicals are added at each of the well houses for corrosion control and pH adjustment. Water produced from Well 3 passes through an air scrubber to reduce elevated levels of trichloroethylene (TCE) detected in the Well 3 aquifer. Gaseous and liquid chlorine is added to the water before entering the finished water tanks to provide a residual disinfectant throughout the supply and distribution system.

The water production, treatment and storage system is controlled by a state-of-the-art series of Programmable Logic Controllers (PLCs). The PLCs are used to monitor and control equipment in response to system demands and are located at the following five locations:

- Well 3 (Building 818) – PLC controls Well 3 and the air stripper located in the adjacent Building 819.
- Well 1 (Building 216) – PLC controls Well 1, Well 5 (Building 219), Transfer Tank 1 (Building 217A) and Pump Station 1 (Building 215)
- Well 4 (Building 231) – PLC controls Well 4.
- Pump Station 2 (Building 1027) – PLC controls Well 2 (Building 1027), Storage Tank 2 (Building 1025) and Pump Station 2 (Building 1027).
- Well 6 (Building 213) – PLC controls Well 6 water production, treatment and storage.

The following diagram provides an overview of the TYAD water production, treatment and storage system:



The tables below summarize the wells, treatment process, pump stations and storage tanks at TYAD:

**TABLE 1A**  
 Wells/Pumps  
 Water System Wells/Pumps Inventory – Tobyhanna Army Depot, Pennsylvania

Component	Quantity	Year Installed	Rated Capacity (gpm)	Horsepower	Backup Generator	Make	Model
Well 1	1	2000	90	10	Yes	Berkley	6770
Well 2	1	2000	110	10	Yes	Berkley	6770
Well 3	1	2003	150	10	No	Berkley	6T10-90
Well 4	1	1996	75	7.5	Yes	Goulds	J70
Well 5	1	2003	175	20	Yes	Berkley	135S00-12
Well 6	1	1992	125	15	No	Goulds	150H15-6
Transfer Station 1	2	2001	300	15	No	Crane Deming	5062

Component	Quantity	Year Installed	Rated Capacity (gpm)	Horsepower	Backup Generator	Make	Model
Transfer Station 2	2	2001	500	40	No	Aurora	342-BF

**TABLE 1B**  
 Treatment System  
*Water System Treatment Inventory – Tobyhanna Army Depot, Pennsylvania*

Component	Treatment
Well 1	Liquid Chlorine / Soda Ash
Well 2	NaOH / Corrosion Inhibitor / Sodium Fluoride
Well 3	Soda Ash / Air Stripper
Well 4	Soda Ash
Well 5	Soda Ash
Well 6	Liquid Chlorine / Soda Ash
Chlorine System	Located at Pump Station 2 – water is chlorinated prior to finish water tanks (2 – 150 lb. chlorine cylinders)

**TABLE 1C**  
 Storage Tanks  
*Water System Tank Inventory – Tobyhanna Army Depot, Pennsylvania*

Component	Capacity	Description	Year Installed
Transfer Tank 1	100,000 Gallons	Bolted Steel Above Ground	1954
Transfer Tank 2	100,000 Gallons	Bolted Steel Above Ground	1954
Storage Tank 1	600,000 Gallons	Partially Buried Concrete Tank	1985
Storage Tank 2	600,000 Gallons	Partially Buried Concrete Tank	1985

**TABLE 1D**  
 Pump Stations  
*Water System Pump Station Inventory – Tobyhanna Army Depot, Pennsylvania*

Component	Size	Description	Year Installed
Pump Station 1	2 pumps @ 300 gpm. each	Operated off of Transfer Tank 2 Level	1954
Pump Station 2	2 pumps @ 500 gpm. each	Operated off of Storage Tank Level	1954

### ***Water Distribution System***

The TYAD water distribution system consists of approximately 11.5 miles of pipe ranging in size from 4 inches to 14 inches. Pressure readings collected during September 2002 were consistent throughout the system, with over 90 percent of the readings in the 60-70 psi range. In addition, there are approximately 66 water meters, 324 isolation valves, 107 fire hydrants and 36 backflow preventers. During August 2002, a thorough survey of 100 percent of the distribution system was conducted and a total of five leaks were detected: one water pipe break, one valve break, two hydrant breaks and a small leak.

Sample coupons of the distribution system were taken at four locations and removed and examined as a part of the August 2002 system analysis. Soil samples were also tested to assess the corrosion potential of the soil environment. Overall, the testing revealed a 50-year-old cast iron piping system that is in excellent condition, exhibiting no signs of corrosion or graphitizing, even though the pipe is unlined. The wall thickness of the pipe (based on the examination of the coupons) indicates near original wall thickness. Soil tests revealed that soil surrounding the pipes is generally not corrosive to cast iron or ductile iron pipe. Conclusions from the distribution system studies indicate that replacement or rehabilitation of the existing distribution pipe based on pipe integrity is not anticipated for a long time.

All 107 fire hydrants were located and inspected as a part of a September 2002 survey. The majority of the fire hydrants were found to be in good operating condition; however, 73 were observed to have at least a minor deficiency. Installation staff has indicated that the major deficiencies have been corrected and that all fire hydrants have been painted since the findings of the report were published.

A thorough analysis of the main valves was not included in the 2002 survey; however, many valves that were tested could not be operated due to age, damaged valve boxes or covered valve stems. No regular valve exercising program is currently used by the TYAD Plumbing Division.

The Wherry Housing addition has been excluded from the distribution system inventory. This housing area water distribution system has been abandoned; however, future construction is likely at this location.

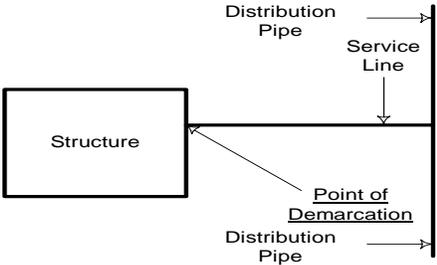
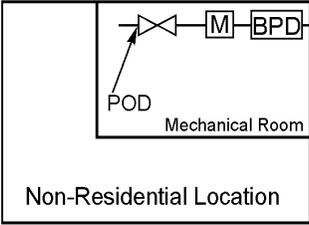
The potable water system is required to provide free service to approximately 24 houses and one business as a result of a negotiated settlement regarding TCE contamination of the water table serving these customers. Additional customers locating in this area will also be provided free water service under this settlement.

#### **J2.2.1.2 Points of Demarcation**

The Tobyhanna Army Depot potable water distribution system under study consists of all components from the Depot groundwater wells to the point where water is supplied to end-users. The point of demarcation for each end-user is defined as the point or component on the distribution system where ownership changes from the utility owner to the building owner. In most cases the point of demarcation is the point where the service lateral enters the structure. However, in situations where the facility water meter or backflow prevention device is located within the facility, the point of demarcation will be inside the facility and the Contractor will be required to coordinate his work with the facility. The Technical Library contains a list of facilities where the point of demarcation is located within the facility.

**Table 2** identifies the type of service and general location of the point of demarcation with respect to each building served by the distribution system.

**TABLE 2**  
 Points of Demarcation  
 Water Distribution System - Tobyhanna Army Depot, Pennsylvania

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is where the service line enters the structure.	Facilities requiring potable water service regardless of the existence of the presence of an exterior water meters, valves, backflow prevention devices, etc.	
Point of demarcation is the downstream side of the first water valve located downstream of [M] and/or [BPD].	Service line or dedicated fire line enters a mechanical room and a water meter and/or a backflow prevention device is located in the mechanical room.	

### J2.2.1.3 Condition Assessment

As discussed above, the majority of the TYAD potable water system is in good condition for a utility built in the 1950s. The exception is the system valves which have not undergone a regular exercise program.

The Pennsylvania Department of Environmental Protection has recently enacted a wellhead protection program to protect ground water sources from contamination that may have an adverse impact on public health. The water wells at TYAD were in place prior to the enactment of this set of rules and as a result there are a number of instances where buildings, roads, etc. are within Zone I (100 to 400 feet radius).

### J2.2.1.4 Inventory

**Table 3** identifies the inventory of the Tobyhanna Army Depot potable water distribution 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 the component was connected to. 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  
*Water Distribution System - Tobyhanna Army Depot, Pennsylvania*

Component	Size	Quantity	Unit	Approximate Year of Construction
<i>Pipe</i>	4"	750	LF	1950
	6"	13,375	LF	1950
	8"	6,825	LF	1950
	10"	24,150	LF	1950
	12"	10,675	LF	1950
	14"	4,750	LF	1950
	<b>Total</b>		<b>60,525</b>	<b>LF</b>
<i>Main Valves</i>		300	EA	1950
		24	EA	1990
	<b>Total</b>		<b>324</b>	<b>EA</b>
<i>Fire Hydrants</i>		28	EA	1950
		2	EA	1960
		6	EA	1970
		16	EA	1980
		28	EA	1990
		27	EA	2000
	<b>Total</b>		<b>107</b>	
<i>Meters</i>		66	EA	1980
<i>Backflow Preventers</i>		36	EA	1980
<i>Wells/Pumps</i>			See Table 1A	
<i>Treatment</i>			See Table 1B	
<i>Storage Tanks</i>			See Table 1C	
<i>Pump Stations</i>			See Table 1D	

Notes:  
 EA = each  
 gal = gallon  
 LF = linear feet

## J2.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

**Table 4** lists other ancillary equipment (spare parts), and **Table 4** 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  
*Water Distribution System - Tobyhanna Army Depot, Pennsylvania*

Quantity	Item	Make/Model	Description	Remarks
Tobyhanna Army Depot maintains an inventory of spare parts for the potable water 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  
*Water Distribution System - Tobyhanna Army Depot, Pennsylvania*

Quantity	Item	Make/Model	Description	Remarks
No specialized vehicles or tools are included with the Tobyhanna Army Depot water system.				

## J2.2.3 Water Distribution 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  
*Water Distribution System - Tobyhanna Army Depot, Pennsylvania*

Quantity	Item	Description	Remarks
Note: Available manuals, drawings, records, and reports pertaining to the Tobyhanna Army Depot water system will be included in the bidder's Technical Library.			

## J2.3 Specific Service Requirements

The service requirements for the Tobyhanna Army Depot water distribution system are as defined in Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Tobyhanna Army Depot water distribution system and are in addition to those found in Paragraph C and Section C; the requirements listed below take precedence over those found in Paragraph C.

## **J2.3.1 Digging Permits**

### **J2.3.1.1 Contractor-Provided Permits**

Contractor shall participate in the Tobyhanna Army Depot Department of Public Works (DPW) 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 Tobyhanna Army Depot DPW 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 DPW digging permit process.

### **J2.3.1.2 Tobyhanna Army Depot-Provided Permits**

The Contractor shall first obtain digging permits directly from DPW for utilities owned by the Government before any drilling, digging, or excavation is undertaken. The Contractor shall provide a completed request for permit to the Tobyhanna Army Depot DPW for each permit 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 DPW digging permit process, including excavations extending beyond areas that have been cleared for excavation.

## **J2.3.2 Inspection and Maintenance Program**

### **J2.3.2.1 Water Storage Tanks**

The Contractor shall allow the Government access to operate and maintain any communications equipment, obstruction lights, emergency warning equipment, public address equipment, and other Government equipment on water storage tanks being privatized. The Contractor shall develop a procedure for granting the Government access. This procedure shall be submitted to the Contracting Officer for approval.

The Contractor shall own, maintain and operate the cathodic protection systems for the water storage tanks and other applicable metal components of the water distribution system. The Contractor shall determine what is required and shall implement cathodic protection as necessary to comply with applicable rules and regulations. The Government reserves the right to review the Contractor's cathodic protection system records.

The Contractor shall adhere to Tobyhanna Army Depot Design Guides for all painting and markings on water storage tanks.

### **J2.3.2.2 Fire Flow**

The Contractor shall perform flow testing and marking of fire hydrants IAW National Fire Protection Association standards/recommended practices. The Government reserves the right to review the Contractor's flow test records.

The Contractor shall operate, maintain, and test the Post water system IAW Pennsylvania Department of Environmental Protection (PDEP). The Contractor shall provide the Contracting Officer with a copy of any and all testing information and reports submitted to the PDEP.

The Contractor shall coordinate any changes to the water distribution system that may affect fire flow capabilities with DPW and Tobyhanna Army Depot Fire Department.

### **J2.3.2.3 Cathodic Protection System Maintenance**

The Contractor shall own, operate, and maintain water distribution system cathodic protection systems for piping and tanks IAW applicable standards. The Contractor shall determine what is required and shall implement cathodic protection as necessary to comply with applicable rules and regulations. The Government reserves the right to review the Contractor's cathodic protection system records.

### **J2.3.2.4 Potable Water Sampling**

Currently, the Army samples potable water to ensure water quality. The Contractor should either continue this sampling or implement alternative means of insuring water quality.

### **J2.3.3 Emergency Response**

The Contractor shall respond with a knowledgeable individual to emergency problems within 15 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.

### **J2.3.4 Meters**

The Contractor shall operate, maintain, and calibrate all secondary water meters, IAW applicable standards and regulations. The Government reserves the right to review the Contractor's meter and maintenance and calibration records.

#### **J2.3.4.1 Meter Reading**

Tobyhanna Army Depot currently reads meters manually. The Contractor shall read meters each month as defined in Paragraph J2.5.

### **J2.3.5 Fire Control and Safety**

The Contractor shall abide by Tobyhanna Army Depot 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.

### J2.3.6 Restricted Access

The Contractor shall coordinate with and obtain written approval from Tobyhanna Army Depot for restricted area access.

### J2.3.7 Crisis Situations

IAW Paragraph C.9.8, *Exercises and Crisis Situations Requiring Utility Support*, the Contractor shall provide support as directed by Tobyhanna Army Depot DPW 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.

## J2.4 Current Service Arrangement

The Army-owned water system at Tobyhanna Army Depot and Charles Wood Area obtains potable water from the Pennsylvania American Water Company, Pennsylvania. The estimated annual consumption is 232,764,000 gallons.

The SCADA system monitors utility systems as well as other critical Depot equipment. The Contractor will be required to sever ties with the Depot system without impacting the portion of the system service non-utility functions.

## J2.5 Secondary Metering

Between the point of delivery and the end-user points of demarcation, the Contractor shall own the existing meters, and shall install additional meters at new and upgraded locations as directed by the Contracting Officer. Contractor shall install or cause to have installed utility meters as requested by the Contracting Officer.

### J2.5.1 Existing Meters

**Table 7** lists the existing (at the time of contract award) meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3.4, *Metering*, and J2.6, *Monthly Submittals*.

**TABLE 7**  
 Existing Secondary Meters  
*Water Distribution System - Tobyhanna Army Depot, Pennsylvania*

Location	Condition
(60) - Warehouse 5, Industrial Operations Facility, 1C Bay 4, 1C Bay 3, 1A Meter 1, 1A Meter 2, 1B Bay 3 Ramp, 1B Bay 4, Warehouse 2, Building 15, Warehouse 2, Warehouse 15, Warehouse 8, Warehouse 7, Warehouse 6, 509A, 509B, 508A, 508B, 508C, 508D, 508E, 508F, 507A, 507B, 507C, 507D, 506A, 506B, 506C, 506D, 505A, 505B, 504A, 504B, 504C, 504D, 503A, 503B, 503C, 503D, 503E, 503F, 502A, 502B, 500A, 500B, 500C, 500D, 501A, 501B, 501C, 501D, 501E, 501F, Building 334, Building 816, Building 24 STP, Building 103 Reserves, West Off-Post Meter, East Off-Post Meter, Building 13	In Use
(3) - Building 9, Building 11 Front, Building 11 Cafe	Needs Repair

Location	Condition
(3) - Warehouse 4, 1C Bay 6, Warehouse 3	Needs Replacement

### J2.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 8**. New secondary meters shall be installed IAW Paragraphs C.3.3.1, *Future Meters*, and C.13, *Operational Transition Plan*. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3.3, *Metering*, and J2.6 below.

**TABLE 8**  
 New Secondary Meters  
*Water Distribution System - Tobyhanna Army Depot, Pennsylvania*

Location	Condition
(26) - Buildings 72, 73, 12, 14, 32, 74, 55, 10, 18, 58, 230, 333, 41, 233, 1024, 1010, 17, 20, 23, 54, 220, 221, 702, 701, 706, 19	New Installation Required

### J2.6 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 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 25<sup>th</sup> of each month for the previous month. Invoices shall be submitted to:

*Name:* DIRECTORATE OF PUBLIC WORKS  
 ATTN: AMSEL-TY (Mr. John Billack)  
*Address:* 11 Hap Arnold Blvd.  
 Tobyhanna Army Depot, Pennsylvania 18466-5078  
*Phone number:* (570) 895-9045

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 25<sup>th</sup> of each month for the previous month. Outage reports shall be submitted to:

*Name:* DIRECTORATE OF PUBLIC WORKS  
ATTN: AMSEL-TY (Mr. John Billack)  
*Address:* 11 Hap Arnold Blvd.  
Tobyhanna Army Depot, Pennsylvania 18466-5078  
*Phone number:* (570) 895-9045

3. **Meter Reading Report.** The monthly meter reading report shall show the current and previous month's 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:

*Name:* DIRECTORATE OF PUBLIC WORKS  
ATTN: AMSEL-TY (Mr. John Billack)  
*Address:* 11 Hap Arnold Blvd.  
Tobyhanna Army Depot, Pennsylvania 18466-5078  
*Phone number:* (570) 895-9045

## **J2.7 Energy and Water Efficiency and Conservation Projects**

In keeping with Paragraph C.3.4, *Energy and Water Efficiency and Conservation*, any projects that should be implemented or continued would be listed here.

- There are no projects identified at this time.

## **J2.8 Service Area**

IAW Paragraph C.4, *Service Area*, the service area is defined as all areas within the Tobyhanna boundaries plus the off-installation site south of Well 3 contaminated with TCE.

## **J2.9 Off-Installation Sites**

The Tobyhanna potable water system provides service to approximately 25 customers south of Well 3. The free service provided is required as a result of the TCE contamination of ground water in this area. Continued free service to existing and future customer is anticipated throughout the term of this contract.

## **J2.10 Specific Transition Requirements**

IAW Paragraph C.13, *Operational Transition Plan*, service connections and disconnections required upon transfer would be included in **Table 9** below. As reflected in **Table 9**, there are no known required service connections or disconnections.

**TABLE 9**  
 Service Connections and Disconnections  
*Water Distribution System - Tobyhanna Army Depot, Pennsylvania*

Location	Description
There are no known service connections or disconnections required upon transfer of the Tobyhanna Army Depot water distribution system.	

## J2.11 Government Recognized System Deficiencies

**Table 10** provides a list of Government recognized deficiencies. The deficiencies listed may be physical, functional, 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.

Physical and functional deficiencies may require capital to be invested in the system. 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 10**  
 System Deficiencies  
*Water Distribution System - Tobyhanna Army Depot, Pennsylvania*

System Component	Deficiency Description	Type of Project
Pipes	Fire capacity in the commercial area of the distribution network is currently limited by a single 10-inch line. Under current conditions, required fire flows and duration cannot be met for many of the buildings in this area.	Initial Capital Upgrade