

Reno/Tahoe IAP (ANG) Water Distribution System

Table of Contents

RENO/TAHOE IAP (ANG) WATER DISTRIBUTION SYSTEM.....	I
J10 RENO/TAHOE IAP (ANG) WATER DISTRIBUTION SYSTEM.....	1
J10.1 RENO/TAHOE IAP (ANG) OVERVIEW	1
J10.2 WATER DISTRIBUTION SYSTEM DESCRIPTION.....	1
J10.2.1 Water Distribution System Fixed Equipment Inventory	1
J10.2.1.1 Description.....	2
J10.2.1.2 Inventory	2
J10.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools	3
J10.2.3 Water Distribution System Manuals, Drawings, and Records.....	4
J10.3 SPECIFIC SERVICE REQUIREMENTS.....	4
J10.4 CURRENT SERVICE ARRANGEMENT.....	4
J10.5 SECONDARY METERING.....	5
J10.5.1 Existing Secondary Meters	5
J10.5.2 Required New Secondary Meters	5
J10.6 MONTHLY SUBMITTALS.....	5
J10.7 WATER CONSERVATION PROJECTS.....	6
J10.8 SERVICE AREA	6
J10.9 OFF-INSTALLATION SITES	6
J10.10 SPECIFIC TRANSITION REQUIREMENTS.....	6
J10.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES.....	6

List of Tables

Fixed Inventory	2
Spare Parts	4
Specialized Vehicles and Tools	4
Manuals, Drawings, and Records.....	4
Existing Secondary Meters.....	5
New Secondary Meters.....	5
Service Connections and Disconnections	6
System Deficiencies.....	7

J10 Reno/Tahoe IAP (ANG) Water Distribution System

J10.1 Reno/Tahoe IAP (ANG) Overview

The Reno/Tahoe IAP, Nevada Air National Guard, 152nd Airlift Wing is located at the Reno/Tahoe International Airport (RTIA) in Reno, Nevada. The base is located on the southwest side of RTIA on a 60 acre parcel. The base has 37 buildings; 13 administrative, 23 industrial, and 1 services, amounting to approximately 302,000 square feet. Day-to-day activities are managed by a force of 250 full-time personnel. One weekend per month this population swells to more than 1100 members during military training assemblies. The base has no residential or transient housing facilities. The RTIA is located four miles southeast of the Reno central business district. Reno has been the regional ANG center for northern Nevada for over one hundred years. On June 30, 1954 the Nevada ANG entered into a 100-year lease agreement with the City of Reno for use of land at the Reno Airport, today known as the Reno/Tahoe International Airport. The lease was later assumed by the Airport Authority of Washoe County. Over the years, the Nevada ANG has funded numerous airport improvements that have benefited the community and facilitated commercial airline expansion at the airport. Currently, more than \$33 million per year goes into the local economy as a result of Nevada ANG salaries and local purchases. The history of Nevada ANG is one of growth, change, and vigilance. In early 1995, they began converting from the RF-4C fighter aircraft to the C-130 Hercules transport aircraft. The mission of the 152nd Airlift Wing is to train, equip, and maintain units and individuals to meet worldwide requirements for federal day-to-day and mobilization missions and state emergencies.

J10.2 Water Distribution System Description

J10.2.1 Water Distribution System Fixed Equipment Inventory

The Reno/Tahoe IAP (ANG) water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right-of-Way. The system may include, but is not limited to, pipelines, valves, and fire hydrants. 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 Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- Lawn sprinkler systems
- Fire suppression systems

J10.2.1.1 Description

The water system at the Reno/Tahoe IAP (ANG) is a looped system with water entering the base from two separate locations at 80 psig. The system consists of approximately 2,400 linear feet of PVC pipe ranging in size from 1 to 6 inches, 3,600 linear feet of 6-inch ductile iron pipe, 900 linear feet of 2-inch galvanized iron pipe, 3,500 linear feet of cast iron pipe ranging in size from 6 to 12 inches, and 600 linear feet of copper pipe ranging in size from ¾ to 2 inches. The system also includes 33 cast iron gate valves ranging in size from 1.5 to 12 inches, 13 fire hydrant assemblies, and two 6-inch post indicator valves. The average depth of the water system pipe is 3 feet. Base personnel indicate the system capacity is adequate to meet current and future demands.

J10.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Reno/Tahoe IAP (ANG) water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System Reno/Tahoe IAP (ANG)

Item	Size	Quantity	Unit	Approximate Year of Construction
PVC Pipe	1 inch	685	LF	1996
	1.5 inch	445	LF	1999
	1.5 inch	110	LF	1970
	2 inch	84	LF	1984
	2 inch	825	LF	1998
	6 inch	185	LF	1993
	6 inch	95	LF	1995
Ductile Iron Pipe	6 inch	2080	LF	1977
	6 inch	1000	LF	1960
	6 inch	475	LF	1966
Galvanized Iron Pipe	2 inch	550	LF	1962
	2 inch	210	LF	1976
	2 inch	170	LF	1959
Cast Iron Pipe	6 inch	1680	LF	1955
	8 inch	908	LF	1955
	12 inch	880	LF	1955

Item	Size	Quantity	Unit	Approximate Year of Construction
Copper Pipe	0.75 inch	80	LF	1955
	2 inch	185	LF	1978
	2 inch	140	LF	1980
	2 inch	140	LF	1984
	2 inch	95	LF	1989
Cast Iron Gate Valve	1.5 inch	2	EA	1999
	2 inch	7	EA	1972
	6 inch	6	EA	1955
	6 inch	6	EA	1977
	6 inch	4	EA	1960
	6 inch	4	EA	2000
	12 inch	3	EA	1977
	12 inch	1	EA	2000
Fire Hydrant Assemblies	Standard	6	EA	1955
	Standard	3	EA	1960
	Standard	3	EA	1977
	Standard	1	EA	1998
Post Indicator Valve	6 inch	1	EA	1994
	6 inch	1	EA	1998

Notes:
PVC = Polyvinyl chloride
EA = Each
LF = Linear Feet

J10.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

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, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Water System Reno/Tahoe IAP (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Water Distribution System Reno/Tahoe IAP (ANG)

Description	Quantity	Location	Maker
None			

J10.2.3 Water Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Water Distribution System Reno/Tahoe IAP (ANG)

Qty	Item	Description
1	Water System Maps (electronic copy)	AutoCADD Release Version 14

J10.3 Specific Service Requirements

The service requirements for the Reno/Tahoe IAP (ANG) water distribution system are as defined in the Section C Description/Specifications/Work Statement.

J10.4 Current Service Arrangement

- Current Provider: Reno/Tahoe International Airport Authority (RTIAA)
- Average Annual Usage: 9,400,000 gallons (1,256,000 cubic feet)
- Maximum Monthly Usage: 1,867,000 gallons (249,151 cubic feet)
- Minimum Monthly Usage: 195,000 gallons (26,060 cubic feet)

J10.5 Secondary Metering

J10.5.1 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. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J10.6 below.

TABLE 5
Existing Secondary Meters
Water Distribution System Reno/Tahoe IAP (ANG)

Meter Location	Meter Description (Type)
None	

J10.5.2 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 Paragraph C.13 Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J10.6 below.

TABLE 6
New Secondary Meters
Water Distribution System Reno/Tahoe IAP (ANG)

Meter Location	Meter Description
None	

J10.6 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.
3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified 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.

J10.7 Water Conservation Projects

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

J10.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the Reno/Tahoe IAP (ANG) boundaries.

J10.9 Off-Installation Sites

No off-installation sites are included in the sale of the Reno/Tahoe IAP (ANG) water distribution system.

J10.10 Specific Transition Requirements

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

TABLE 7
Service Connections and Disconnections
Water Distribution System Reno/Tahoe IAP (ANG)

Location	Description
None	

J10.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Reno/Tahoe IAP (ANG) water distribution system. If the utility 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 Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Water Distribution System Reno/Tahoe IAP (ANG)

Project Location	Project Description
None	