

# Stewart IAP (ANG) Water Distribution System

---

## Table of Contents

**STEWART IAP (ANG) WATER DISTRIBUTION SYSTEM ..... I**

**J12 STEWART IAP (ANG) WATER DISTRIBUTION SYSTEM..... 1**

J12.1 STEWART IAP (ANG) OVERVIEW ..... 1

J12.2 WATER DISTRIBUTION SYSTEM DESCRIPTION..... 1

    J12.2.1 Water Distribution System Fixed Equipment Inventory ..... 1

        J12.2.1.1 Description..... 1

        J12.2.1.2 Inventory ..... 2

    J12.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools ..... 3

    J12.2.3 Water Distribution System Manuals, Drawings, and Records..... 3

J12.3 SPECIFIC SERVICE REQUIREMENTS..... 4

J12.4 CURRENT SERVICE ARRANGEMENT..... 4

J12.5 SECONDARY METERING..... 4

    J12.5.1 Existing Secondary Meters ..... 4

    J12.5.2 Required New Secondary Meters ..... 5

J12.6 MONTHLY SUBMITTALS..... 5

J12.7 WATER CONSERVATION PROJECTS..... 6

J12.8 SERVICE AREA ..... 6

J12.9 OFF-INSTALLATION SITES ..... 6

J12.10 SPECIFIC TRANSITION REQUIREMENTS..... 6

J12.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES..... 6

## List of Tables

Fixed Inventory ..... 2

Spare Parts ..... 3

Specialized Vehicles and Tools ..... 3

Manuals, Drawings, and Records..... 4

Existing Secondary Meters..... 4

New Secondary Meters..... 5

Service Connections and Disconnections ..... 6

System Deficiencies..... 6

# J12 Stewart IAP (ANG) Water Distribution System

---

## J12.1 Stewart IAP (ANG) Overview

Stewart IAP is located in Newburgh, New York. It's home to the 105<sup>th</sup> Airlift Wing whose mission is to provide peacetime and wartime inter-theater airlift operations using the C-5A "Galaxy" cargo aircraft. Newburgh is approximately 100 miles due south of Albany, the capital of New York State. The base encompasses 267 acres and contains 36 buildings, amounting to approximately 757,000 square feet. There is no family or transient housing. The day-to-day base population is approximately 660 personnel; however, one weekend each month the population surges to 1600 in response to Air National Guard drills.

## J12.2 Water Distribution System Description

### J12.2.1 Water Distribution System Fixed Equipment Inventory

The Stewart 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, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. 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:

- Building 108; The fire suppression pump building, including interior pumps, piping, valves, electrical appurtenances, chlorination system, generators, two exterior 250,000 gallon tanks, and piping from tanks to pump building.
- The water distribution system located under the aircraft aprons (areas 500). This area includes 19 fire hydrant assemblies located below ground.
- Sprinkler Systems.
- Bldg. 110 electronic metering for industrial waste water from the lagoons

#### J12.2.1.1 Description

The Stewart IAP (ANG) water distribution system is a closed loop system with the majority of components constructed in 1986 or 1988. It consists of approximately 20,000 linear feet

of ductile iron pipe ranging in size from 3 inches to 24 inches and approximately 500 linear feet of copper pipe ranging in size from 2 inches to 3 inches. The average depth of the pipe is approximately 6 feet. Additionally, there are 53 cast iron gate valves ranging in size from 2.5 inches to 24 inches. The water system also includes 50 fire hydrants, 19 secondary meters and 24 post indicator valves. Normal operating system pressure is 135 psig. The water distribution system has a primary meter located inside Building 110. This meter is owned by the town of New Windsor and is not included in this privatization contract.

### J12.2.1.2 Inventory

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

**TABLE 1**  
Fixed Inventory  
Water Distribution System Stewart IAP (ANG)

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Ductile Iron Pipe	3	231	LF	1986
Ductile Iron Pipe	4	344	LF	1986
Ductile Iron Pipe	6	1196	LF	1986
Ductile Iron Pipe	8	1306	LF	1986
Ductile Iron Pipe	10	196	LF	1986
Ductile Iron Pipe	12	10113	LF	1986
Ductile Iron Pipe	20	2943	LF	1986
Ductile Iron Pipe	24	3574	LF	1986
Copper Pipe	2	200	LF	1986
Copper Pipe	2.5	135	LF	1986
Copper Pipe	3	155	LF	1986
Cast Iron Gate Valve	2.5	1	EA	1988
Cast Iron Gate Valve	3	3	EA	1988
Cast Iron Gate Valve	4	2	EA	1988
Cast Iron Gate Valve	6	3	EA	1988
Cast Iron Gate Valve	8	3	EA	1988
Cast Iron Gate Valve	10	1	EA	1988
Cast Iron Gate Valve	12	15	EA	1988
Cast Iron Gate Valve	20	3	EA	1988
Cast Iron Gate Valve	24	22	EA	1988
Fire Hydrant Assemblies	6	49	EA	1986

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
<b>Fire Hydrant Assemblies</b>	6	1	EA	2000
<b>Secondary Meters</b>	Small	16	EA	1986
<b>Secondary Meters</b>	Medium	2	EA	1986
<b>Secondary Meters</b>	Large	1	EA	1986
<b>Post Indicator Valve Assemblies</b>	3	9	EA	1986
<b>Post Indicator Valve Assemblies</b>	4	2	EA	1986
<b>Post Indicator Valve Assemblies</b>	6	2	EA	1986
<b>Post Indicator Valve Assemblies</b>	8	4	EA	1986
<b>Post Indicator Valve Assemblies</b>	12	7	EA	1986

Notes:  
 PVC = Polyvinyl chloride  
 EA = Each  
 GAL= Gallon  
 HP = Horsepower  
 LF = Linear Feet

### J12.2.2 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 Distribution System Stewart IAP (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

**TABLE 3**  
 Specialized Vehicles and Tools  
 Water Distribution System Stewart IAP (ANG)

Description	Quantity	Location	Maker
None			

### J12.2.3 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 Stewart IAP (ANG)

Qty	Item Description	Remarks
1	CD ROM Disk Base Water Comprehensive Plan	Drawings of each individual facility are also included on the CD ROM

## J12.3 Specific Service Requirements

There are no additional specific service requirements for the Stewart IAP (ANG) water distribution system other than those defined in the Section C Description/Specifications/Work Statement.

## J12.4 Current Service Arrangement

The current water supplier is the town of New Windsor. The average daily consumption is 25,000 gallons per day or approximately nine (9) million gallons annually.

## J12.5 Secondary Metering

### J12.5.1 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 J12.6 below.

**TABLE 5**

Existing Secondary Meters  
Water Distribution System Stewart IAP (ANG)

Meter Location	Meter Description (Type)
Building 100	3" Hersey MHR, 1988
Building 100	3" Hersey MHL, 1988
Building 101	4" Badger Recordal Turbo, 1987
Building 102	3" Neptune, 1990
Building 105	2" Neptune Trident, 1988
Building 106	2" Hersey MCT II, 1992
Building 107	3" Neptune Trident, 1989
Building 200	3" Hersey, 1988
Building 202	2" Hersey HD, 1988
Building 203	3" Hersey MHR, 1988

Meter Location	Meter Description (Type)
Building 204	3" Neptune Trident, 1988
Building 207	2 ½" Neptune 750, 1988
Building 208	3" Rockwell, 1990
Building 300	3" Neptune, 1990
Building 301	2" Hersey, 1993
Building 302	4" Hersey HD572, 1988
Building 303	2" Badger, 1988
Building 403	2" Badger 120, 1988
Building 415	6" Hersey, 1998

### J12.5.2 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 J12.6 below.

**TABLE 6**

New Secondary Meters

Water Distribution System Stewart IAP (ANG)

Meter Location	Meter Description
None	

### J12.6 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 25<sup>th</sup> 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 25<sup>th</sup> 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. 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 the person identified at time of contract award.

## J12.7 Water Conservation Projects

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

## J12.8 Service Area

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

## J12.9 Off-Installation Sites

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

## J12.10 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 Stewart IAP (ANG)

Location	Description
None	

## J12.11 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 Stewart 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 Stewart IAP (ANG)

Project Location	Project Description
None	

