ATTACHMENT J13

Kingsley Field (ANG) Water Distribution System

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J13 Kingsley Field (ANG) Water Distribution System

J13.1 Kingsley Field (ANG) Overview

The 173rd Fighter Wing (FW) of the Oregon Air National Guard occupies 61 acres of leased land on the Klamath Falls International Airport, located approximately 4 miles southeast of Klamath Falls, Oregon. The mission of the 173rd FW is to train the best air-to-air combat pilots, train flight doctors and serve Oregon and the Nation in times of peace and war. The unit currently flies the F-15. The 173rd FW occupies 5 administrative, 1 dorm, 1 services and 66 industrial buildings totaling approximately 484,981 square feet with 485 full-time personnel. A unit training drill is conducted once a month and results in a surge of up to a total of 750 personnel.

J13.2 Water Distribution System Description

J13.2.1 Water Distribution System Fixed Equipment Inventory

The Kingsley Field (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, and exterior backflow prevention devices. 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

J13.2.1.1 Description

Water is supplied by the City of Klamath Falls and enters the base at one point. The configuration is a looped system with water delivered at 60 psig. The distribution system consists of approximately 15,900 linear feet of PVC pipe, 9,900 linear feet of cast iron pipe, 900 linear feet of copper pipe, 7,900 linear feet of transite pipe, and 300 linear feet of galvanized pipe. Piping diameter ranges from 0.75 inches to 16 inches. Piping is buried at an average depth of four feet with tracer wire only on the PVC pipe. The system also has 45 cast iron-gate valves, 16 brass valves, 41 fire hydrant assemblies and 3 exterior backflow prevention devices. Base personnel indicate the capacity of the current

system may not be adequate for present and future needs, due to low pressure at fire hydrants and possible future expansion of the base's flying mission.

J13.2.1.2 Inventory

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

TABLE 1
Fixed Inventory
Water Distribution System Kingsley Field (ANG)

Item	Size	Quantity	Unit	Approximate Year of Construction
PVC Pipe	(in)			
	¾	415	LF	1978
	1.25	60	LF	1992
	1.25	145	LF	1990
	1.5	450	LF	1996
	1.5	1110	LF	1990
	1.5	460	LF	1999
	1.5	215	LF	1991
	2	500	LF	2000
	2	385	LF	1990
	4	790	LF	1996
	4	440	LF	1995
	6	635	LF	1981
	6	1435	LF	1996
	6	565	LF	1999
	8	470	LF	1987
	8	1500	LF	2001
	10	6300	LF	1996
Cast Iron Pipe	(in)			
	2	395	LF	1996
	3	250	LF	1959
	6	1175	LF	1959
	6	755	LF	1961
	6	140	LF	1997
	6	465	LF	1990

Item	Size	Quantity	Unit	Approximate Year of Construction
	6	170	LF	1999
	6	570	LF	1958
	8	2290	LF	1959
	8	2	LF	1987
	8	1	LF	2001
	12	1555	LF	1990
	16	2125	LF	1959
Copper Pipe	(in)			
	1.5	95	LF	1951
	1.5	180	LF	1959
	2.5	245	LF	1958
	3	400	LF	1987
Transite Pipe	(in)			
	6	625	LF	1999
	6	735	LF	1990
	6	1660	LF	1956
	8	1095	LF	1986
	8	2090	LF	1990
	10	895	LF	1959
	10	760	LF	1956
Galvanized Pipe	(in)			
	1	45	LF	1986
	2	240	LF	1960
Brass Gate Valves	(in)			
	¾	3	EA	1978
	1	1	EA	1986
	1.25	1	EA	1990
	1.5	1	EA	1996
	1.5	3	EA	1990
	1.5	3	EA	1999
	1.5	1	EA	1991
	1.5	1	EA	1961

Item	Size	Quantity	Unit	Approximate Year of Construction
	1.5	2	EA	1959
Cast Iron Gate Valves	(in)			
	2	2	EA	1996
	2	1	EA	1995
	2	2	EA	2000
	2	4	EA	1990
	2	1	EA	1960
	2.5	1	EA	1958
	3	1	EA	1959
	3	3	EA	1987
	4	1	EA	1995
	6	1	EA	1959
	6	2	EA	1961
	6	1	EA	1960
	6	4	EA	1999
	6	1	EA	1958
	6	1	EA	1990
	6	3	EA	1956
	6	2	EA	1988
	6	3	EA	1981
	6	2	EA	1996
	8	3	EA	1959
	10	2	EA	1959
	10	1	EA	1990
	12	2	EA	1990
	16	1	EA	1959
Fire Hydrant Assemblies				
		10	EA	1959
		5	EA	1961
		1	EA	1997
		7	EA	1990
		1	EA	1960

Item	Size	Quantity	Unit	Approximate Year of Construction
		1	EA	1999
		1	EA	1958
		5	EA	1956
		3	EA	1988
		2	EA	1981
		5	EA	1996
Exterior Backflow Prevention Devices	(in)			
	8	3	EA	1996

Notes:
PVC = Polyvinyl Chloride
EA = Each
LF = Linear Feet
IN=Inches

J13.2.2 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 Kingsley Field (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Water Distribution System Kingsley Field (ANG)

Description	Quantity	Location	Maker
None			

J13.2.3 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 Kingsley Field (ANG)

Qty	Description	Remarks
1	Kingsley Field, Klamath Falls OR water Distribution map, 1:200	AutoCAD Release Version 2000

J13.3 Specific Service Requirements

The service requirements for the Kingsley Field (ANG) water distribution system are as defined in the Section C, Description/Specifications/Work Statement.

J13.4 Current Service Arrangement

?? **Current Provider:** City of Klamath Falls

?? **Average Annual Usage (2000):** 17,941 kGal

?? **Maximum Monthly Usage:** 2,475 kGal April

?? **Minimum Monthly Usage:** 35 kGal December

J13.5 Secondary Metering

J13.5.1 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 J13.6 below.

TABLE 5
Existing Secondary Meters
Water Distribution System Kingsley Field (ANG)

Meter Location	Meter Description (Type)
None	

J13.5.2 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 J13.6 below.

TABLE 6
New Secondary Meters
Water Distribution System Kingsley Field (ANG)

Meter Location	Meter Description
Building 127	2.5-inch
On the main line at the intersection of Arnold Avenue and Dyess Street	6-inch
At the main line near the intersection of Arnold Avenue and Gentile Street	10-inch

Meter Location	Meter Description
Building 209	3-inch
Building 216	2 inch
East of Building 207, north of McConnell Circle	6 inch

J13.6 Monthly Submittals

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

1. Invoice (IAW Paragraph 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. 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.

J13.7 Water Conservation Projects

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

J13.8 Service Area

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

J13.9 Off-Installation Sites

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

J13.10 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 Kingsley Field (ANG)

Location	Description
None	

J13.11 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 Kingsley Field (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 through Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Water Distribution System Kingsley Field (ANG)

Project Location	Project Description
None	