

ATTACHMENT J17

Portland IAP (ANG) Water Distribution System

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J17 Portland IAP (ANG) Water Distribution System

J17.1 Portland IAP (ANG) Overview

The 142nd Fighter Wing (FW) of the Oregon Air National Guard occupies 246 acres of leased land on the Portland International Airport (IAP), located approximately five miles south of Portland, Oregon. The mission of the 142nd FW is to provide operational headquarters and training facilities for the installation and tenant units, support the Oregon Emergency Action Plan, and service to the community. The unit currently flies the F-15 Eagle. The 142nd FW occupies 5 administrative, 63 industrial and 4 services buildings totaling approximately 691,839 square feet with 576 full-time personnel. A unit training drill is conducted twice a month and results in a surge of up to a total of 1332 personnel.

J17.2 Water Distribution System Description

J17.2.1 Water Distribution System Fixed Equipment Inventory

The Portland 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
- ?? City of Portland owned meters and meter pits

J17.2.1.1 Description

Water is supplied by City of Portland and enters the base at two points. The configuration is a looped system and with water delivered at 120 psig. The distribution system consists of approximately 23,600 linear feet of PVC pipe, 900 linear feet of galvanized iron pipe, 7200 linear feet of cast iron pipe, and 9900 linear feet of cement asbestos pipe. Pipe diameter ranges from two to ten inches. Piping is buried at an average depth of four feet with marking tape. The system also has 123 cast iron-

gate valves and 62 fire hydrant assemblies. Base personnel indicate the capacity of the current system is adequate for present and future needs.

J17.2.1.2 Inventory

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

TABLE 1

Fixed Inventory

Water Distribution System Portland IAP (ANG)

Item	Size	Quantity	Unit	Approximate Year of Construction
PVC Pipe	(in)			
	2	3720	LF	1990
	2	785	LF	1990
	2	390	LF	1977
	2	200	LF	1994
	2	230	LF	1992
	2	215	LF	1986
	2	980	LF	1988
	2	340	LF	1985
	2	115	LF	1999
	2.5	170	LF	1985
	4	155	LF	1995
	6	1865	LF	1990
	6	2075	LF	1994
	6	1470	LF	1988
	6	2255	LF	1985
	8	1410	LF	1978
	8	1745	LF	1986
	8	1665	LF	1988
	8	1795	LF	1985
	10	2050	LF	1978
Galvanized Iron Pipe	(in)			
	2	95	LF	1968
	2	90	LF	1978
	2	125	LF	1985

Item	Size	Quantity	Unit	Approximate Year of Construction
	2	45	LF	1956
	2	65	LF	1941
	2	95	LF	1983
	2	40	LF	1965
	2	275	LF	1961
	2	80	LF	1963
Cast Iron Pipe	(in)			
	6	790	LF	1941
	6	215	LF	1965
	6	4785	LF	1980
	6	1390	LF	1988
Cement Asbestos Pipe	(in)			
	6	60	LF	1961
	8	3240	LF	1962
	8	5063	LF	1961
	10	1500	LF	1961
Cast Iron Gate Valves	(in)			
	2	2	EA	1999
	2	3	EA	1977
	2	6	EA	1994
	2	3	EA	1992
	2	3	EA	1986
	2	3	EA	1985
	2	1	EA	1978
	2	2	EA	1941
	2	1	EA	1983
	2	4	EA	1961
	2	2	EA	1963
	6	10	EA	1990
	6	10	EA	1994
	6	5	EA	1988
	6	8	EA	1985

Item	Size	Quantity	Unit	Approximate Year of Construction
	6	2	EA	1941
	6	1	EA	1965
	6	7	EA	1980
	6	5	EA	1988
	6	3	EA	1961
	8	1	EA	1978
	8	15	EA	1988
	8	6	EA	1985
	8	1	EA	1962
	8	8	EA	1961
	10	11	EA	1990
Fire Hydrant Assemblies				
		13	EA	1990
		6	EA	1978
		12	EA	1994
		7	EA	1988
		5	EA	1985
		8	EA	1980
		11	EA	1961
Notes:				
PVC = Polyvinyl Chloride				
EA = Each				
LF = Linear Feet				
IN=Inches				

J17.2.2 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 Portland IAP (ANG)

Qty	Item	Make/Model	Description	Remarks
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Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools
Water Distribution System Portland IAP (ANG)

Description	Quantity	Location	Maker
None			

J17.2.3 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 Portland IAP (ANG)

Qty	Description	Remarks
1	Portland ANG Base Map: Water Utility System 8 June 2001	AutoCAD Release Version 2000

J17.3 Specific Service Requirements

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

J17.4 Current Service Arrangement

?? **Current Provider:** City of Portland

?? **Average Annual Usage (2000):** 23,200 kGal

?? **Maximum Monthly Usage:** 6,370 kGal August

?? **Minimum Monthly Usage:** 420 kGal September

J17.5 Secondary Metering

J17.5.1 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 J17.6 below.

TABLE 5

Existing Secondary Meters
Water Distribution System Portland IAP (ANG)

Meter Location	Meter Description (Type)
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Meter Location	Meter Description (Type)
None	

J17.5.2 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 J17.6 below.

TABLE 6

New Secondary Meters
Water Distribution System Portland IAP (ANG)

Meter Location	Meter Description
None	

J17.6 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 (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.

J17.7 Water Conservation Projects

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

J17.8 Service Area

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

J17.9 Off-Installation Sites

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

J17.10 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 Portland IAP (ANG)

Location	Description
None	

J17.11 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 Portland 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 through Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Water Distribution System Portland IAP (ANG)

Project Location	Project Description
None	