

ATTACHMENT J35

NAS JRB Ft Worth Water Distribution System

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J35 NAS JRB Ft Worth Water Distribution System

J35.1 NAS JRB Ft Worth Overview

The mission of Naval Air Station Fort Worth Joint Reserve Base (NAS-JRB) is to provide a high quality training environment for active and Reserve components of all branches of the Armed Services. NAS-JRB is tasked with carrying out the Goldwater-Nichols Defense Reorganization Act of 1986, to improve the operability among all four military services; to reduce redundancy and overhead by developing joint doctrine and operate the procedures that create seamless functionality amongst host and tenant commands in base support and community service programs. The host command is the Commander Naval Air Reserve Force. Major tenants include:

- 301st Air Force Fighter Wing
- 136th Airlift Wing of the Texas Air National Guard
- Marine Air Group 41
- VFA 201
- VMFA 112
- VMGR 234
- VR 59
- Naval Reserve Readiness Command 11
- Commander Fleet Logistics Support Wing
- Headquarters 10th Air Force
- Army/Air Force Exchange Service
- Naval Reserve Intelligence Command
- Naval Reserve Security Group
- 14th Marine Regiment

Naval Air Station Ft. Worth Joint Reserve Base (NAS-JRB) is located in north-central Texas in Tarrant County, eight miles west of downtown Fort Worth. The main base comprises 1,871 acres, and contains 330 buildings, enclosing 2.7 million square feet. There is one main North-South 12,000 foot runway; there are 66 aircraft assigned to the base. The base falls within the jurisdiction of the cities of Fort Worth and White Settlement, and within an unincorporated portion of Tarrant County. The base is bordered by Lake Worth to the north, the West Fork of the Trinity River and Westworth Village to the east, Fort Worth to

the northeast and southeast, White Settlement to the west and southwest, and Air Force Plant #4 to the west.

The base has a total population of over 3,500 people including military and civilians. It has a combined payroll of \$15 million per year.

A number of new facilities are planned for NAS JRB Ft Worth, and existing facilities will be upgraded or replaced to meet future mission requirements. Key projects planned for the Base are expected to increase the total square footage in Base buildings by approximately 2 percent over the next 5 years:

New Bachelor Quarters

New Warehouse

New Administration Buildings

J35.2 Water Distribution System Description

J35.2.1 Water Distribution System Fixed Equipment Inventory

The NAS JRB Ft Worth water distribution system consists of all appurtenances physically connected to the distribution system from the point which the distribution system enters the base, and/or Government ownership currently starts, to the point of demarcation defined by the real estate instruments. Generally, the point of demarcation will be the building footprint. The system may include, but is not limited to, pipelines, valves, fire hydrants, pumps and meters. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the distribution system. The inventory is assumed to be 90 percent complete. The Offeror shall base the proposal on site inspections, information in the bidders library, other pertinent information, and to a lesser degree the following description. Under no circumstances shall the successful Contractor be entitled to any adjustment based on the accuracy of the following description and inventory.

J35.2.1.1 Description

The water distribution system at NAS JRB Ft Worth obtains potable water from the City of Fort Worth, Texas. This flow is sufficient to satisfy the requirements of both the Base and the City of Fort Worth. There are no active wells on the installation.

The potable water distribution system consists of small service lines and larger distribution lines with diameters up to 12 inches. Piping materials range from old cast iron to newer PVC. There are a number of metering vaults located throughout the system. There is one 200,000-gallon steel elevated storage tank with overflow elevation set at 110 feet above ground. There are two concrete ground storage tanks with capacities of 250,000 and 300,000 gallons with an adjacent pump house that are currently isolated from the system and not in use. There are two fire fighting system tanks of 500,000 and 150,000 gallons each with adjacent pump houses. System improvements are in progress, including replacement of the elevated water tank, primarily to increase water pressure to the bases' 161 fire hydrants.

The majority of this pipe is made from cast iron and polyvinyl chloride (PVC). Most of the piping is between 40-50 years old.

J35.2.1.2 Inventory

Table 1 provides a general listing of the major collection system fixed assets for the NAS JRB Ft Worth water distribution system included in the purchase. 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 1
Fixed Inventory
Water Distribution System Inventory NAS JRB Ft Worth

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC & Cast Iron pipe				
Water supply main	4” – 12”	84,047	lft	1945
Water distribution main	½” – 4”	80,858	lft	1945
Butterfly valves w/box				
	2	14	ea	1945
	6	26	ea	1945
	8	93	ea	1945
	12	7	ea	1945
Fire Hydrants (4.5-inch Valve size)		161	ea	1945
Water Storage Tank				
	200,000	1	gal	
Water Storage Tank (isolated from system not in use)				
	250,000	1	gal	
Water Tank Pot. Grnd Lev (isolated from system not in use)				
	300,000	1	gal	
Water Storage Res. (Fire fighting system)				
	150,000	1	gal	
AIMD-IMRL Strg				
	500,000	1	gal	
Pump Station				
	10,000	4	GMP	
Pump Station				
	10,000	4	GMP	

Notes:

PVC = polyvinyl chloride
lft = linear feet
Ea = each
Gal = gallon
GMP = GALLONS PER MINUTE

J35.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools Inventory

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 and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2
 Spare Parts
 Water Distribution System NAS JRB Ft Worth

Qty	Item	Make/Model	Description	Remarks
None Identified				

TABLE 3
 Specialized Equipment and Vehicles
 Water Distribution System NAS JRB Ft Worth

Description	Quantity	Location	Maker
None Identified			

J35.2.3 Water Distribution System Manuals, Drawings, and Records Inventory

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

TABLE 4
 Manuals, Drawings, and Records
 Water Distribution System NAS JRB Ft Worth

Qty	Item	Description	Remarks
None Identified			

J35.3 Specific Service Requirements

Emergency Response Time Requirement:

The emergency response times required by NAS JRB represent a site specific requirement. The emergency response times as defined below are more stringent than the response times outlined in section C.8.2. of this solicitation.

In order to protect the NAS JRB mission integrity and to avoid a degradation of utility service the required response times for emergencies that occur during working hours are as follows:

For emergency requests received during normal duty hours (0700 - 1600) the Contractor shall respond immediately, the contractor shall have a representative knowledgeable of the system and the Service Interruption/Contingency Plan on the site of the emergency within 15 minutes during working hours. Additionally, repair crews appropriate to eliminate the condition must respond to the emergency site within 1 hour during working hours. Work will be continuous until the emergency condition is eliminated or downgraded and service is restored. All emergencies will be remedied or downgraded to a non-emergency status within 24 hours. Non-Duty emergencies will be covered under section C.8.2 of this solicitation.

J35.4 Current Service Arrangement

The water distribution system at NAS JRB Ft Worth obtains potable water from the City of Fort Worth, Texas. The flow is sufficient to satisfy the requirements of both the Base and the City of Fort Worth. The estimated daily maximum demand is 1152 CCFs and the estimated annual consumption is 317,200 CCFs of water.

J35.5 Secondary Metering

The Base may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

J35.5.1 Existing Secondary Meters

TABLE 5

Existing Secondary Meters
Water Distribution System NAS JRB Ft Worth

Meter Location	Meter Description
40 at various locations	

J35.6 Submittals

J33.6 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:

Name:

Address:

Phone number:

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 include the following information for Scheduled and Unscheduled outages:

Scheduled: Requestor, date, time, duration, facilities affected, feedback provided during outage, outage notification form number, and digging clearance number.

Unscheduled: Include date, time and duration, facilities affected, response time after notification, completion times, feedback provided at time of outage, specific item failure, probability of future failure, long term fix, and emergency digging clearance number.

Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name:

Address:

Phone number:

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month 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 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name:

Address:

Phone number:

4. System Efficiency Report. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to:

Name:
Address:
Phone number:

J35.7 Energy Savings and Conservation Projects

IAW C.3, Utility Service Requirement, the following projects have been implemented by the Government for energy conservation purposes:

- None

J35.8 Service Area

IAW Clause C.4, Service Area, the service area is defined as all areas within the NAS JRB Ft Worth boundaries.

J35.9 Off-Installation Sites

There are no off-installation sites associated with this scope.

J35.10 Specific Transition Requirements

IAW Clause C.17, Transition Plan, **Table 6** lists service connections and disconnections required upon transfer, and **Table 7** lists the improvement projects required upon transfer of the NAS JRB Ft Worth Water Distribution system.

TABLE 6
Service Connections and Disconnections
Water Distribution System NAS JRB Ft Worth

Location	Description
None Identified	

TABLE 7
System Improvement Projects
Water Distribution System NAS JRB Ft Worth

Project Location	Project Description
None Identified	

J35.11 Government Recognized System Deficiencies

System Deficiencies

None Identified.