

ATTACHMENT J3

# Sky Harbor IAP (ANG), Phoenix, AZ Water Distribution System

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# **J3 Sky Harbor IAP (ANG), Phoenix, AZ Water Distribution System**

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## **J3.1 Sky Harbor IAP (ANG), Phoenix, AZ Overview**

Sky Harbor International Airport is located in Maricopa County in central Arizona, approximately 120 miles northwest of Tucson and 10 miles southeast of Phoenix. Phoenix Sky Harbor International Airport is owned and operated by the City of Phoenix and is home to the 161st Air Refueling Wing. The base is located on the southern end of the airport on a 50 acre parcel with a total of 16 buildings; 2 administrative, and 14 industrial, amounting to approximately 236,000 square feet. Day-to-day activities are managed by a force of 287 full-time personnel. One weekend per month this population swells to more than 879 members during military training assemblies. The base has no residential or transient housing facilities. The mission of the 161<sup>st</sup> Air Refueling 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.

## **J3.2 Water Distribution System Description**

### **J3.2.1 Water Distribution System Fixed Equipment Inventory**

The Sky Harbor IAP (ANG), Phoenix, AZ 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 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: The AFFF system in building 21 is inside a hangar and separate from the domestic water distribution system.

#### **J3.2.1.1 Description**

The Sky Harbor IAP (ANG) water distribution system was constructed in 1999 and is a looped system with water entering the base from two separate locations. The system consists of approximately 9,000 linear feet of ductile iron pipe ranging in size from 1.5 to 20 inches, and 60

linear feet of 2.5 inch PVC pipe. The system also includes 57 cast iron gate valves ranging in size from 1.5 to 20 inches along with one air release vacuum valve, 17 fire hydrants and two flushing hydrant assemblies, 9 exterior backflow preventors ranging in size from 2 to 10 inches and two 4-inch post indicator valves. The average depth of the water system pipe is 4 feet. Base personnel indicate the system capacity is adequate to meet current and future demands.

### J3.2.1.2 Inventory

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

**TABLE 1**  
Fixed Inventory  
Water Distribution System Sky Harbor IAP (ANG), Phoenix, AZ

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
<b>PVC Pipe</b>				
	2.5	59	LF	1999
<b>Ductile Iron Pipe</b>				
	1.5	335	LF	1999
	2	232	LF	1999
	3	78	LF	1999
	4	24	LF	1999
	6	820	LF	1999
	8	1317	LF	1999
	12	3601	LF	1999
	16	1024	LF	1999
	20	1519	LF	1999
<b>Cast Iron Gate Valve</b>				
	1.5	1	EA	1999
	2	2	EA	1999
	3	4	EA	1999
	4	1	EA	1999
	6	23	EA	1999
	8	8	EA	1999
	12	9	EA	1999
	16	5	EA	1999
	20	4	EA	1999

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Air Release Vacuum Valve	2	1	EA	1999
Fire Hydrant Assemblies		17	EA	1999
Flushing Hydrant Assemblies	3	2	EA	1999
<b>Exterior Backflow Preventors</b>				
Reduced Pressure Zone	2	1	EA	1999
Reduced Pressure Zone	2.5	2	EA	1999
Reduced Pressure Zone	3	1	EA	1999
Reduced Pressure Zone	6	2	EA	1999
Double Check	8	1	EA	1999
Double Check	10	2	EA	1999
Post Indicator Valves (not part of fire suppression system)	4	2	EA	1999

Notes:

PVC = Polyvinyl chloride

EA = Each

LF = Linear Feet

in = inches

No known tracer wire or warning tape was used this system

### J3.2.2 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 Sky Harbor IAP (ANG), Phoenix, AZ

Qty	Item	Make/Model	Description	Remarks
None				

**TABLE 3**

Specialized Vehicles and Tools

Water Distribution System Sky Harbor IAP (ANG), Phoenix, AZ

Description	Quantity	Location	Maker
None			

### J3.2.3 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 Sky Harbor IAP (ANG), Phoenix, AZ

Qty	Item	Description	Remarks
	Construction Drawings	Drawings were prepared by Rust Engineering for the City of Phoenix, AZ, Title "AZ Air National Guard Base Relocation" dated April 90, Nov 96.	These drawings are not available in AUTOCAD.

## J3.3 Specific Service Requirements

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

## J3.4 Current Service Arrangement

- Provider Name: City of Phoenix
- Average Annual Usage: 4,885,193 gallons (1999)
- Maximum Monthly Use: 712,096 gallons (Nov)
- Minimum Monthly Use: 210,936 gallons (Aug)

## J3.5 Secondary Metering

### J3.5.1 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 J3.6 below.

**TABLE 5**  
Existing Secondary Meters  
Water Distribution System Sky Harbor IAP (ANG), Phoenix, AZ

Meter Location	Meter Description (Type)
None	

### **J3.5.2 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 J3.6 below.

**TABLE 6**

New Secondary Meters  
Water Distribution System Sky Harbor IAP (ANG), Phoenix, AZ

Meter Location	Meter Description
None	

### **J3.6 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 (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 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.

### **J3.7 Water Conservation Projects**

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

None

### **J3.8 Service Area**

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

### J3.9 Off-Installation Sites

No off-installation sites are included in the sale of the Sky Harbor IAP (ANG), Phoenix, AZ water distribution system.

### J3.10 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 Sky Harbor IAP (ANG), Phoenix, AZ

Location	Description
None	

### J3.11 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 Sky Harbor IAP (ANG), Phoenix, AZ 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 Sky Harbor IAP (ANG), Phoenix, AZ

Project Location	Project Description
None	