

Walter Reed Army Medical Center: Forest Glen Annex Water Distribution Systems

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J04 Walter Reed Army Medical Center Forest Glen Annex Water Distribution System

J04.1 Walter Reed Army Medical Center Overview

The Walter Reed Army Medical Center (WRAMC) Forest Glen Annex is located in Silver Spring, MD, approximately one mile North of the Main Campus of Walter Reed Army Medical Center. The Main Campus is located in northern Washington, D.C., at 7100 Georgia Ave. N.W., between Rock Creek Park and Georgia Avenue near the Maryland - District of Columbia boundary. WRAMC is staffed by about 600 physicians, 535 registered nurses, and 600 licensed practical nurses.

The host command is the U.S. Army Medical Command. The WRAMC mission is multi-faceted, and includes:

- (1) provision of advanced and sub-specialty health care and services to soldiers, their families, and a large community of military retirees.
- (2) Medical education and training, which contribute to the Army medical department of tomorrow.
- (3) Medical research for our soldiers and patients, to strengthen the armed forces of the future.

J04.2 Water Distribution System Description

J04.2.1 Water Distribution System Fixed Equipment Inventory

The WRAMC Forest Glen Annex water distribution systems consists of all appurtenances physically connected to the distribution system from the point where 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.

J04.2.1.1 Description

The potable water distribution system consists of approximately 12,653 lineal feet of water lines, including 124 fittings, 73 valves, and 29 fire hydrants. The water distribution lines are of cast and ductile iron, and the small service lines are copper. Sizes range between 12-inches and 3/4-inch.

There are three meters located along Brookeville Road and two meters along Linden Lane that serve the Forest Glen Annex, not including the National Park Seminary Historic District. (The Officer Family Housing area requires a new connection, with a separate meter, to the WSSC system to isolate this area from the Historic District system. It is anticipated that this connection will be completed within the next two years, and therefore is included in the inventory as part of the existing system.

There are no treatment facilities, booster pump stations, or storage tanks. Water is consumed for domestic, laboratory, lawn irrigation, and cooling tower applications. The water distribution system at the Forest Glen Annex obtains potable water from the Washington Suburban Sanitary Commission (WSSC).

J04.2.1.2 Inventory

Table 1 provides a general listing of the major distribution system fixed assets for the WRAMC Forest Glen Annex water distribution systems included in the purchase. The systems 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 WRAMC Forest Glen Annex

Item	Size	Quantity	Unit	Approximate Year of Construction
DUCTILE IRON PIPE	3	15	LF	1965
	3	353	LF	1976
	4	247	LF	1996
	6	173	LF	1965
	6	1,524	LF	1976
	6	48	LF	1996
	8	3,492	LF	1972
	8	759	LF	1965
	10	2,237	LF	1996
CAST IRON PIPE	3	53	LF	1957
	4	664	LF	1975
	6	499	LF	>50 years old
	8	289	LF	>50 years old
	12	550	LF	1975
COPPER PIPE	1	180	LF	>50 years old
	1	8	LF	1965
	1	8	LF	1976
	2	158	LF	>50 years old
	2	38	LF	1956
	2	32	LF	1965
	2	144	LF	1996
GALVANIZED PIPE	2	56	LF	>50 years old
MAIN VALVES	1-inch	1	ea	1971
	2	5	ea	1972
	3	1	ea	>50 years old

	3	2	ea	1976
	4	5	ea	1976
	6	2	ea	1965
	6	24	ea	1975
	8	9	ea	1975
	12	2	ea	1975
POST INDICATOR VALVES	6	3	ea	>50 years old
	8	2	ea	>50 years old
HYDRANTS	-	5	ea	>50 years old
	-	3	ea	1966
	-	17	ea	1976

Notes:
ea = each.
lft = linear feet

J04.2.2 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 WRAMC Forest Glen Annex

Qty	Item	Make/Model	Description	Remarks
None identified				

TABLE 3
Specialized Equipment and Vehicles
Water Distribution System WRAMC Forest Glen Annex

Description	Quantity	Location	Maker
None identified			

J04.2.3 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 WRAMC Forest Glen Annex

Qty	Item	Description	Remarks
	Miscellaneous Manuals, Drawings, and Records, which are included in the Technical Library		

J04.3 Specific Service Requirements

The service requirements for the Walter Reed Army Medical Center Forest Glen Annex water distribution system are as defined in Section C, *Description/Specifications/Work Statement*.

J04.4 Current Service Arrangement

The Washington Suburban Sanitary Commission (WSSC) provides potable water for the WRAMC Forest Glen Annex. The potable meters at the Forest Glen Annex are read on a monthly basis. Based on the monthly meter readings, the FY98 potable water utilization is estimated to be approximately 0.6 million gallons per day (MGD) maximum and 121 million gallons (MG) per year.

J04.5 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 Paragraph C.3.

J04.5.1 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 once a month for all secondary meters IAW Paragraph C.3 and J03.6 below.

TABLE 5
Existing Secondary Meters
Water Distribution System WRAMC Forest Glen Annex

Meter Location	Meter Description
None identified	

J04.5.2 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 J03.6 below.

TABLE 6
New Secondary Meters
Water Distribution System WRAMC Forest Glen Annex

Meter Location	Quantity	Meter Description
Bldg 152 Outdoor Rec	1	Admin
Bldg 154 Sports Center	1	Recreation
Bldg 156 Veterinary Facility	1	Admin
Bldg 161 Post Exchange	1	Retail
Bldg 162 Commissary	1	Grocery Store
Bldg 163 Bowling Alley	1	Recreation
Bldg 164 PX Service Station	1	Gas Station
Bldg 169 Child Dev. Center	1	Day Nursery
Bldg 172 WRAIR	1	Admin
Bldg 173 Fisher House	1	Housing
Bldg 500 WRAIR	1	Admin
Bldg 501 WRAIR	1	Lab
Bldg 503 New WRAIR	2	Research/Admin
Bldg 506 WRAIR	1	Med Research
Bldg 508 WRAIR	1	Med Research
Bldg 509 AFIP	1	Repository
Bldg 510 AFIP	1	Repository
Bldg 511 WRAIR	1	Med Research
Bldg 512	1	Med Research
Bldg 516 Health Physics	1	Storage
Bldg 601 DPW	1	Warehouse
Bldg 602 DPW	1	Maint. Shop
Bldg 605 Motor Pool	1	
Bldg 606 Fabric Care Fac.	1	Laundry

J04.6 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.

J04.7 Water Conservation Projects

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

None

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J04.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the WRAMC Forest Glen Annex boundaries.

J04.9 Off-Installation Sites

The Walter Reed Army Medical Center Main Campus is located in Washington, D.C..

J04.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer of the WRAMC Water Distribution systems.

TABLE 7

Service Connections and Disconnections

Water Distribution System WRAMC Forest Glen Annex

Location	Description
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None Identified

J04.11 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 Walter Reed Army Medical Center Forest Glen Annex 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 renewal and replacement plan process and will be recovered through schedule L-3. Renewal and replacement projects will be recovered through sub-clin ac.

TABLE 8
System Deficiencies
Water Distribution System WRAMC Forest Glen Annex

Project Location	Project Description
None Identified	

J04.12 Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the piping system where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a building structure. **Table 9** identifies the type and general location of the point of demarcation with respect to the building for each scenario. **Table 10** lists anomalous points of demarcation that do not fit any of the scenarios of Table 9. **Table 11** includes any parcels of land that the Grantee will need to be granted exclusive use under the right-of-way.

TABLE 9
Points of Demarcation
Water Distribution System WRAMC Forest Glen Annex

Point of Demarcation	Applicable Scenario	Sketch
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Point of Demarcation	Applicable Scenario	Sketch
Water Meter or Backflow Device, or Valve (closest apparatus to the exterior of the structure)	Water meter, backflow device, or valve is located on the service line entering the structure within 25 feet of the exterior of the structure.	
Point where the service line enters the structure	No water meter, backflow device, or valve exists on the service line entering the structure.	

TABLE 10
Anomalous Points of Demarcation
Water Distribution System WRAMC Forest Glen Annex

Building No.	Point of Demarcation Description
None	

TABLE 11
Plants
Water Distribution System WRAMC Forest Glen Annex

Description	Facility Number	State Coordinates	Other Information
None			