

ATTACHMENT J7

Fresno Yosemite IAP (ANG) Water Distribution System

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J7 Fresno Yosemite IAP (ANG) Water Distribution System

J7.1 Fresno Yosemite IAP (ANG) Overview

The 144th Fighter Wing (FW) of the California Air National Guard occupies two separate parcels of land (the main base area and the Munitions Storage Area) totaling 110.726 acres of leased land on the Fresno Yosemite International Airport, located approximately 4 miles east of downtown Fresno, California. The mission of the 144th FW is to provide air defense protection for California from the Mexican border to Ukiah utilizing the F-16 Fighting Falcon jet fighter aircraft. The 144th FW occupies 6 administrative, 16 industrial and 2 services buildings totaling approximately 341,251 square feet with 325 full-time personnel. A unit training drill is conducted once a month and results in a surge of up to a total of 990 personnel. There is currently an ongoing construction project (Composite Support Facility), which when completed by the end of FY 2001, will add an additional 6,236 square feet of building area.

J7.2 Water Distribution System Description

J7.2.1 Water Distribution System Fixed Equipment Inventory

The Fresno Yosemite 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, 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
- ?? Three City of Fresno owned water meters
- ?? City of Fresno owned 12-inch main which runs through the main area of the base
- ?? City of Fresno owned fire hydrants

J7.2.1.1 Description

Water is supplied by the City of Fresno and enters the base and is metered at three points. There are two separate systems: the main base area that is metered at two locations and the Munitions Storage Area (MSA), which is metered at one location. Both systems are configured as predominantly looped systems with dead-end branches. Water is delivered at 45 psig. The two distribution systems consist of approximately 1,400 linear feet of PVC pipe, 9,300 linear feet of ductile iron pipe, 1,200 linear feet of steel pipe, and 3500 linear feet of transite pipe. Pipe diameter ranges from one inch to twelve inches. Pipes are buried at an average depth of three feet without the use of tracer wire or marking tape. The systems contain 26 cast iron-gate valves, two PE ball valves, 16 fire hydrant assemblies, and five exterior backflow preventors. Base personnel indicate the capacities of the current systems are adequate for present and future needs.

J7.2.1.2 Inventory

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

TABLE 1

Fixed Inventory

Water Distribution System Fresno Yosemite IAP (ANG)

| Item | Size | Quantity | Unit | Approximate Year of Construction |
|--------------------------|------|----------|------|----------------------------------|
| PVC Pipe | (in) | | | |
| | 1 | 87 | LF | 1995 |
| | 2 | 90 | LF | 1990 |
| | 2.5 | 194 | LF | 1995 |
| | 2.5 | 70 | LF | 1988 |
| | 3 | 318 | LF | 1992 |
| | 4 | 302 | LF | 1992 |
| | 12 | 298 | LF | 1992 |
| Ductile Iron Pipe | (in) | | | |
| | 1 | 107 | LF | 1995 |
| | 1.5 | 194 | LF | 2001 |
| | 2 | 286 | LF | 1995 |
| | 2 | 594 | LF | 1990 |
| | 2.5 | 275 | LF | 1995 |
| | 2.5 | 80 | LF | 1983 |
| | 3 | 110 | LF | 2001 |
| | 4 | 234 | LF | 1995 |
| | 6 | 874 | LF | 1995 |

| Item | Size | Quantity | Unit | Approximate Year of Construction |
|-------------------------------|-------------|-----------------|-------------|---|
| | 6 | 545 | LF | 2001 |
| | 6 | 80 | LF | 1988 |
| | 6 | 735 | LF | 1990 |
| | 6 | 1058 | LF | 1966 |
| | 8 | 2156 | LF | 1995 |
| | 12 | 1930 | LF | 1995 |
| Galvanized Steel Pipe | (in) | | | |
| | 2.5 | 167 | LF | 1987 |
| | 3 | 101 | LF | 1975 |
| | 3 | 40 | LF | 1988 |
| | 4 | 680 | LF | 1975 |
| | 4 | 242 | LF | 1958 |
| Trasnite Pipe | (in) | | | |
| | 1 | 220 | LF | 1996 |
| | 2 | 428 | LF | 1954 |
| | 2.5 | 45 | LF | 1954 |
| | 3 | 130 | LF | 1976 |
| | 6 | 2676 | LF | 1954 |
| Cast Iron Gate Valve s | (in) | | | |
| | 1.5 | 1 | EA | 1995 |
| | 2 | 1 | EA | 2001 |
| | 2.5 | 1 | EA | 1988 |
| | 3 | 1 | EA | 1992 |
| | 3 | 1 | EA | 2001 |
| | 3 | 1 | EA | 1975 |
| | 4 | 9 | EA | 1995 |
| | 4 | 1 | EA | 1975 |
| | 6 | 4 | EA | 1995 |
| | 6 | 1 | EA | 1988 |
| | 8 | 1 | EA | 1995 |
| | 12 | 3 | EA | 1995 |
| | 12 | 1 | EA | 1992 |

| Item | Size | Quantity | Unit | Approximate Year of Construction |
|--------------------------|------|----------|------|----------------------------------|
| PE Ball Valves | | | | |
| | 1 | 1 | EA | 1995 |
| | 2 | 1 | EA | 1990 |
| Fire Hydrants | | | | |
| | | 9 | EA | 1995 |
| | | 1 | EA | 1992 |
| | | 1 | EA | 2001 |
| | | 5 | EA | 1954 |
| Backflow Devices | (in) | | | |
| | 2.5 | 1 | EA | 2001 |
| | 6 | 1 | EA | 1995 |
| | 6 | 1 | EA | 2001 |
| | 12 | 2 | EA | 1995 |
| Notes: | | | | |
| PVC = Polyvinyl Chloride | | | | |
| EA = Each | | | | |
| LF = Linear Feet | | | | |
| IN=Inches | | | | |

J7.2.2 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 Fresno Yosemite IAP (ANG)

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

TABLE 3

Specialized Vehicles and Tools

Water Distribution System Fresno Yosemite IAP (ANG)

| Description | Quantity | Location | Maker |
|-------------|----------|----------|-------|
| None | | | |

J7.2.3 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 Fresno Yosemite IAP (ANG)

| Qty | Description | Remarks |
|-----|---|------------------------------|
| 1 | Water Utility System Maps (electronic copy) | AutoCAD Release Version 2000 |

J7.3 Specific Service Requirements

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

J7.4 Current Service Arrangement

?? **Current Provider:** City of Fresno

?? **Average Annual Usage (2000):** 17,700 kGal

?? **Maximum Monthly Usage:** 2,520 kGal (August)

?? **Minimum Monthly Usage:** 790 kGal (February)

J7.5 Secondary Metering

J7.5.1 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 J7.6 below.

TABLE 5

Existing Secondary Meters
Water Distribution System Fresno Yosemite IAP (ANG)

| Meter Location | Meter Description (Type) |
|----------------|--------------------------|
| None | |

J7.5.2 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 J7.6 below.

TABLE 6

New Secondary Meters

Water Distribution System Fresno Yosemite IAP (ANG)

| Meter Location | Meter Description |
|----------------|-------------------|
| None | |

J7.6 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.

J7.7 Water Conservation Projects

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

J7.8 Service Area

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

J7.9 Off-Installation Sites

The Fresno Yosemite IAP (ANG) water distribution system includes the main base area as well as the Munitions Storage Area (MSA) located on the opposite side of the runway, northwest of the main base area. The MSA has a dedicated water distribution system with a metered connection to the City of Fresno owned line, exclusive of the main base system.

J7.10 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 Fresno Yosemite IAP (ANG)

| Location | Description |
|----------|-------------|
| None | |

J7.11 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 Fresno Yosemite 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 Fresno Yosemite IAP (ANG)

| Project Location | Project Description |
|------------------|---------------------|
| None | |