

# STRATTON ANG BASE Water Distribution System

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# **J8 STRATTON ANG BASE Water Distribution System**

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## **J8.1 Stratton ANG Base Overview**

Stratton Air National Guard Base is home to the 109<sup>th</sup> Airlift Wing and is located on the east side of the Schenectady County Airport, two miles north of the City of Schenectady and 12 miles west of Albany. The base, has 39 buildings, amounting to approximately 353,000 square feet and occupies 122.21 acres of land on two holdings leased from Schenectady County. Most of the existing facilities are on the larger 105.86 acre main parcel while a Small Arms Firing Range and Rapid Runway Repair training facility are on the smaller south parcel. There are 526 full time personnel on base with a once a month drill weekend surge to 1,268 personnel.

## **J8.2 Water Distribution System Description**

### **J8.2.1 Water Distribution System Fixed Equipment Inventory**

The Stratton ANG Base 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, storage facilities, and meters. 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

### J8.2.1.1 Description

The water system at Stratton ANG Base is a looped system with water entering the base at two separate locations at 90 to 110 psig. The distribution system consists of approximately 160 linear feet of one inch PVC pipe, approximately 10,300 linear feet of ductile iron pipe ranging in size from three inches to 12 inches, approximately 4,400 linear feet of cast iron pipe ranging in size from two inches to 10 inches, approximately 1,800 linear feet of copper pipe ranging in size from ¾ inches to four inches, and approximately 100 linear feet of 4-inch steel pipe. The system also includes three cast iron gate valves ranging in size from ¾ inches to one inch and 14 cast iron sectionalizing valves ranging in size from 6 inches to 12 inches, 29 fire hydrant assemblies and two post indicator valves. Additionally, there is a non-potable well and storage tank that supports the Small Arms Firing Range latrines.

### J8.2.1.2 Inventory

**Table 1** provides a general listing of the major water distribution system fixed assets for the Stratton ANG Base water distribution system included in the sale.

**TABLE 1**

Fixed Inventory

Water Distribution System Stratton ANG Base

Item	Size	Quantity	Unit	Approximate Year of Construction
<b>PVC Pipe</b>	1 inch	160	LF	1998
<b>Ductile Iron Pipe</b>	3 inch	131	LF	1998
	3 inch	30	LF	1957
	3 inch	155	LF	1993
	4 inch	185	LF	1999
	4 inch	50	LF	1997
	6 inch	140	LF	1951
	6 inch	70	LF	1999
	6 inch	70	LF	1961
	6 inch	60	LF	1976
	6 inch	190	LF	1997
	8 inch	1450	LF	1973
	8 inch	665	LF	1993
	8 inch	855	LF	1990
	10 inch	60	LF	1998
	10 inch	690	LF	1993
	12 inch	110	LF	1993

<b>Item</b>	<b>Size</b>	<b>Quantity</b>	<b>Unit</b>	<b>Approximate Year of Construction</b>
	12 inch	5375	LF	1990
<b>Cast Iron Pipe</b>	2 inch	108	LF	1951
	6 inch	500	LF	1957
	6 inch	1760	LF	1951
	6 inch	600	LF	1982
	10 inch	1470	LF	1961
<b>Copper Pipe</b>	0.75 inch	80	LF	1951
	0.75 inch	130	LF	1995
	0.75 inch	70	LF	1975
	0.75 inch	70	LF	1983
	1 inch	20	LF	1957
	1 inch	10	LF	1995
	1.5 inch	45	LF	1982
	2 inch	31	LF	1951
	2 inch	265	LF	1961
	2 inch	35	LF	1976
	2 inch	215	LF	1995
	2 inch	40	LF	1987
	2 inch	111	LF	1997
	2 inch	30	LF	1990
	2 inch	170	LF	1993
	2 inch	250	LF	1999
	2.5 inch	110	LF	1957
	2.5 inch	60	LF	1976
	3 inch	30	LF	1951
	4 inch	77	LF	1983
<b>Steel Pipe</b>	4 inch	31	LF	1951
<b>Brass Gate Valve</b>	0.75 inch	1	EA	1995

Item	Size	Quantity	Unit	Approximate Year of Construction
	1 inch	2	EA	1998
<b>Cast Iron Sectionalizing Valve</b>	6 inch	5	EA	1961
	8 inch	2	EA	1990
	10 inch	1	EA	1993
	10 inch	3	EA	1990
	12 inch	3	EA	1990
<b>Fire Hydrant Assemblies</b>	standard	13	EA	1990
	standard	4	EA	1993
	standard	6	EA	1982
	standard	6	EA	1990
<b>Water Well 6" casing</b>	47 foot deep	1	EA	1995
<b>Water Well Pump 2 HP</b>	35 GPM	1	EA	1995
<b>Ground Level Storage Tanks (Total capacity in gal)</b>	40 gallons	1	EA	1995
<b>Post Indicator Valve</b>	4 inch	1	EA	1997
	10 inch	1	EA	1998
Notes: PVC = Polyvinyl chloride EA = Each GAL= Gallon HP = Horsepower LF = Linear Feet				

## J8.2.2 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 Stratton ANG Base

Qty	Item	Make/Model	Description	Remarks
None				

**TABLE 3**

Specialized Vehicles and Tools

Water Distribution System Stratton ANG Base

Description	Quantity	Location	Maker
None			

### J8.2.3 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 Stratton ANG Base

Qty	Item	Description	Remarks
1	Water System Utility Map	Electronic Copy	AutoCAD 14

## J8.3 Specific Service Requirements

The service requirements for the Stratton ANG Base water distribution system are as defined in the Section C Description/Specifications/Work Statement.

## J8.4 Current Service Arrangement

Water is currently provided by the town of Glenville. Current water usage is approximately 7.5 million gallons (1 million cubic feet) per year. Monthly average usage is approximately 600,000 gallons (80,000 cubic feet) per month.

## J8.5 Secondary Metering

### J8.5.1 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 J8.6 below.

**TABLE 5**

Existing Secondary Meters  
Water Distribution System Stratton ANG Base

Meter Location	Meter Description (Type)
None	

### J8.5.2 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 J8.6 below.

**TABLE 6**

New Secondary Meters  
Water Distribution System Stratton ANG Base

Meter Location	Meter Description
None	

### J8.6 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.

### J8.7 Water Conservation Projects

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

None

## J8.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the Stratton ANG Base boundaries.

## J8.9 Off-Installation Sites

No off-installation sites are included in the sale of the Stratton ANG Base water distribution system.

## J8.10 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 Stratton ANG Base

Location	Description
None	

## J8.11 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 Stratton ANG Base 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 Stratton ANG Base

Project Location	Project Description
None	