

Appendix C: Utility System Descriptions

1. Electrical Distribution Systems:

All plants, power transmission lines, distribution lines, wire, conduit, poles, transformers, switching stations, and signaling equipment used in the distribution of electrical power from a point of entry onto the installation to the point of entry into each facility on the installation. Requirements for New Secondary Meters are specified in the RFP. Points of demarcation are specified in Right of Way included in the RFP. Note that 100% metering of installation facilities is not recommended. It is important to note the electrical distribution system does not include airfield lighting. As an option to the MAJCOMs, privatization actions may include street lights, parking lot lights, exterior pole-mounted lights, sports lighting, ramp lighting, and signal systems; including controls and branch circuits. Lighting systems may be privatized where each individual fixture is tapped directly off a high voltage distribution line, up to and including the light fixture. Careful consideration must be made prior to including these items in any privatization deal. In some cases, utility providers may not be able to own these systems, thereby limiting potential owners and competition, which is not the intent of this effort. These systems are a function of the facility they serve and its use and may be contracted for maintenance separately. A request to exempt these optional items from analysis of the electrical system is not required. Do not include area lighting mounted to buildings, signage or walkways.

2. Gas Distribution Systems

All regulating valves; pressure reducing valves; meters and metering devices; pumping stations; mains; laterals; and branches from point of entry onto the installation to the point of entry into a government facility or structure. Requirements for New Secondary Meters are specified in the RFP. Points of demarcation are specified in Right of Way included in the RFP. Points of demarcation are specified in Attachment J41 of the RFP. An optimum number of secondary meters may be installed under the contract to provide energy and/or commodity management through the isolation of key system service areas or components; however, 100% metering is not recommended or supported. For commercial and industrial facilities, transition at the meter to the building. If no meter exists, install a meter and transition at that point.

3. Water Distribution Systems

All plants, regulating valves, control valves, pressure reducing valves, meters and metering devices, booster pump stations, mains, water treatment facilities, water tanks, laterals, and branches from point of entry onto the installation to the point on the water line where it enters a government facility or structure. Requirements for New Secondary Meters are specified in the RFP. Points of demarcation are specified in Right of Way included in the RFP. The point of entry is normally considered to be that point where a meter would be installed on a similar, commercial facility. For housing, transition at the meter to the residence. If no meter exists, transition at shut-off valve at residence. If no shut-off valve exists, install a shut-off valve and

1 meter and transition at that point. For commercial and industrial facilities, transition at the
2 meter to the building. If no meter exists, install a meter and transition at that point. Include fire
3 hydrants and piping from water main to hydrants as integral parts of the water distribution
4 system to be privatized. Include supply lines for fire suppression systems from the water main
5 to the building transitioning at the first valve down stream from the back flow prevention
6 device. Do not include deluge systems or interior suppression systems, but do include supply
7 lines feeding these systems transitioning at the first valve or post indicator. Do not include
8 water sprinklers, irrigation systems or non-potable water systems unless it is unseverable from
9 the water system. Transition supply lines to these systems at the connection to the water main.
10

11 **4. Sanitary Wastewater Collection Systems**

12 All plants, sanitary sewer collection pipes and lines from a point 5 feet outside the serviced
13 building or facility, normally the yard clean out, to the point where the system leaves the
14 installation. Recommend installation of cleanouts where none exist. Include all pumping
15 stations; treatment facilities, lift stations; and industrial wastewater treatment systems. Do not
16 include grease traps, oil-water separators, septic tanks, leach fields, or pretreatment systems as
17 these systems are a function of the building and its use and can be contracted separately for
18 maintenance. Points of demarcation are specified in Right of Way included in the RFP.
19

