

ATTACHMENT J3

# MacDill AFB Water Distribution System

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# J3 MacDill AFB Water Distribution System

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## J3.1 MacDill AFB Overview

MacDill Air Force Base is located approximately eight miles south of downtown Tampa on the tip of the Interbay Peninsula in Hillsborough County, Florida. The base is surrounded by Tampa Bay on the south and west; by Hillsborough Bay on the east, and by the city of Tampa on the north. The base covers about 5,630 acres of land and has an approximate population of 5,322 active duty and 1,077 civilian personnel.

MacDill is home for the 6<sup>th</sup> Air Mobility Wing (6<sup>th</sup> AMW). The 6<sup>th</sup> AMW is the host unit at MacDill AFB and supports several organizations including the United States Special Operations Command (USSOCOM) and the United States Central Command (USCENTCOM) along with 14 additional tenant organizations.

Based on present real estate records, MacDill AFB provides operations and maintenance support for approximately 624 separate facilities. This includes approximately 67 administration facilities; 16 dormitories (10 for Unaccompanied Enlisted Personnel, 2 for Visiting Airmen Quarters, and 4 for Visiting Officer Quarters); 3 Temporary Lodging Facilities; and 140 Military Family Housing Buildings (623 Individual Family Units). The remaining facilities are considered commercial or industrial use facilities and range from small shop spaces to large maintenance hangars.

## J3.2 Water Distribution System Description

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

The MacDill AFB 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, exterior backflow devices, pumps, 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.

Excluded Water Distribution System Equipment:

The following equipment and materials are specifically excluded from the utilities privatization effort:

- Fire Protection Systems
- Interior Backflow Prevention Devices
- Lawn Irrigation Systems
- Swimming Pools

### J3.2.1.1 Description

Water is distributed throughout MacDill AFB through underground pipelines, ranging in size from 4 to 20 inches for the primary distribution system; in addition, there are smaller service lines to buildings and other facilities. The original system was installed in the early 1940's, with the construction of a military hospital at the south end of the base. The system was expanded during the mid to late 1940's, with the construction of the air base in the northern portion, and upgrades and replacements have been added as the area expanded over the years.

Overall, there are approximately 400,000 lineal feet of distribution and service connection pipe, 310 hydrants, isolation valves, and check valves. Based on the number of buildings/other facilities and previous reports, there are approximately 1000 service lines. Pipe materials of the primary distribution system consist of about 90% cast iron, 8% plastic - both PVC and polyethylene, and 2% asbestos-cement. The average depth of burial for system piping is three feet. Marker tape has been included on all piping installed after 2000 (less than 10,000 LF).

There are currently no operating water supply treatment facilities at MacDill. The "Water Treatment Plant" facilities, near the pipelines entering the base, are distribution system facilities, consisting of two pump stations and two ground storage tanks. In the past, booster chlorination and fluoridation treatment were provided, but these systems have been removed. Treatment by the City of Tampa now includes fluoridation, and the use of chloramines (combined chlorine compounds formed by feeding chlorine and ammonia) for residual disinfectant in the distribution system. In 2002, a booster chloramine disinfection system was constructed at Building 927, but it has not yet been placed into service.

The three supply lines from the City enter at the Dale Mabry and MacDill gates and Himes Avenue. After combining into a common 12-inch line, the water flows into the ground storage tanks or directly into the system. Booster pumping is initiated at low pressure (about 40 psig), using a 30 hp pump and, less frequently, a 75 hp pump in building 928. To meet peak demands and provide water turnover in the ground storage reservoirs, water from the reservoirs is periodically pumped to the system using the two 75 hp pumps in building 927. Currently, one of the pumps is out of service. The circular ground storage reservoir measures 88 ft in diameter with a 12 ft water depth, and nominal capacity is about 500,000 gal. The rectangular ground storage reservoir measures 81 ft square, with a 10 ft water depth, and nominal capacity is also about 500,000 gal; (note - the rectangular tank capacity is incorrectly indicated to be 350,000 gal on some system drawings).

The distribution system also includes two elevated storage tanks (water towers) - the 250,000-gal hospital tank and the 500,000-gal tank on Hangar Loop Road. City pressure will not normally overflow the tanks. Booster pumping, as needed, is controlled based on pressure at the hospital tank.

Water for fire protection is provided primarily by the potable water system. A 250,000-gallon ground storage tank and an associated fire pump station, with a 1,000-gpm pump, provide fire flow for the fuel (petroleum oils and lubricant, or POL) tank farm. The storage tank, pump station, and associated fire protection distribution system are not included in the water system with respect to privatization. These are used only for non-potable, fire protection service, and the Air Force will retain ownership and responsibility for these facilities.

The water system limits for privatization effort are from the City of Tampa metered connections to the buildings or other facilities being served, including the building service lines. The City maintains the three master water meters; however, the meter vaults and backflow preventers are maintained by the Air Force. There are approximately 39 additional service meters at MacDill for determining water usage by area, or individual tenants on the base.

**J3.2.1.2 Inventory**

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

**TABLE 1**  
Fixed Inventory  
Water Distribution System MacDill AFB

Component Item		Size ( Inches )	Material Type	Quantity	Unit of Measure	Approximate Year of Installation
<b>Piping</b>	Housing	0.75	CI	1,974	LF	1954
<b>Piping</b>	Housing	1	CI	562	LF	1954
<b>Piping</b>	Housing	1.25	CI	247	LF	1954
<b>Piping</b>	Housing	1.5	CI	15,763	LF	1954
<b>Piping</b>		3	CI	63,200	LF	1941
	Housing		CI	15,800	LF	1941
	Housing		ASP	1,000	LF	1941
<b>Piping</b>		4	CI	12,282	LF	1941
	Housing		CI	2,168	LF	1941
			CI	60	LF	2003

Component Item		Size ( Inches )	Material Type	Quantity	Unit of Measure	Approximate Year of Installation
<b>Piping</b>		6	CI	156,100	LF	1941
	Housing		PVC	3,900	LF	1982
			PV C	1,450	LF	1992
	Housing		PV C	1,450	LF	1992
			ASP	3,850	LF	1941
	Housing		ASP	1,650	LF	1941
			PV C	375	LF	2002
			PV C	1,420	LF	2003
<b>Piping</b>		8	CI	34,200	LF	1941
			PVC	8,450	LF	1991
			PVC	2,600	LF	1992
			PVC	2,980	LF	2003
<b>Piping</b>		10	CI	33,800	LF	1941
			PVC	5,000	LF	1982
			PVC	2,770	LF	2002
<b>Piping</b>		12	CI	49,300	LF	1941
			PVC	1,000	LF	2003
<b>Piping</b>		20	HDPE	3,600	LF	1999
<b>Valves</b>	Housing	1	CI	5	EA	1954
<b>Valves</b>	Housing	1.25	CI	1	EA	1954
<b>Valves</b>	Housing	2	CI	6	EA	1954
<b>Valves</b>		4	CIG	36	EA	1959
	Housing		CIG	6	EA	1959
	Housing		CIG	1	EA	2003
<b>Valves</b>		6	CIG	228	EA	1959
			CIG	7	EA	2002
			CIG	11	EA	2003
<b>Valves</b>		8	CIG	58	EA	1959
			CI	2	EA	2001
			CI	3	EA	2003
<b>Valves</b>		10	CIG	44	EA	1959
			CI	1	EA	2001
			CI	1	EA	2002
			CI	7	EA	2003
<b>Valves</b>		12	CIG	42	EA	1959

Component Item	Size ( Inches )	Material Type	Quantity	Unit of Measure	Approximate Year of Installation
		CIG	2	EA	2003
<b>Valves</b>	14	CIG	1	EA	1941
<b>Valves</b>	16	CIG	1	EA	1959
<b>Valves</b>	20	CIG	1	EA	1959
<b>Check Valves</b>	6	CI	2	EA	1959
		CI	11	EA	2000
	Housing	CI	1	EA	2000
		CI	12	EA	2001
<b>Check Valves</b>	8	CI	3	EA	1959
<b>Check Valves</b>	10	CI	2	EA	1959
<b>Check Valves</b>	12	CI	4	EA	1959
<b>Hydrants</b>	4.5" valve	CI	67	EA	1941
	Housing	CI	18	EA	1941
		CI	110	EA	1980
	Housing	CI	15	EA	1980
		CI	100	EA	1990
		CI	11	EA	2003
	Housing	CI	2	EA	2003
<b>Water Storage Tanks ( Elevated )</b>	250000 gal	Steel	1	EA	1956
	500000 gal	Steel	1	EA	1941
<b>Water Storage Tanks ( Ground )</b>	500000 gal	Concrete	2	EA	1941
<b>Cathodic Protection System</b>			2	EA	1971
<b>Booster Pumps</b>	30 HP		1	EA	1941
	75 HP		1	EA	1988
	75 HP		2	EA	2002
<b>Pump House Buildings</b>					
<b>Bldg. # 927</b>			1271	SF	1941
<b>Bldg. # 928</b>			236	SF	1941
<b>Water Meters</b>			39	EA	1966

Component Item	Size ( Inches )	Material Type	Quantity	Unit of Measure	Approximate Year of Installation
<b>Backflow Prevention Devices</b>					
	0.5		5	EA	1994
	0.75		34	EA	1994
	1.0		33	EA	1994
	1.5		27	EA	1994
	2.0		197	EA	1994
	2.5		2	EA	1994
	3.0		3	EA	1994
	4.0		23	EA	1994
	6.0		15	EA	1994
	8.0		22	EA	1994
<b>Chloramine Disinfection System</b>			1	EA	2002
<b>Legend:</b>					
EA – Each    ASP – Asbestos-cement SF - Square Foot    PVC – polyvinyl chloride CI - Cast Iron LF - Linear Feet HDPE - High Density Polyethylene CIG - Cast Iron Gate Valve					

### 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 Distribution System MacDill AFB

Qty	Item	Make/Model	Description	Remarks
None				

**TABLE 3**  
Specialized Vehicles and Tools  
Water Distribution System MacDill AFB

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 MacDill AFB

Qty	Item	Description	Remarks
1	MacDill Air Force Base Water Distribution Study, May 1983 (referred to as the WDS Study)		
1	General Plan, MacDill Air Force Base, Florida		
1	Water Vulnerability Assessment at MacDill Air Force Base, Florida, 1998		
1	Sanitary Survey Report, MacDill AFB, September 1997		
1	MacDill AFB Water Distribution System Drawings, G-1 Sheets 1 through 3, Dated January 1998 and Sheet 4 Dated April 1997	Water Distribution System Drawings	Must be field verified

### J3.3 Specific Service Requirements

The service requirements for the MacDill AFB water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the MacDill AFB water distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

This contract will result in the contractor being considered a Public Water System as defined by 41 CFR and Rule 62.550 Florida Administrative Code. Therefore, the contractor shall obtain, if it has not already obtained, a Public Water System Identification (PWS ID) number from the Hillsborough County Department of Health. MacDill AFB will terminate its existing PWS ID number upon execution of this contract and contractor will become solely responsible for compliance with all applicable regulatory requirements.

For areas where piping is installed under hard surfaces, especially parking lots and roads, we use, where feasible, directional boring or jack/bore drilling techniques. Under soft surfaces (green spaces), cut and cover may be used. However, in areas that have extensive landscaping, it may be more economical to use directional boring, to prevent replacing expensive shrubbery or trees.

## LOCAL SECURITY PROCEDURES

Due to heightened security concerns on military installations, effective immediately, all Contractor and subcontractor personnel who must enter onto MacDill AFB to perform this contract must undergo a background check. Background checks will be conducted using the following information: the name, driver's license numbers, and/or social security number and date of birth of the person that will be entering the installation. These measures will continue until you are notified otherwise. If any of your employees or the employees of any of your subcontractors do not consent to a background check, such individuals will be prevented from entering the installation until you are otherwise notified. **Any derogatory information resulting from a background check or which otherwise comes into the possession of the contracting officer may also result in such individuals being prevented from entering the installation for purposes of performing work at any time on the subject contract. However, nothing in this clause shall excuse the Contractor from proceeding with the contract as required.**

Contractors are further reminded to ensure their employees and those of their subcontracts have the proper credentials allowing them to work in the United States. Persons later found to be undocumented or illegal aliens will be remanded to the proper authorities. The contractor shall not be entitled to any compensation for delays or expenses associated with complying with the provisions of this clause.

**Material Deliveries.** All contractor (including subcontractor) deliveries shall be made by accessing the Port Tampa Gate. In order to gain entry onto MacDill AFB, the driver must have a valid driver's license rated for the type of vehicle being operated, proof of insurance, social security number, the name and contact (telephone) number of someone receiving the delivery. In some cases, an escort may be required to assist drivers in completing the delivery. Contractors may be required to provide the escort and must be done so without cost, liability, or time extension to the contract. Drivers are required to exit the installation immediately after completing the delivery.

In accordance with Paragraph C.7, *Service Interruption/Contingency Plan*, the Contractor shall provide support during increased Force Protection Conditions (FPCONs) as outlined in MacDill AFB FPCON Checklist's. The MacDill AFB FPCON Checklist will be available in the technical library.

The contractor shall maintain existing security mechanisms (i.e. locks, fences) to protect the utility systems, such as pumping stations, critical nodes and valve pits. The mechanisms should ensure controls to prevent tampering or sabotage.

The Contractor shall perform all water distribution system testing as required by applicable standards, regulations, rules, codes, and permits. In addition, the Contractor shall, when requested, provide the Contracting Officer's designated representative with a copy of water distribution system testing information and reports submitted to any regulatory agencies.

In accordance with Paragraph C.7, *Service Interruption/Contingency Plan*, the Contractor shall notify the following agencies for Service Interruption/Contingency Response Plan: 6th Airlift Wing Command Post (6 AW/CP; the 6th Civil Engineer Squadron Fire Department (6 CES/CEF; and the 6th Security Forces Squadron/Security Forces Control Center, (6SFS/SFCC).

### J3.4 Current Service Arrangement

MacDill AFB purchases all its potable water from the City of Tampa. The City’s Hillsborough River Water Treatment Plant, a surface water plant that utilizes the Hillsborough River as its primary source, provides about 75 to 90% of the water supply for the Tampa area. The remaining 10 to 25% is supplied by the City’s Morris Bridge Water Treatment Plant, which utilizes water from a well field of 20 wells in the Floridan Aquifer, and is located about 10 miles northeast of The Hillsborough River Plant. Because of MacDill’s location on the south side of Tampa, the Hillsborough River Treatment Plant supplies nearly all water to the base. The water is stored and repumped by the City at the Interbay Repump Station, approximately one mile north of the base. The repump station includes a 5,000,000 gallon ground storage tank and total pump capacity of 12 million gallons per day (MGD). MacDill has three City-owned, metered connections to the City system. In the past two years, usage averaged about 1.3 to 1.4 MGD. Delivered water pressure by the City is about 50 to 60 psig. MacDill constructed a booster chloramine disinfection system in 2002.

Water usage data in recent years for MacDill AFB are as follows:

Period	FY 01	FY 02
Daily Average (MGD)	1.04	0.98
Average Day of Maximum Month (ADMM) (MGD)	1.30 (10/00)	1.20 (5/02)
High Month - May 2002		37,297.7 kgal
Low Month - July 2002		22,133.3 kgal

### J3.5 Secondary Metering

The Installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Paragraph C.3.

#### 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 once a month for all secondary meters IAW Paragraph C.3 and J3.6 below.

**TABLE 5**  
Existing Secondary Meters  
Water Distribution System MacDill AFB

Facility ID	Facility Name/Description	Meter Number	Facility ID	Facility Name/Description	Meter Number
38	BX Clothing Store	7216718	926	BX Exchange (54 Main Exchange)	26994233
298	Bowling Alley	7224063	930	Burger King	9822
317	Auto Hobby Shop	7058427	934	New Pharmacy Water	1484040
397	Officers Club, MWR	7230850	1056	Corp of Engineers, Mobile Dist.	77655798
499	NCO Club	7204912	1855	Air National Guard ANG	31556167
555	BX Service Station	96356332	1855	Air National Guard ANG	31556178
654	Raccoon Creek Marina HQ	7228925		Barnett Bank	42964
692	Snack Bar Beach	7228920		Raccoon Creek Boat Slip	7228930
696	Hospital Medical Supply Bldg.	7231995		BX Gas Station (New)	96356332
707	Golf Clubhouse	7220557		Coons Creek HQ	142598
711	Hospital (Rear)	31900462		Coons Creek HQ Ent. # 2	1452204
711	Hospital (Rear 2")	31547614		Fam Camp	7228926
711	Hospital (In front)	31900461		Fam Camp	7229541
712	Hospital Boiler Plant	1910914		Fam Camp	7228924
712	Hospital Cooling Tower	7224828		Fam Camp	7228929
712	Hospital Boiler Plant Distiller	(757814) 1728720		Family Camp	3156167
712	Hospital Cooling Tower # 1	757808		Family Camp Laundry	9304752
712	Hospital Cooling Tower # 2	757813	MED - FLY	9705937	MED - FLY
925	Class VI Store (Pkg. Store)	21713225	Trailer Park	44790851	Trailer Park
926	BX Exchange (30 Main Exchange)	26024718			

### 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 MacDill AFB

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:

Name:	Utility COTR	Utility Contract Administrator
Address:	6 CES/CEQ 7621 Hillsborough Loop Drive MacDill AFB, FL 33621-5207	6 CONS/LGCM 2606 Brown Pelican Avenue MacDill AFB, FL 33621-5000
Phone number:	813-828-4554	813-828-3238

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:

Name:	Utility COTR	Utility Contract Administrator
Address:	6 CES/CEQ 7621 Hillsborough Loop Drive MacDill AFB, FL 33621-5207	6 CONS/LGCM 2606 Brown Pelican Avenue MacDill AFB, FL 33621-5000
Phone number:	813-828-4554	813-828-3238

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 15<sup>th</sup> of each month for the previous month. Meter reading reports shall be submitted to:

Name:	Utility COTR	Utility Contract Administrator
Address:	6 CES/CEQ 7621 Hillsborough Loop Drive MacDill AFB, FL 33621-5207	6 CONS/LGCM 2606 Brown Pelican Avenue MacDill AFB, FL 33621-5000
Phone number:	813-828-4554	813-828-3238

### 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 MacDill AFB boundaries.

### J3.9 Off-Installation Sites

No off-installation sites are included in the sale of the MacDill AFB 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 MacDill AFB

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 MacDill AFB 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 AB.

**TABLE 8**  
System Deficiencies  
Water Distribution System MacDill AFB

Project No.	Project Location, Title, & Description
NVZR030049	Install Water Isolation Valves (under construction)
NVZR030077	Extend Dead End Water Line MSA

NVZR040001	Extend Dead End Water Line Coon's Creek
NVZR050019	Extend Dead End Water Line Control Tower
NVZR000054	Survey/Test/Plot Water System
NVZR020053	Repair Water Lines, Base-Wide
NVZR040014	Repair MFH Water Mains, Bayshore
NVZR990042	Repair/Paint Base Water Towers
NVZR990043	Maintain Water Tower, B713
NVZR040043	Repair Staff Circle Water Lines
NVZR040044	Repair McClelland Water Lines