ATTACHMENT J3

Scott AFB Water Distribution System

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J3.1 Scott AFB Overview

Scott AFB is located in Belleville, Illinois, approximately 25 miles east of St. Louis, Missouri, in St. Clair County. The AFB lies near the cities of Shiloh, Belleville, O'Fallon, Lebanon, and Mascoutah. Today Scott AFB comprises approximately 3,230 acres and has approximately 15,000 military and civilian personnel. The terrain is generally flat, with U.S. Geological Survey (USGS) mean sea level elevations for the base ranging from approximately 425 to 480 feet.

On 30 June 1923, the state of Illinois ceded to the United States approximately 1,884 acres of land for military purposes, which comprised the original boundaries of Scott Field. On 1 November 1943, Secretary of War, Henry L. Stimson accepted exclusive jurisdiction of the ceded lands comprising Scott Field (*Volume II, Section 1, Part 1*) as required by 40 USC Section 255, paragraph 8. In 1947, Scott Field was re-designated Scott Air Force Base.

On 1 July 1955, the State of Illinois ceded to the Federal Government jurisdiction over certain land in St. Clair County previously acquired for military purposes. However, the federal government has not accepted exclusive jurisdiction over the lands. Therefore aside from the original acceptance of exclusive jurisdiction in 1943, land ceded to the Federal Government since 1943 is ceded under proprietary jurisdiction only.

The 375th Airlift Wing serves as the host to all organizations on Scott AFB. The 375th Airlift Wing accomplishes three missions at Scott AFB. It is responsible for managing a domestic aeromedical evacuation system, providing initial qualification training for C-9 and C-21 pilots, and operating Scott AFB. The 375th also commands active-duty C-21 flying units located at 8 installations. The 932nd Airlift Wing Associate (Air Force Reserve [AFRES]) provides C-9 aeromedical evacuation aircrew and maintenance for the C-9 aircraft as well as augmenting fixed medical facilities during contingencies. As the host unit at Scott AFB, the 375th Airlift Wing supports 14 on-base units including the 126th Air Refueling Wing of the Illinois Air National Guard, plus 4 headquarters with worldwide responsibilities:

- United States Transportation Command (USTRANSCOM).
- Air Mobility Command (HQ AMC)
- Air Force Communication Agency.
- Defense Information Technology Contracting Office (DITCO).

J3.2 Water Distribution System Description

J3.2.1 Water Distribution System Fixed Equipment Inventory

The Scott AFB water distribution system consists of all appurtenances physically connected to the distribution system from the point which the distribution system branches from the supply line owned by Illinois-American, 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, 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.

Specifically excluded from the water distribution system privatization are:

- **Abandoned pipes on base that have not been removed from the ground**.
- **Irrigation systems**.
- **Fire suppression systems** (including pump station Building 33, and water tanks Building 8030 and Building 8040).
- Water distribution system **piping, valves, meter vaults, etc., owned by Illinois-American**. Including the off-site 12 inch delivery line that supplies water to the southwest corner of the base.
- **Mid-America Airport pump station** (Building 3167) located adjacent to water storage tank, facility 8040.
- Water distribution system **components in the Patriot's Landing** housing area.

J3.2.1.1 Description

The Scott AFB water distribution system serves approximately 15,000 personnel by supplying water to over 1,541 facilities and housing units. Construction of the water distribution system infrastructure began in the late 1930s and continues today as the installation grows. The water distribution system consists of approximately 70 miles of distribution pipe mains ranging from 4 to 14 inches in diameter. Most of the pipe is in the 6- to 10-inch ranges. The system also includes pipe laterals consisting of smaller sized diameter piping which supply water from the distribution mains to individual buildings. The water distribution system is comprised of several different piping materials including steel, cast iron, asbestos cement, ductile iron, and polyvinyl chloride (PVC).

A large diameter (16 and 20 inch diameter) pipeline, and a 12 inch diameter pipeline supply water from Belleville to the water tanks in the southwest portion of the installation. The 16 inch pipe and a 12 inch pipe join at Building 36. Pressure regulators reduce the transmission

main pressure from approximately 105 psi to an operating pressure of 58 psi at this point. The 16 and 20 inch line occupies space in Air Force owned Rights of Ways that cross private property, public land, and railroad right-of-way. These Rights of Ways will be assigned to the new owner with the sale of the system.

Three facilities on base provide supplemental water treatment capabilities. In 2002, a new water treatment facility (Building 4566) was constructed along the 16 inch supply line just west of the southwest corner of the base. At the time of issuance of this RFP, Building 4566 has not been transferred to Government ownership from the constructing Contractor. However, this building is expected to become Government Property before the privatization process is completed, so is included in this document as though it is part of the Government Owned system. The facility provides chlorination and ammonia treatment. Buildings 36 and 8045 have the capability to feed caustic into the system to adjust pH as needed.

Total water storage capacity is 1.2 million gallons between four elevated storage tanks. The storage tanks are not equipped with remote monitoring or control systems, such as supervisory control and data acquisition (SCADA). In addition, water control systems for two of the elevated storage tanks (Building 8010, and 8020) are not functioning properly so the water within these tanks does not cycle with the system. Water only exits these tanks when drained for service, during periods of extremely high demand, or in an emergency situation (such as fire suppression or water main break). This is a deficiency that must be repaired.

J3.2.1.2 Inventory

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

TABLE 1
Fixed Inventory
Water Distribution System Scott AFB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Off Base Piping and Structure				
Chlorination Building (Facility No. 4566)	16'x8'	128	SF	2001
Ductile Iron Pipe	20-in	2,300	LF	2001
Steel Pipe (off-base and in use)	16-in	35,000	LF	1951
Steel Pipe (off-base and abandoned in place, but AF will sell and new owner becomes responsible to respond to utility locate requests)	16-in	4,000	LF	1951
16 inch Butterfly Valve	16 in.	1	EA	1980
12 inch Butterfly Valve	12 in.	1	EA	2001
Cathodic Test Stations		8	EA	1951
Cathodic System Anodes		20	EA	1951
Main Base				
Piping				
PVC Pipe	6-in	25,200	LF	1976
PVC Pipe	8-in	4,800	LF	1978

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Ductile Iron Pipe	4-in	2,000	LF	1995
Ductile Iron Pipe	12-in	14,100	LF	1995
Cast Iron Pipe	2-in	75,500	LF	1960
Cast Iron Pipe	6-in	29,200	LF	1956
Cast Iron Pipe	8-in	22,500	LF	1956
Cast Iron Pipe	10-in	16,400	LF	1958
Cast Iron Pipe	12-in	1,500	LF	1958
Cast Iron Pipe	14-in	3,300	LF	1940
Asbestos Cement Pipe	4-in to 8-in	82,800	LF	1954
Asbestos Cement Pipe	10-in	11,500	LF	1953
Asbestos Cement Pipe	12-in	2,600	LF	1940
Valves				
Gate Valves	6-in	223	EA	1982
Gate Valves	8-in	141	EA	1982
Gate Valves	10-in	22	EA	1982
Gate Valves	12-in	7	EA	1982
Pressure Reducing Valves (100 to 55 psi)				
14 inch	14	1	EA	1957
12 inch	12	1	EA	1957
10 inch	10	1	EA	1957
8 inch	8	1	EA	1957
Fire Hydrants	4.5 in.	327	EA	1984
Fire Hydrant Valves	6 in.	327	EA	1984
Illinois Air National Guard Area				
Water Mains 8" Diameter DIP	8-in	3700	LF	2001
Water Mains 10" Diameter DIP	10-in.	4200	LF	2001
Water Main Casing Pipe 16" Steel	16-in.	125	LF	2001
Water Laterals valves 2"	2-in.	6	EA	2001
Water Lateral Valves 4"	4-in.	6	EA	2001
Fire Hydrants	4.5 in.	18	EA	2001
Fire Hydrant Valves 6”	6-in.	18	EA	2001
Laterals 6" To Fire Hydrants	6-in.	630	LF	2001
Water Mains 8" Diameter Gate Valves	8-in.	13	EA	2001
Water Mains 10" Diameter Butterfly Valves	10-in.	9	EA	2001
Cathodic Pipe Bonding (Jumpers)		1200	LF	2001
Cathodic Protection Test Stations		20	EA	2001

Item	Size (in.)	Quantity	Unit	Approximate Year of
Insulated Couplings		20	EA	2001
Sacrificial Anodes		70	EA	2001
Meters		26	EA	1992
Storage Tanks				
Fac. 8010, Elevated, steel tank	200,000-gal	1	EA	1939
Foundation footings (est.)		75	CY	1939
Altitude Valve	8-in	1	EA	1985
Check Valve	12-in	1	EA	1939
Gate Valve	8-in	3	EA	1939
Gate Valve	12-in	2	EA	1939
Valve pit, concrete	6' x 10' x 6' high	1	EA	1939
Cathodic Protection System - Rectifier		1	EA	1985
Fac. 8020, Elevated, Steel Tank	300,000-gal	1	EA	1941
Foundation footings (est.)		75	CY	1941
Altitude Valve	8-in	1	EA	1985
Check Valve	12-in	1	EA	1941
Gate Valve	8-in	3	EA	1941
Gate Valve	12-in	2	EA	1941
Valve pit, concrete	6' x 10' x 6' high	1	EA	1941
Cathodic Protection System - Rectifier		1	EA	1985
Fac. 8045, Elevated, Steel Tank	500,000-gal	1	EA	1973
Foundation footings (est.)		75	CY	1973
Altitude Valve	12-in	3	EA	1993
Check Valve	12-in	3	EA	1993
Gate Valve	12-in	3	EA	1993
Plug Valve	12-in	3	EA	1993
PRV Valve	12-in	2	EA	1993
Chemical Feed Station (chlorination)		1	EA	1993
Cathodic Protection System - Rectifier		1	EA	1985
Fac. 8050, Elevated, Steel Tank	200,000-gal	1	EA	1939
Foundation footings (est.)		75	CY	1939
Altitude Valve	8-in	1	EA	1939
Check Valve	10-in	1	EA	1939
Gate Valve	8-in	2	EA	1939
Gate Valve	10-in	2	EA	1939
Valve pit, concrete	6' x 10' x 6' high	1	EA	1939
Cathodic Protection System - Rectifier		1	EA	1960
Treatment Buildings				
Caustic Feed Station (facility 39)		1	EA	1993

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Housing				
Piping				
PVC Pipe	6-in	2,803	LF	1976
	8-in	527	LF	1978
Ductile Iron Pipe	4-in	226	LF	1995
	12-in	1,562	LF	1995
Cast Iron Pipe	2-in	8,000	LF	1960
Cast Iron Pipe	6-in	3,000	LF	1956
Cast Iron Pipe	8-in	2,000	LF	1956
Cast Iron Pipe	10-in	1,820	LF	1958
Cast Iron Pipe	12-in	164	LF	1958
Cast Iron Pipe	14-in	369	LF	1940
Asbestos Cement Pipe	4-in to 8-in	9,000	LF	1954
Asbestos Cement Pipe	10-in	1,281	LF	1953
Asbestos Cement Pipe	12-in	285	LF	1940
Valves				
Gate Valve	6-in	25	EA	1982
Gate Valve	8-in	16	EA	1982
Gate Valve	10-in	2	EA	1982
Gate Valve	12-in	1	EA	1982
Fire Hydrants	4.5 in.	38	EA	1984
Fire Hydrant Valves	6 in.	38	EA	1984

Notes:
PVC = Polyvinyl chloride
EA = Each
GAL= Gallon
HP = Horsepower
LF = Linear Feet

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 System Scott AFB

Qty	Item	Make/Model	Description	Remarks
No spare parts are included with the water distribution system to be privatized.				

TABLE 3
Specialized Vehicles and Tools
Water Distribution System Scott AFB

Description	Quantity	Location	Maker
No specialized vehicles and tools are included with the water distribution system to be privatized.			

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 Scott AFB

Qty	Item	Description	Remarks
Manuals, drawings, records, and other documents associated with the water distribution system to be privatized are included in the Bidders' Technical Library located at Scott AFB.			

J3.3 Specific Service Requirements

The service requirements for the Scott AFB water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Scott 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.

- The Contractor shall provide monthly meter reading reports in accordance with Paragraph J3.6, and that meet the following requirements:
  - The Contractor shall keep a meter book with monthly consumption and demand (if applicable) for each meter reading. Meter books shall also include building address or facility number, meter number, previous month readings, current month readings, multipliers for each meter, total monthly consumption, points of contact

for meter questions, and procedure for converting meter reads into consumption (including multipliers). The Government may provide a meter reading report format to be used for meter readings.

- The Contractor shall abide by current and future Scott AFB fire protection requirements. (Current fire protection requirements are presented in the Scott AFB Technical Library) The utility system purchased by the Contractor may include facilities that may or may not include fire alarm systems. Where required by federal, state or local regulation, the Contractor shall maintain the fire alarm system for all facilities owned and operated by the Contractor. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.

- In accordance with Paragraph C.9.8, *Exercises and Crisis Situations Requiring Utility Support*, the Contractor shall provide support as directed by the Scott AFB Control Center for exercises and crisis situations. Contact information for the Scott AFB Control Center will be provided upon award.

- The Contractor shall coordinate changes to the water distribution system (including fire hydrants) that may affect water supply and fire protection with the Base Fire Department and Contracting Officer's designated representative. Contractor shall submit a written request with engineering plans to the Contracting Officer's designated representative describing proposed changes, and shall not start work until the BCE has approved changes in writing.

- The Contractor shall acquire and maintain system identification numbers, and approvals required by the Illinois Environmental Protection Agency (IEPA) to own and operate the water distribution system. Provide licensed system operators as required by IEPA.

- The Contractor shall employ workers that conform with the following requirements:

  – The contractor and, as applicable, subcontractor shall not employ persons for work on this contract if such employee is identified as a potential threat to the health, safety, security, general well being or operational mission of the installation and its population, nor shall the contractor or subcontractor employ persons under this contract who have an outstanding criminal warrant as identified by the National Crime Information Center (NCIC). NCIC checks will verify if a person is wanted by local, state, and federal agencies. All contractor and subcontractor personnel must consent to NCIC background checks. Contractor and subcontractor personnel who do not consent to an NCIC check will be denied access to the installation. Information required to conduct an NCIC check includes: full name, driver's license number, and/or social security number, and date of birth of the person entering the installation and shall be submitted in conjunction with the contractor's request for vehicle passes. Completion of a successful NCIC check does not invalidate the requirement for an escort when contractor or subcontractor personnel are working within controlled or restricted areas.

  – Contractors shall 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. Furthermore, nothing in this clause shall excuse the contractor from proceeding with the contract as required.

- 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.

- The Contractor shall maintain Air Force markings on water tanks and other structures, and shall coordinate changes with the Contracting Officer's designated representative. Coordination shall include the submission of engineering plans describing proposed changes to the Contracting Officer's designated representative for review and comment. The Contractor shall make no changes to the interior or exterior of any water tanks or other structures, until the Contracting Officer's designated representative has approved the change in writing. The Contracting Officer's designated representative shall provide review, comment, and approval (if appropriate) within a reasonable time.

- The Contractor shall adhere to the version of the Scott AFB Architectural Plan that is in force at the time the change is to be made, when making any repairs and replacements or when designing and constructing new infrastructure or facilities. The Contractor shall submit engineering plans describing proposed changes and or additions to the Contracting Officer's designated representative for review, comment, and approval. Determination of deliverables and duration of review periods must be negotiated and agreed to by the Contracting Officer's designated representative on a project-by-project basis. The Contractor shall implement no changes before receiving written approval from the Contracting Officer's designated representative. The Contracting Officer's designated representative shall provide review, comment, and approval (if appropriate) within a reasonable time.

- The Contractor shall use Air Force Form 332, Base Civil Engineer Work Request, to coordinate work on the water distribution system with the Contracting Officer's designated representative.

- The Contractor is responsible for all supporting utilities that may be required to own, operate and maintain the water distribution system being privatized. For example, electricity is needed to operate pump station pumps. Supporting utilities are defined as the supply of electricity, natural gas, water, or wastewater collection and any infrastructure or materials necessary to connect to the supply of electricity, natural gas, water, or wastewater collection. The Contractor shall coordinate with the Contracting Officer's designated representative to obtain any supporting utilities from Government-owned utility systems.

- The Contractor shall allow the Government access to operate and maintain any communication equipment, obstruction lights, beacon lighting, emergency warning equipment, public address equipment, and other Government equipment on water storage tanks being privatized. The Contractor shall develop a procedure for granting

the Government access. This procedure shall be submitted within 5 working days after award to the Contracting Officer's designated representative for approval.

- The Contractor shall continue to deliver water to the Air Force at a pressure of 58 psi. The Contractor shall also provide the Air Force sufficient information for review of the possible changes in system performance as part of the package proposing a pressure change. The Contractor shall allow the Contracting Officer's designated representative a minimum of ten calendar days to review the proposed change. Any proposed change in the pressure of water must be approved by the Installation Commander before the change is implemented.
- The Contractor shall ensure that water system provides an ample amount pressure and flow for general water supply, fire protection, and other emergencies.
- The Contractor shall continue to deliver water to the service lateral that leads to the Scott Elementary School near Hwy 158, southwest of the base.
- The Contractor shall conform to the base spill plan (copy located in the Technical Library) and provide a copy of their EPCRA report(s) to the base on request.
- The Contractor shall perform EIAP or NEPA reviews and reporting as required for additions or modifications to the water system.
- The Contractor shall take ownership of the 16 and 20 inch diameter transmission pipeline that delivers water to the base and the Rights of Ways they cross. Ownership of the active portion of the line will begin at the point where the 16 inch line taps into the Illinois-American owned valve on the tee from the Illinois-American owned distribution system as shown on the drawings in the technical library. Rights of Ways for this pipe are currently owned by the Air Force, but will be assigned to the Contractor with the Bill of Sale. The Contractor shall operate and maintain the pipes in conformance with the actual property owners desires and restrictions as they are described on the Rights of Ways (including but not limited to width of work area, access and restoration requirements, and coordination with property owners). Rights of Ways vary in width, but are generally 20 feet wide, and run through state road right-of-ways, railroad right-of-ways and privately owned land. In addition to the active pipe, there are approximately 3,900 linear feet of 16 inch pipe abandoned in place on the westerly end of the line, but the Rights of Ways have not been abandoned. Copies of the Rights of Ways for this Off-base pipeline (active and abandoned) are available for review in the Technical Library.

- In accordance with Paragraph C.7, *Service Interruption/Contingency Plan*, the Contractor shall provide the following support during normal and increased Force Protection Conditions (FPCONs): Note that whenever an item is to be checked, perform the check on a random schedule, so that inspections are performed at a different time and in a different sequence within each inspection period as noted below.
  - **FPCON NORMAL and ALPHA:**
    a. Physically check all water storage tanks, below ground, ground level and elevated for any tampering, vandalism, or forced entry once every 24 hours.

b. Physically check all Pump stations once every 24 hours.
c. Physically check all metering stations/vaults, pressure reducing valves and caustic soda addition once every 24 hours.
d. Check all inject chloramines injection facilities once every 24 hours.
e. Conduct water sampling once every 24 hours.

- **FPCON BRAVO and CHARLIE:**
  a. Physically check all water storage tanks, below ground, ground level and elevated for any tampering, vandalism, or forced entry twice per 24-hour period.
  b. Physically check all Pump stations twice per 24-hour period.
  c. Physically check all metering stations/vaults, pressure reducing valves, caustic soda addition twice per 24-hour period.
  d. Check all inject chloramines injection facilities twice per 24 hours.
  e. Conduct water sampling twice per 24 hours.

- **FPCON DELTA:**
  a. Physically check all water storage tanks, below ground, ground level and elevated for any tampering, vandalism, or forced entry not to exceed eight hours.
  b. Physically check all Pump stations not to exceed eight hours.
  c. Physically check all metering stations/vaults, pressure reducing valves, and caustic soda addition not to exceed eight hours.
  d. Physically check all inject chloramines injection facilities not to exceed eight hours.
  e. Conduct water sampling not to exceed eight hours

- In accordance with Paragraph C.7, *Service Interruption/Contingency Plan*, the Contractor shall notify the following agencies for Service Interruption/Contingency Response Plan: 375th Airlift Wing Command Post (375 AW/CP), at (618) 256-5891 or 256-2615; the 375th Civil Engineer Squadron Fire Department (375 CES/CEX), at (618) 256-5130 or 256-3378; and the 375th Security Forces Squadron/Security Forces Control Center, (375 SFS/SFCC) at (618) 256-2223 or 256-2224.

- In accordance with Paragraph I.4, *AFFARS* ***Clauses Incorporated by Reference***, the following AFFAR clause is incorporated by reference: AFFARS Paragraph: **5352.204-9000**, Title: **Notification of Government Security Activity and Visitor Group Security Agreements**, Date: **November 2002**.

J3.4 Current Service Arrangement

The Illinois-American Water Company provides potable water to Scott AFB through 16-inch and 12-inch transmission mains that enter the base at the southwest corner. The 12-inch transmission main is owned by Scott AFB; however, the portion of the main outside the base property line has been leased (long-term) to Illinois-American, with the lease stipulating that when components of the main reach the end of their useful life and are replaced by Illinois-American, they will become the property of Illinois-American. For that reason, the portion of the 12-inch diameter supply main that is south of the flow meter station at the south west corner of the base is not included in the privatization process.

Water is delivered by the 16 inch and 12 inch diameter mains to Building 36 at pressures of approximately 105 pounds per square inch (psi). Water pressure is reduced via pressure reducing valves (PRV) in Building 36 to approximately 58 psi prior to delivery to the Base's water consumers. Caustic for pH adjustment is added at Building 36 as needed by the Air Force.

Scott AFB currently pays Illinois-American for the commodity on block scale approved by the Illinois Commerce Commission for the Southern Division of Illinois-American service area. Scott AFB's peak water demand was 2.7 million gallons per day (mgd) and 2.6 mgd in 2002 and 2001 respectively. The average consumption during this two year period was 1.2 mgd.

The Illinois Environmental Protection Agency assigns system numbers to water distribution systems. The system number assigned to Scott AFB for their distribution system is IL1635237.

J3.5 Secondary Metering

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 for all secondary meters IAW Paragraph C.3 and J3.6 below.

TABLE 5
Existing Secondary Meters
Water Distribution System Scott AFB

Number	Building	Location	Meter Type (multiplier)	Meter #	Purpose of Recording Meter	Reimbursable?
1	36	16" Line under Bldg, Access from outside vault	1000 Gal	1	Daily Flow to East side of Base	NO
2	36	12" Line under Bldg, Access from outside vault	1000 Gal	2	Daily Flow to East side of Base	NO
3	8045	Inside Base of Tower	1000 Gal	1	Daily Flow to West side of Base	NO
4	N/A	16" Vault Patriots Dr Patriots Landing	1000 Gal	1	Daily Flow to Patriots Landing	NO
5	N/A	16" Vault Patriots Dr Patriots Landing	1000 Gal	2	Daily Flow to Patriots Landing	NO
6	N/A	12" Vault Patriots Landing NE Corner of Fence	1000 Gal	1	Daily Flow to Patriots Landing	NO
7	N/A	12" Vault Patriots Landing NE Corner of Fence	1000 Gal	2	Daily Flow to Patriots Landing	NO
8	1088	FAA Bldg, Mech Room	10 Gal	1	Monthly Usage	YES

TABLE 5
Existing Secondary Meters
Water Distribution System Scott AFB

Number	Building	Location	Meter Type (multiplier)	Meter #	Purpose of Recording Meter	Reimbursable?
9	1192	Golf Coarse, Ladies Room	100 Gal	1	Monthly Usage	YES
10	1192	Golf Coarse, Kitchen in corner behind Water Heater	100 Gal	2	Monthly Usage	YES
11	1560	Scott Club, Outside Vault SE of Loading Dock	100 Gal	1	Monthly Usage	YES
12	1529	Hospital, Center Grass Area in Front of Main Entrance	100 Cubic Ft	1	Monthly Usage	YES
13	1530	Hospital, Center Grass Area in Front of Main Entrance	100 Cubic Ft	2	Monthly Usage	YES
14	1535	Dental Clinic, Outside Vault SW Corner	100 Gal	1	Monthly Usage	YES
15	1535	Dental Clinic, Outside Vault SW Corner	10 Gal	2	Monthly Usage	YES
16	1635	Old Shoppette, Outside Meter Box NW Corner	10 Gal	1	Monthly Usage	YES
17	1649	Burger King, Pro Reader N wall of Bldg	100 Gal	1	Monthly Usage	YES
18	1650	Base Exchange, Mech Room Back Right Corner	100 Gal	1	Monthly Usage	YES
19	1680	Old Bio Environmental, Mech Rm Back Left Corner	10 Gal	1	Monthly Usage	YES
20	1948	Pharmacy/Pass & I.D. Pro Read N Wall by Mech Rm Door	100 Gal	1	Monthly Usage	YES
21	1950	Scott Credit Union, Outside Meter Box NW Corner	100 Gal	1	Monthly Usage	YES
22	1980	Commissary, Back Dock Inside Mech Rm Close to Door	100 Gal	1	Monthly Usage	YES
23	1988	Hobby Shop Car Wash, S Wall Pro Read	10 Gal	1	Monthly Usage	YES
24	3167	MWR Outdoor Rec., Outside Meter Box N side	10 Gal	1	Monthly Usage	YES
25	3600	Ditco, Outside Meter Pit E Side	100 Gal	1	Monthly Usage	YES
26	3680	Army Reserve Hanger, Inside Hanger Area Center E Wall	100 Gal	1	Monthly Usage	YES

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 Scott AFB

Meter Location	Meter Description
None are Required	

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's designated representative. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

   Name: Chief of Resources
   Address: 375 CES/CER, 701 Hanger Road, Scott AFB, IL 62225
   Phone number: (618) 256-3531

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's designated representative. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

   Name: Service Call Desk
   Address: 375 CES/CEOMS, 701 Hanger Road, Scott AFB, IL 62225
   Phone number: (618) 256-2201*:*

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters identified as reimbursable in Table 5 above. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer's designated representative. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

   Name: Maintenance Engineer
   Address: 375 CES/CEOM, 701 Hanger Road, Scott AFB, IL 62225
   Phone number: (618) 256-4710*:*

J3.7 Water Conservation Projects

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

- There are no water conservation projects associated with the water distribution system being privatized.

J3.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Scott AFB boundaries.

J3.9 Off-Installation Sites

The active and abandoned off-base transmission main currently owned by Scott AFB will be included in the sale. Other than this transmission main, there are no off-installation sites included with the water distribution system being privatized.

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 Disconnection
Water Distribution System Scott AFB

Location	Description
There are no specific connection or disconnection related transition requirements associated with the water distribution system being privatized.	

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 Scott 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 AC. Work described in Table must be accomplished in accordance with all applicable rules and codes, including but not limited to the following:

- DODD 5160.54, Critical Asset Assurance Program (CAAP)
- Public Health Security and Bioterrorism Preparedness and Response Act of 2002
- Safe Drinking Water Act (SDWA), section 1433, Terrorist and Other Intentional Acts
- Military Handbook 1013/1A, Lighting
- AFH 32-1084, Facilities Requirements
- AFPD 10-24 Air Force Critical Infrastructure Protection

TABLE 8
System Deficiencies
Water Distribution System Scott AFB

Project Location	Project Description
Transmission lines carrying water to the base.	Conceal all Blow-off pipes on all water lines to the base. Replace metal blow-off pipes with material structurally incompatible with enclosed system pressures required for backflow; design pipe openings to inhibit interconnections; Harden/secure blow-off control valve boxes. Install concealed/buried backflow prevention devices.
Water System Injection Points	Install Interior Detection System (IDS) on all water injection point facilities: Install IDS: (balance magnetic switch on doors, motion sensors, card readers with swipe and PIN, emergency exit button). IDS will terminate at the 375 Security Forces Control Center for monitoring. Add extra exterior area lighting to the outside of the facilities; install a deadbolt lock on all doors. Install wire mesh or steel bars to interior of the building windows. Install 6ft high chain link fencing (9 gauge wire mesh) with 18" outriggers, and 3 strand barbed wire, secure fence gate with a type 2 security lock.
Storage Tanks	Take measures to restrict access to all parts of water storage tanks. Secure vents; add Type 2 locks to all hatches; increase/install overhead area lighting; either cut ladder (not reachable from ground level), or install metal, remove bottom 4-5 rungs of ladder to water towers; add locking mechanism to opposite side of hatch (install type 2 security locks); increase/overhead area lighting. Cover low metal ladders, install 6ft chain link fence (9 gauge wire mesh) around the facility, add 18" outriggers topped with 3 strand barbed wire and secure with type 2 security lock.
Water System	Procure and install water detection equipment to detect chemical, biological and radiological substance at each of the water injection point facilities. The equipment will need to be monitored and must include an alarm that will sound when contaminates are found.
Water System	Ensure all water vaults are secured and locked at all times, install 6 foot chain link fencing (9 gauge wire mesh) around all vaults, add 18” outriggers topped with 3 strand barb wire, secure gate with type 2 lock and install overhead area lighting.
Water Towers (Buildings 8010, 8020, 8045, and 8050).	Perform inspection of four water towers included in privatization process. Inspect for structural, sanitary deficiencies following all AWWA standards. Check for presence of lead paint. Summarize findings in a report and create a plan for repairing deficiencies identified in the inspection. Reports from past inspections are available in the Technical Library and activities that are needed for repairing known deficiencies are described below.
Water Towers (Buildings 8010 and 8020).	Replace or repair pressure regulating valves and altitude valves in water towers. Valves have failed and do not function as required by code.

TABLE 8
System Deficiencies
Water Distribution System Scott AFB

Project Location	Project Description
Water Tower Building 8010	Repair cathodic protection and interior ladder. Follow all AWWA standards for tank inspection and repairs.
Water Tower Building 8050	Repair in accordance with the tank inspection report presented in the Technical Library. Structural problems with the ladder have been identified, safety railings do not meet code, corrosion is visible on the inside of the tank, and the vent is not functioning properly. Repair these items so they comply with appropriate codes.
Water connections to Buildings 8040 and 3167	Building 8040 currently is connected directly to the water supply system. This building needs to be isolated from the water supply system because it will not be included as part of the privatization process, it will be dedicated to the fire suppression system. Install a backflow prevention device in the water supply line that enters Building 8040. The backflow preventer will become Air Force Property. Separate the direct connection between the water distribution system and pump station (Building 3167), but retain the connection from Building 8040 to Building 3167. Excavate, cut and cap the water supply main feeding directly into Building 3167 from the distribution pipeline.
Cast Iron Water Lines on Base	Replace 6”, 8”, and 10” cast iron water lines within the distribution system. These lines were inspected by TV Camera and found to be corroded and lined with a bio-film on the inside of the pipes. The bio-film cannot be removed, and consumes chlorine residual so that water must be frequently flushed and replaced with fresh water to keep chlorine residual within acceptable operating concentrations. New pipes are needed so that the depletion in chlorine stops, and wasting of water is no longer required as a technique for maintaining chlorine residual in the system.
16 inch diameter Transmission Line from City of Belleville to base.	The 16 inch diameter steel line that transmits water from Belleville to the base is corroding and leaking. It requires frequent repairs to stop leaks from the high operating water pressure. Approximately 34,000 feet of pipe from the connection to the Illinois-American system to the base regularly suffers from pin hole leaks. This pipeline needs to be replaced as it is not providing acceptable service.