ATTACHMENT J3

Minneapolis-St. Paul ARS Wastewater System—Areas A, D & N

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J3.1 Minneapolis-St. Paul ARS Overview

The Minneapolis-St. Paul Air Reserve Station (ARS) is located at Minneapolis-St. Paul International Airport in Minneapolis, Minnesota. The base, as well as much of the surrounding area, is on the site of the Fort Snelling reservation, an 1827 Army post built at the confluence of the Minnesota and Mississippi Rivers. The ARS is the home of the 934th Airlift Wing, an Air Force Reserve unit, and host to the 133rd Airlift Wing, a Minnesota Air National Guard unit. Over the years, the Fort Snelling reservation has been parceled among many federal agencies, including the US Army Reserve, the US Navy Reserve, and the Fort Snelling National Cemetery. The Minneapolis-St. Paul ARS property is comprised of:

- Area A, the site of the Officer's Club
- Area B, the site of the 934th's small arms range (currently no water or wastewater systems exist in this area)
- Area D, which houses the 133rd Airlift Wing
- Area N, which houses the 934th Airlift Wing.

Minneapolis-St. Paul ARS has 93 operational buildings among the four composite areas. These are primarily aviation maintenance, training and administrative facilities. There are no permanent party dormitories or housing. The Metropolitan Airport Commission (MAC) operates the civil side of the airport, including its four runways, and provides fire and rescue services for the 934th and 133rd.

The area encompassing the ARS consists of 257 acres on four non-contiguous parcels of land owned by the Federal Government. Both Areas D and N (MNANG and AFRC respectively) are bordered by the airport to the south, and East 58th Street (Route 62/55) and a frontage road to the north. They are separated by the US Army Reserve Center and connected by a road circling the airport's northeast-southwest runway. Each has its own main gate. The area across East 58th Street is primarily residential and light commercial. Areas A and B (the Club and Range, respectively) are located southeast of the airport, between Route 5 and the Minnesota River. Area B currently has no wastewater collection system and currently foresees no need for such a system, but Area B is included in this contract since the government could request installation of a wastewater collection system in the future.

J3.2 Wastewater System Description - Area A, D & N

J3.2.1 Wastewater System Fixed Equipment Inventory

The Minneapolis-St. Paul ARS Area A, D & N wastewater system consists of all appurtenances physically connected to the collection system from the point of demarcation

defined by the Right of Way. The system may include, but is not limited to, pipelines, manholes, lift stations, valves, controls, treatment plants, 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 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 wastewater system privatization are oil water separators, grease traps, septic tanks, and storm sewers.

J3.2.1.1 Description

Area A. Sanitary wastewater is collected from Area A by the City of Minneapolis through a service lateral connecting to the city's main at Route 5. The City of Minneapolis owns the collection system from the property line to the Metropolitan Minneapolis Wastewater Treatment Facility at Pig's Eye Lake. The collection system for the Club, installed in 1956, consists of a lift station and 350 LF of six-inch galvanized steel force main. It has received no significant system-wide upgrades. There are no sanitary wastewater meters; wastewater treatment is billed as a percentage of water usage. The system is assumed to be an average of approximately 8 feet deep with approximately 20% of the system under pavement. There is not cathodic protection of the system and no tracer wires are installed.

Area D. Sanitary wastewater is collected from Area D by the City of Minneapolis through a ten-inch main at Minnehaha Avenue in the northern corner of the base. The City of Minneapolis owns the collection system from the property line to the Metropolitan Minneapolis Wastewater Treatment Facility at Pig's Eye Lake. The on-base collection system consists of 11,000 LF of collection main, installed predominately in 1941, with no significant system-wide upgrades since, and consists of VCP ranging in size from six to 12 inches. Service laterals to newer facilities are PVC ranging in size from four to eight inches. The system is assumed to be an average of approximately 8 feet deep with approximately 20% of the system under pavement. There are no sanitary wastewater meters; wastewater treatment is billed as a percentage of water usage. There is no cathodic protection of the system and no tracer wires are installed.

Area N. Sanitary wastewater is collected from Area N by the City of Minneapolis through two separate subsystems, divided by Military Highway. The portion of the base north of Military Highway disposes waste through two separate mains near the main gate, and the southern portion through a 15-inch main southwest of the base. The City of Minneapolis owns the collection system from the property line to the Metropolitan Minneapolis Wastewater Treatment Facility at Pig's Eye Lake. The on-base collection system consists of 10,000 LF of collection main, predominantly installed in 1941. The system is assumed to be an average of approximately 12 feet deep with approximately 20% of the system under pavement. . No significant system-wide upgrades have been performed. The collection mains are VCP ranging in size from four to fifteen inches. Service laterals to newer facilities are PVC ranging in size from six to twelve inches. There are no sanitary wastewater meters;

wastewater treatment is billed as a percentage of water usage. There is no cathodic protection of the system and no tracer wires are installed.

J3.2.1.2 Inventory

Table 1 provides a general listing of the major wastewater system fixed assets for Area A & N of the Minneapolis-St. Paul ARS wastewater system included in the sale.

TABLE 1A
Fixed Inventory, Area A and N
Wastewater Utility System Minneapolis-St. Paul ARS

Item	Size	Quantity	Unit	Approximate Year of Construction
Area N				
PVC Pipe	*6 inch*	*86*	*LF*	*1965*
PVC Pipe	*6 inch*	*225*	*LF*	*1970*
PVC Pipe	*6 inch*	*250*	*LF*	*1980*
PVC Pipe	*6 inch*	*100*	*LF*	*1990*
PVC Pipe	*8 inch*	*50*	*LF*	*1970*
PVC Pipe	*8 inch*	*150*	*LF*	*1980*
PVC Pipe	*8 inch*	*220*	*LF*	*1990*
PVC Pipe	*10 inch*	*50*	*LF*	*1980*
PVC Pipe	*10 inch*	*50*	*LF*	*1990*
PVC Pipe	*12 inch*	*100*	*LF*	*1970*
Vitrified Clay Pipe	*4 inch*	*66*	*LF*	*1941*
Vitrified Clay Pipe	*6 inch*	*1,138*	*LF*	*1941*
Vitrified Clay Pipe	*8 inch*	*2,992*	*LF*	*1941*
Vitrified Clay Pipe	*10 inch*	*1,935*	*LF*	*1941*
Vitrified Clay Pipe	*12 inch*	*2,230*	*LF*	*1941*
Vitrified Clay Pipe	*15 inch*	*1,612*	*LF*	*1941*
Standard Sanitary Sewer Manhole (concrete)	*5 ft ID*	*18*	*EA*	*1941*
Standard Sanitary Sewer Manhole (concrete)	*4 ft ID*	*37*	*EA*	*1941*
Area A				
Steel Pipe	*6 inch*	*350*	*LF*	*1956*
Wastewater Lift Station, Bldg 395				
Sub-Structure	*6' dia*	*1*	*EA*	*1956*
Pumps and Controls	*15 HP*	*2*	*EA*	*1995*

Item	Size	Quantity	Unit	Approximate Year of Construction

Notes:
DIA = Diameter
EA = Each
HP = Horsepower
I. D. = Inside Diameter
LF = Linear Feet
PVC = Polyvinyl Chloride

TABLE 1B
Fixed Inventory, Area D
Wastewater Utility System Minneapolis-St. Paul ARS

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe	*4 inch*	*155*	*LF*	*1990*
PVC Pipe	*6 inch*	*200*	*LF*	*1965*
PVC Pipe	*6 inch*	*100*	*LF*	*1980*
PVC Pipe	*6 inch*	*100*	*LF*	*1990*
PVC Pipe	*8 inch*	*670*	*LF*	*1990*
Vitrified Clay Pipe	*6 inch*	*190*	*LF*	*1941*
Vitrified Clay Pipe	*6 inch*	*200*	*LF*	*1960*
Vitrified Clay Pipe	*6 inch*	*100*	*LF*	*1970*
Vitrified Clay Pipe	*8 inch*	*1,980*	*LF*	*1941*
Vitrified Clay Pipe	*8 inch*	*50*	*LF*	*1970*
Vitrified Clay Pipe	*10 inch*	*6,175*	*LF*	*1941*
Vitrified Clay Pipe	*10 inch*	*75*	*LF*	*1970*
Vitrified Clay Pipe	*12 inch*	*2,170*	*LF*	*1941*
Standard Sanitary Sewer Manhole (concrete)	*5 ft ID*	*12*	*EA*	*1941*
Standard Sanitary Sewer Manhole (concrete)	*4 ft ID*	*20*	*EA*	*1941*
Standard Sanitary Sewer Manhole (concrete)	*4 ft ID*	*1*	*EA*	*1965*
Standard Sanitary Sewer Manhole (concrete)	*4 ft ID*	*2*	*EA*	*1970*
Standard Sanitary Sewer Manhole (concrete)	*4 ft ID*	*1*	*EA*	*1980*
Standard Sanitary Sewer Manhole (concrete)	*4 ft ID*	*3*	*EA*	*1990*

Notes:
EA = Each
I. D. = Inside Diameter
LF = Linear Feet
PVC = Polyvinyl Chloride

J3.2.2 Wastewater 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
Wastewater System Minneapolis-St. Paul ARS

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Wastewater System Minneapolis-St. Paul ARS

Description	Quantity	Location	Maker
None			

J3.2.3 Wastewater 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
Wastewater System Minneapolis-St. Paul ARS

Qty	Item	Description	Remarks
1	*Drawing*	*Wastewater System, Tab G-2, Sanitary Sewer Area N*	*AutoCad*
1	*Drawing*	*Wastewater System, Tab G-2, Sanitary Sewer Area A*	*AutoCad*
1 file	*Drawings*	*Wastewater System (Base Drawings) Area D*	*AutoCad (updated 1998)*

J3.3 Specific Service Requirements

The service requirements for the Minneapolis-St. Paul ARS Area A & N wastewater system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Minneapolis-St. Paul ARS wastewater 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.

There are no additional requirements beyond those listed in Section C

J3.4 Current Service Arrangement

The Metropolitan Council currently collects all sanitary wastewater discharged from all areas of the Minneapolis-St. Paul ARS, and has adequate capacity to meet current and anticipated demands. Annual wastewater collection for Areas A & N is based on an average of billing records for fiscal years 2001 and 2002. For this period, Area A and Area N had an average annual discharge of 7,421 KGAL. Annual wastewater discharge for Area D in fiscal year 2002 was 4,949 KGAL. Areas A and N had a combined maximum monthly consumption of 811 KGAL in March of 2002, and a minimum monthly consumption of 573 KGAL in June 2002. For area D, the monthly maximum was 1,461 KGAL in September 2002and the monthly minimum was 148 KGAL in December 2001. Billing for sanitary wastewater service is based on a factor of 70 percent applied to the water usage. There are no current requirements for any permits with regard to the operation of the wastewater collection system.

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
Wastewater Distribution System Minneapolis-St. Paul ARS

Meter Location (Building Number)	Meter Status
None	

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
Wastewater Distribution System Minneapolis-St. Paul ARS

Wastewater Meter Location	Wastewater 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 25th of each month for the previous month. Invoices shall be submitted to:

   Name: 934 LSS/LGC
   Address: *760 Military Highway*
   Minneapolis, MN 55450-2100
   Phone number: *612-713-1432*

2. Outage Report. The Contractor's monthly outage report (blockage and overflow information) 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:

   Name: 934 SPTG/CE
   Address: *760 Military Highway*
   Minneapolis, MN 55405-2100
   Phone number: *612-713-1946*

   With a copy to:

   Name: Contracting Officer
   Address: *760 Military Highway*
   Minneapolis, MN 55450-2100
   Phone number: *612-713-1432*

3. Infiltration and Inflow Report. If required by Paragraph C.3, the Contractor shall submit an Infiltration and Inflow report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to:

   Name: 934 SPTG/CE
   Address: *760 Military Highway*
   Minneapolis, MN 55450-2100
   Phone number: *612-713-1946*

   With a copy to:

   Name: Contracting Officer
   Address: *760 Military Highway*
   Minneapolis, MN 55450-2100
   Phone number: *612-713-1432*

J3.7 Infiltration and Inflow (I&I) Projects

IAW Paragraph C.3, Utility Service Requirement, no projects have been implemented by the Government for managing and monitoring I&I.

J3.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within Area A & N of the Minneapolis-St. Paul ARS boundaries.

J3.9 Off-Installation Sites

No off-installation sites are included in the sale of the Minneapolis-St. Paul ARS wastewater system.

J3.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 5** provides a listing of service connections and disconnections required upon transfer.

TABLE 5
Service Connections and Disconnections
Wastewater System Minneapolis-St. Paul ARS

Location	Description
None	

J3.11 Government Recognized System Deficiencies

Table 6 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Minneapolis-St. Paul ARS wastewater 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 Sub-CLIN Projects. Renewal and Replacement projects will be recovered through Sub-CLIN A(y).

TABLE 6
System Deficiencies
Wastewater System Minneapolis-St. Paul ARS

Project Location	Project Description
None	