

ATTACHMENT J3

Keesler AFB Water Distribution System

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J3 Keesler AFB Water Distribution System

J3.1 Keesler AFB Overview

J3.1.1 Description

Keesler Air Force Base is located in Biloxi, Mississippi, approximately midway between Mobile, AL and New Orleans, LA. The installation is on a narrow peninsula running west to east, with the Back Bay of Biloxi to the north and the Mississippi Sound, part of the Gulf of Mexico, to the south. US Highway 90 parallels the base's southern border and provides access via US Highways 49 and 110 to Interstate 10.

J3.1.2 Installation Profile

Keesler AFB is the home of the largest technical training center and the second largest medical training center in the Air Force. The 81st Training Wing is the host unit. Major tenant units are the Second Air Force, the 403d Airlift Wing, and the 738th Engineering Installation Squadron.

The mission of the 81st Training Wing is to enhance the world's most respected armed force by developing, conducting, and supporting training health care and associated missions for DoD, international and other governmental agency people. Second Air Force has the mission to manage all aspects of the more than 2,200 formal training courses taught to approximately 235,000 students annually in the Air Education and Training Command (AETC). Second Air Force has four training wings plus basic military training courses at Lackland AFB, TX; missile training at Vandenberg AFB, CA; and the 602d Training Support Squadron at Edwards AFB, CA. The 403d Airlift Wing of the Air Force Reserve Command (AFRC) is responsible for tactical airlift support of airborne forces, equipment and supplies. The Wing includes the 53d Weather Reconnaissance Squadron (Hurricane Hunters) who fly hurricane data gathering missions and relaying weather information to the National Hurricane Center. The 738th Engineering Installation Squadron performs engineering and installation of base and long haul communication air traffic control and secure systems for the Air Force and other government agencies worldwide. The Air Force Office of Special Investigations Detachment 407 is another tenant as is an office of the Defense Finance and Accounting Service. Detachment 2 of the 57th Aeromedical Evacuation Squadron provides administrative and ground support for aeromedical aircraft and crews. It is the aeromedical evacuation coordinator for the southeast region of the US. Lastly, the Keesler Noncommissioned Officer (NCO) Academy prepares technical sergeants for increased leadership responsibility.

Keesler AFB covers approximately 1,668 acres, consisting of the following parcels: Main Base – 1,447 acres; Falcon and Harrison Court Family Housing – 164 acres; Thrower Park Family Housing – 57 acres. The installation has 1,930 family housing units located in 1014 buildings. There are 321 non-housing buildings containing over 7.3 million square feet of area. The average assigned population of Keesler AFB is 9,500 military personnel, 4,200 civilians, and 14,400 dependents. Keesler's impact to

the local community is estimated at over \$1.4 billion, which covers local contracts, jobs, services, and retirees.

J3.1.3 Installation And Local History

Native American tribal groups traversed the land now occupied by KEESLER AFB for hundreds of years. Members of the Biloxi tribe met French explorers of the peninsula in 1699. The Biloxi Peninsula was under French, English, and Spanish dominion before the Louisiana Purchase of 1803.

Nineteenth century settlement of the peninsula was tourist-based. Forested land near the present Keesler marina became part of the national Naval Reserve in 1832. In 1870, the rail link between New Orleans and Mobile was completed, spurring development. Tourism and the seafood canning industry flourished. In 1906, the City of Biloxi was given the Naval Reserve land, which was no longer needed for wooden ships. It became Naval Reserve Park, and the city expanded it through land acquisition. In 1925, a small section of the Naval Reserve Park was given to the Coast Guard for a base to enforce Prohibition and to support the area fishing fleet.

During the Great Depression, Biloxi officials sought ways to spur economic development through the use of the park land. The city provided land for a Veterans Administration hospital and built an airport. The airport, with 1,563 acres, was donated for the 1941 establishment of an Army Air Corps technical training school. Keesler Army Airfield was named in honor of Second Lieutenant Samuel Reeves Keesler, Jr. A combat aerial observer from Greenwood, Mississippi, he was killed in action in France during World War I.

During World War II, Keesler trained 142,000 aviation mechanics and 336,000 recruits. Most B-24 bomber mechanics were Keesler graduates. Since 1947, when aircraft mechanics training was moved to other centers and the Air Force's radar training school moved to Keesler, the base's primary mission has been electronics training.

The base underwent a multimillion dollar building program to meet the challenge of the Korean Conflict. Changes in radar and communications during the 1950s were reflected in technical training at Keesler. Communication and control courses moved to Keesler from Scott AFB. Missile and computer training began in the 1950s.

In the 1960s, flying training was added to the training center's mission with pilot training for foreign nationals, mostly from South Vietnam, in T-28, T-41, and C-47 aircraft. In 1968, personnel and administration courses were moved to Keesler from Amarillo AFB, and astronautics and space systems courses were added.

During the 1970s, tenant support expanded. The base's primary aircraft became the C-130, used by new cartographic, weather reconnaissance, and Reserve tactical airlift tenants. To meet the needs of the C-130s and C-9 aeromedical flights, the base extended the runway in 1974.

Throughout the 1970s and the 1980s, training at Keesler was continuously improved to be more cost effective and to develop the “whole person.” Two areas of training received increased attention in the early 1980s — the Airborne Warning and Control System (AWACS) and the Ground Launched Cruise Missile (GLCM). In 1981, when President Reagan fired striking civilian air traffic controllers, military controllers who were trained at Keesler stepped in to fill the gap.

The 1990s brought the nation another military conflict, Operation Desert Storm. Many Keesler personnel played an active role, not only supporting troop and equipment movements, but also deploying to the Middle East. The 1990s have also brought Keesler new missions, resulting from base realignment and closure. Weather training was moved from Chanute AFB in 1993. Flying training returned in 1994 with the instruction of pilots in C-12 and C-21 aircraft. The Second Air Force was reactivated in 1993 as part of AETC and was headquartered at Keesler.

Keesler remains the largest technical training center in the Air Force, having graduated nearly two million students, from every military branch and from more than 50 countries.

J3.1.4 Physical Assets

Keesler AFB covers 1,668 acres, consisting of the following parcels:

| | |
|--|-------------|
| Main Base | 1,447 acres |
| East/West Falcon and Harrison Court Family Housing | 164 acres |
| Thrower Park Family Housing | 57 acres |

The base has 113 acres of easements for runway clearance and gas lines. Keesler has 1,930 family housing units located in 1,014 buildings and totaling 2,697,937 square feet. There are 321 non-housing buildings with 7,395,362 square feet of area.

J3.1.5 Socioeconomic Conditions

Biloxi is the second largest city in Harrison County and the third largest in Mississippi. The city’s estimated 1995 population is 53,403, a 15% increase over the 1990 Census population of 46,319. Harrison County’s estimated 1995 population is 173,868, a 5% increase over its 1990 Census population of 165,365.

The three strongest sectors of Biloxi’s economy are seafood, government, and tourism/gaming. Tourism/gaming has experienced phenomenal growth since dockside casino gambling passed county-wide referendum in 1992.

One-third of Biloxi’s labor force is military personnel. Almost one-fourth of Biloxi’s civilian, nonfarm employment is in government, and much of that is attributed to Keesler. Keesler AFB and Northrup Grumman Ship Systems’ Ingalls Operations are the largest employers in

the Jackson-Harrison County area, each employing over 13,000 people. Keesler AFB contributes significantly to the regional economy through its direct employment and purchases from local businesses. The annual military payroll is about \$112 million and the civilian payroll is about \$72 million. In addition, the base has contracts with local entities totaling about \$65 million annually. The total annual economic impact of Keesler AFB is over \$820 million.

Average assigned personnel at Keesler AFB total about 28,100: 9,500 military personnel, 4,200 civilians, and 14,400 dependents. In addition, 9,000 military retirees reside near Keesler (within 395XX zip codes).

J3.1.6 Local Government

Keesler AFB is located within the City of Biloxi, MS. Biloxi has a mayor/council form of government. The city has a zoning ordinance. The city planning department coordinates development initiatives in the Keesler vicinity with the base planning staff.

J3.1.7 Community Involvement

Keesler AFB has excellent relations with the surrounding community. Between 4,000 and 5,000 base personnel are involved in volunteer activities in Biloxi, Ocean Springs, Gulfport, and Harrison County. The Family Support Center serves as a volunteer clearing house. Keesler AFB provides honor guards for functions across Mississippi and in part of Alabama. Marching groups, drum and bugle corps, and fife and drum corps from the base participate in community events. The base is actively involved with the nine chambers of commerce located on the Gulf Coast. It participates in education community exchanges, cleanup campaigns, and student mentoring programs. Keesler holds an open house for the community every two years.

J3.2 Water Distribution System Description

J3.2.1 Water Distribution System Fixed Equipment Inventory

The Keesler AFB water supply and distribution systems include, but is not limited to, pipelines, valves, fire hydrants, water towers, exterior backflow devices, pumps, meters, wells, well motors, well equipment, well facilities, well generators, generator switch gear, generator electrical equipment, generator fuel tanks, generator facilities, electrical equipment for well facilities, chlorination equipment, fluoridation equipment, control equipment, control sensor equipment, fencing around water system towers/appurtenances, and signage on or about water system appurtenances. The water supply and distribution systems consist of the wells and piping network and appurtenances necessary for complete and functional systems and ends at a point of demarcation shown in the Right-of-Way document. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. Additionally, drawings will be available to assist in further understanding the system components. The Government makes no representation that the drawings are

without error or need of updating but these are the drawings that are currently used at Keesler as a representation of the water distribution system.

Specifically excluded from the water distribution system privatization are:

- The water distribution system within the following Military Family Housing areas: (1) Thrower Park, (2) West Falcon, (3) East Falcon, (4) Maltby, (5) Shadowlawn, (6) Bay Ridge, Oak Park, (7) North Pinehaven, (8) South Pinehaven, (9) Harrison Court
- The well and distribution system serving the Veterans Administration complex
- The golf course irrigation system

J3.2.1.1 Description

Supply Wells and Treatment Equipment

The well system, currently owned and operated by the government, includes 8 pump stations and was developed during three time periods in response to the growth of the base. Well numbers 1 through 6 were originally constructed in 1941-42. Wells 7 through 11 were installed in 1951 as the main base expanded. Wells 12 and 13 were installed in 1962 and 1979, respectively to serve the Falcon and Thrower Park housing areas. Wells 12 and 13 are not part of the privatization action due to their location within Military Family Housing areas. Of a total 13 wells drilled on Keesler, only 8 are currently operational. Well 7 was shut down in May 98 due to pumping sand. Drilling for a replacement well is underway. Well 6 was cut and capped in the late 1970's. Well 5 shut down in the mid 80's due to pumping sand, but is available for emergency use with the added sand filter. Well 1 shut down in Aug 97 due to pumping sand. Well 2 shut down in Feb 99 due to pumping sand.

The layout of all water wells on the base is similar and includes a single vertical turbine pump with electric motor at each well. All pumps have been fitted with discharge air release, swing check and isolation gate valves. Groundwater treatment consists of chlorination and fluoridation. Chlorination is provided from vacuum operated, solution feed type chlorinators supplied from 150 pound cylinders. Fluoridation is supplied by positive displacement metering pumps fed from sodium fluoride solution tanks. Monitoring equipment includes: totalizing magnetic flow meters equipped with 24 hour circular chart recorders, discharge pressure gauges and air lines for measuring water levels. Well number 3 has been fitted with a non-powered, cyclone type sand extractor. In 1986 pump service and repair work was performed by a contractor on all of the system wells. A review of the available reports and records indicates that most of the pump settings were increased in depth with the addition of new pump bowl assemblies, line shafts and discharge column piping. New motor drivers, wear rings, bearings and other accessories were replaced or reconditioned on all the wells. Pump flow tests were performed prior to putting all wells back on line for service. In 1999, Well 13 was repaired. A new pump was installed at a lower depth; the pump shaft and oil tube were replaced along with the column pipe. A new soft-start motor starter was installed.

In June of 1992, probe type flow meters with chart recorders were contractor installed and field calibrated at all wells. The accuracy of these meters is very poor, they are not the best meters for this application and they are not installed according to the manufacturer's

guidance. At well 13 the probe meter was replaced with a positive displacement turbine meter equipped with a totalizer that can be read manually and has an electronic sending unit. The wells provide between two and six MGD, according to water usage.

Treated water is in compliance with Primary and Secondary Drinking Water Standards under the Safe Drinking Water Act. Monitoring is performed in accordance with State Department of Health requirements, and Keesler's Bio-Environmental Engineer (BEE) conducts sampling and sends the samples to the Department of Health for analysis. The BEE also conducts in-house analyses for non-compliance monitoring needs. Civil Engineering personnel collect and analyze samples daily for chlorine and fluoride.

Standby generators for emergency power are installed at three of the wells. The generators, fuel tanks, switch gear, and other associated equipment located at the well site necessary for emergency power is included in this sale.

Distribution System

The water main distribution system consists of over 47 miles of piping that ranges in size from 12 inch diameter and smaller. The operating pressures of the system are normally about 65 to 68 psig.

The materials used for distribution main piping varied as the base developed. Cast iron, asbestos-cement ("Transite") and more recently ductile iron and polyvinyl chloride (PVC) piping have been installed. Tracer wire and marker tape was installed with the PVC pipe. The average depth of burial of the system is 36 inches.

The generally mild climate and rare frost penetration have minimized environmental stressing of system piping. Replacement and repair of older piping has generally been made with ductile iron and PVC.

Hydrants and Valves

The distribution system contains approximately 291 fire hydrants and more than 600 main line valves. Hydrants and valves are well spaced and evenly distributed throughout the system to provide fire coverage and isolation control, respectively.

Elevated Storage Tanks

The water distribution system incorporates five elevated storage tanks. All five tanks have 400,000 gallons capacity and were provided by the same manufacturer. The tanks were manufactured in two different styles which distinguish their relative age. The older tanks are supported on legs fabricated of braced channel steel construction with bolted and riveted connections. The newer tanks have round, welded tube steel legs. The installation of each tank occurred with the installation of the adjacent well. Under this scenario, tank numbers 1, 2 and 3 would have been constructed in 1941. Tank numbers 8 and 10 were constructed later in 1951. The government retains the rights to use the water towers to mount

communication, weather, and navigational equipment. Contractor is not allowed to rent space on the towers for advertising, installed equipment, etc.

Energy Management and Control System (EMCS)

The operation of the water well pumps is controlled remotely from a central location by an Energy Management and Control System. The EMCS is manned continuously by base personnel 24 hours a day. It is not included in the water system privatization.

The control of the water system is based on pressure sensors that trigger the operation of the pumps in response to high and low pressure signals representing the levels in the elevated storage tanks. Two well pumps have been dedicated to serve each of the five elevated storage tanks. Selection of "default" or "lag" pumps can be made from the central EMCS control station to provide a means of alternating the operation of the pumps. Run time, overload conditions and current operational status can also be monitored from the EMCS display.

Service Area Extensions

The base water system also provides service to one major Off-Base customer, the Veterans Administration Hospital, for domestic and irrigation purposes. A Veterans Administration Center Hospital complex is served off the East and West Falcon areas of the Keesler water distribution system. The valves at the connection point and the system beyond the connection point are maintained by the Veterans Administration, and are not considered part of the water distribution system for purposes of potential utility privatization. The Veterans Administration Hospital also has its own well connected to its system; the well is normally valved-off to their distribution system and into their storm drainage system. It is operated 30 minutes a day to maintain operability. It is not a State-approved part of Keesler's supply system. Keesler received a temporary approval from the State to use the well when well 13 was repaired in 1999. The VA well is not included in utility privatization. The VA has installed meters on the service lines to them; they own these meters, which are not part of the Bill of Sale.

The golf course irrigation system is not considered part of the water distribution system for purposes of potential utility privatization but is a significant user of potable water. The irrigation system is not directly connected to the main water distribution system; however, the main system provides supplemental flow to the lake when needed. Other irrigation systems are connected to the main Keesler water distribution system; these are not considered part of the water distribution system for purposes of potential utility privatization.

Exterior backflow prevention devices are included as part of the water distribution system with respect to utility privatization. As of June 2003, there were 23 backflow prevention devices on the Keesler system.

J3.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Keesler AFB water distribution system included in the sale. Inventory as use in this section is defined as an estimated listing of fixed assets associated with the system.

TABLE 1
Fixed Inventory
Water Utility System Keesler AFB

| Component Description | Size | Quantity | Unit of Measure | Material Type ¹ | Approximate Year Installed |
|-----------------------|--------|----------|-----------------|----------------------------|----------------------------|
| Piping valves | 1-1/4" | 1 | EA | CI | 1961 |
| Piping valves | 1-1/4" | 1 | EA | CI | 1967 |
| Piping valves | 1-1/2" | 2 | EA | CI | 1941 |
| Piping valves | 1-1/2" | 1 | EA | CI | 1943 |
| Piping valves | 1-1/2" | 1 | EA | CI | 1950 |
| Piping valves | 1-1/2" | 1 | EA | CI | 1962 |
| Piping valves | 1-1/2" | 2 | EA | CI | 1966 |
| Piping valves | 2" | 61 | EA | CI | 1941 |
| Piping valves | 2" | 32 | EA | CI | 1942 |
| Piping valves | 2" | 1 | EA | CI | 1950 |
| Piping valves | 2" | 4 | EA | CI | 1951 |
| Piping valves | 2" | 1 | EA | CI | 1953 |
| Piping valves | 2" | 1 | EA | CI | 1960 |
| Piping valves | 2" | 7 | EA | CI | 1961 |
| Piping valves | 2" | 2 | EA | CI | 1962 |
| Piping valves | 2" | 2 | EA | CI | 1963 |
| Piping valves | 2" | 3 | EA | CI | 1967 |
| Piping valves | 2" | 1 | EA | CI | 1968 |
| Piping valves | 2" | 1 | EA | PVC | 1984 |
| Piping valves | 2" | 2 | EA | PVC | 1987 |
| Piping valves | 2-1/2" | 11 | EA | CI | 1941 |
| Piping valves | 2-1/2" | 7 | EA | CI | 1942 |
| Piping valves | 2-1/2" | 5 | EA | CI | 1952 |
| Piping valves | 2-1/2" | 1 | EA | CI | 1962 |
| Piping valves | 2-1/2" | 1 | EA | CI | 1963 |
| Piping valves | 2-1/2" | 2 | EA | CI | 1964 |
| Piping valves | 2-1/2" | 1 | EA | PVC | 1972 |
| Piping valves | 2-1/2" | 2 | EA | PVC | 1996 |
| Piping valves | 2-1/2" | 1 | EA | PVC | 1997 |
| Piping valves | 2-1/2" | 1 | EA | PVC | 1998 |
| Piping valves | 3" | 13 | EA | CI | 1941 |
| Piping valves | 3" | 5 | EA | CI | 1942 |
| Piping valves | 3" | 1 | EA | CI | 1948 |
| Piping valves | 3" | 10 | EA | CI | 1953 |
| Piping valves | 3" | 2 | EA | CI | 1957 |
| Piping valves | 3" | 2 | EA | CI | 1967 |
| Piping valves | 3" | 1 | EA | CI | 1968 |
| Piping valves | 3" | 1 | EA | PVC | 1983 |
| Piping valves | 3" | 1 | EA | PVC | 1988 |

| Component Description | Size | Quantity | Unit of Measure | Material Type¹ | Approximate Year Installed |
|------------------------------|-------------|-----------------|------------------------|----------------------------------|-----------------------------------|
| Piping valves | 3" | 3 | EA | PVC | 1997 |
| Piping valves | 3" | 1 | EA | PVC | 1993 |
| Piping valves | 4" | 3 | EA | CI | 1941 |
| Piping valves | 4" | 4 | EA | CI | 1943 |
| Piping valves | 4" | 6 | EA | CI | 1951 |
| Piping valves | 4" | 1 | EA | CI | 1952 |
| Piping valves | 4" | 4 | EA | CI | 1953 |
| Piping valves | 4" | 1 | EA | CI | 1954 |
| Piping valves | 4" | 1 | EA | CI | 1957 |
| Piping valves | 4" | 4 | EA | CI | 1961 |
| Piping valves | 4" | 2 | EA | CI | 1967 |
| Piping valves | 4" | 1 | EA | CI | 1968 |
| Piping valves | 4" | 2 | EA | CI | 1977 |
| Piping valves | 4" | 1 | EA | PVC | 1986 |
| Piping valves | 4" | 4 | EA | PVC | 1997 |
| Piping valves | 4" | 1 | EA | PVC | 1998 |
| Piping valves | 4" | 2 | EA | PVC | 2002 |
| Piping valves | 5" | 1 | EA | CI | 1953 |
| Piping valves | 5" | 1 | EA | CI | 1960 |
| Piping valves | 5" | 1 | EA | PVC | 1997 |
| Piping valves | 6" | 65 | EA | CI | 1941 |
| Piping valves | 6" | 44 | EA | CI | 1942 |
| Piping valves | 6" | 2 | EA | CI | 1950 |
| Piping valves | 6" | 10 | EA | CI | 1951 |
| Piping valves | 6" | 13 | EA | CI | 1952 |
| Piping valves | 6" | 25 | EA | CI | 1953 |
| Piping valves | 6" | 9 | EA | CI | 1954 |
| Piping valves | 6" | 1 | EA | CI | 1955 |
| Piping valves | 6" | 5 | EA | CI | 1957 |
| Piping valves | 6" | 20 | EA | CI | 1961 |
| Piping valves | 6" | 5 | EA | CI | 1962 |
| Piping valves | 6" | 2 | EA | CI | 1963 |
| Piping valves | 6" | 3 | EA | CI | 1968 |
| Piping valves | 6" | 2 | EA | CI | 1969 |
| Piping valves | 6" | 14 | EA | CI | 1972 |
| Piping valves | 6" | 2 | EA | CI | 1974 |
| Piping valves | 6" | 7 | EA | CI | 1976 |
| Piping valves | 6" | 2 | EA | PVC | 1981 |
| Piping valves | 6" | 6 | EA | PVC | 1984 |
| Piping valves | 6" | 2 | EA | PVC | 1987 |
| Piping valves | 6" | 6 | EA | CI | 1989 |
| Piping valves | 6" | 1 | EA | CI | 1993 |
| Piping valves | 6" | 4 | EA | CI | 1995 |
| Piping valves | 6" | 4 | EA | CI | 1996 |
| Piping valves | 6" | 12 | EA | CI | 1998 |
| Piping valves | 6" | 9 | EA | CI | 2002 |
| Piping valves | 6" | 3 | EA | CI | 2003 |
| Piping valves | 8" | 30 | EA | CI | 1941 |

| Component Description | Size | Quantity | Unit of Measure | Material Type ¹ | Approximate Year Installed |
|---------------------------|--------|----------|-----------------|----------------------------|----------------------------|
| Piping valves | 8" | 22 | EA | CI | 1942 |
| Piping valves | 8" | 5 | EA | CI | 1952 |
| Piping valves | 8" | 6 | EA | CI | 1953 |
| Piping valves | 8" | 1 | EA | CI | 1959 |
| Piping valves | 8" | 31 | EA | CI | 1962 |
| Piping valves | 8" | 2 | EA | CI | 1968 |
| Piping valves | 8" | 1 | EA | CI | 1969 |
| Piping valves | 8" | 7 | EA | CI | 1972 |
| Piping valves | 8" | 8 | EA | CI | 1974 |
| Piping valves | 8" | 5 | EA | CI | 1976 |
| Piping valves | 8" | 1 | EA | CI | 1984 |
| Piping valves | 8" | 2 | EA | CI | 1987 |
| Piping valves | 8" | 5 | EA | CI | 1989 |
| Piping valves | 8" | 1 | EA | CI | 1995 |
| Piping valves | 8" | 2 | EA | CI | 1998 |
| Piping valves | 8" | 7 | EA | CI | 2002 |
| Piping valves | 10" | 1 | EA | CI | 1953 |
| Piping valves | 10" | 11 | EA | CI | 1962 |
| Piping valves | 12" | 2 | EA | CI | 1941 |
| Piping valves | 12" | 1 | EA | CI | 1942 |
| Piping valves | 12" | 1 | EA | CI | 1998 |
| | | | | | |
| Water distribution piping | 1" | 440 | LF | CI | 1941 |
| Water distribution piping | 1" | 650 | LF | CI | 1961 |
| Water distribution piping | 1" | 1,715 | LF | CI | 1962 |
| Water distribution piping | 1" | 1,100 | LF | CI | 1969 |
| Water distribution piping | 1" | 855 | LF | PVC | 1974 |
| Water distribution piping | 1" | 80 | LF | PVC | 1990 |
| Water distribution piping | 1" | 210 | LF | PVC | 1994 |
| Water distribution piping | 1-1/2" | 130 | LF | CI | 1941 |
| Water distribution piping | 1-1/2" | 450 | LF | CI | 1943 |
| Water distribution piping | 1-1/2" | 740 | LF | CI | 1951 |
| Water distribution piping | 1-1/2" | 195 | LF | CI | 1952 |
| Water distribution piping | 1-1/2" | 50 | LF | CI | 1960 |
| Water distribution piping | 1-1/2" | 640 | LF | CI | 1961 |
| Water distribution piping | 1-1/2" | 1,180 | LF | CI | 1962 |
| Water distribution piping | 1-1/2" | 380 | LF | CI | 1966 |
| Water distribution piping | 1-1/2" | 660 | LF | PVC | 1972 |
| Water distribution piping | 1-1/2" | 335 | LF | PVC | 1976 |
| Water distribution piping | 1-1/2" | 430 | LF | PVC | 1987 |
| Water distribution piping | 1-1/2" | 175 | LF | PVC | 1989 |
| Water distribution piping | 2" | 3,590 | LF | CI | 1941 |
| Water distribution piping | 2" | 985 | LF | CI | 1943 |
| Water distribution piping | 2" | 230 | LF | CI | 1949 |
| Water distribution piping | 2" | 250 | LF | CI | 1950 |
| Water distribution piping | 2" | 300 | LF | CI | 1952 |
| Water distribution piping | 2" | 3,738 | LF | CI | 1961 |
| Water distribution piping | 2" | 3,490 | LF | CI | 1962 |

| Component Description | Size | Quantity | Unit of Measure | Material Type¹ | Approximate Year Installed |
|------------------------------|-------------|-----------------|------------------------|----------------------------------|-----------------------------------|
| Water distribution piping | 2" | 175 | LF | CI | 1963 |
| Water distribution piping | 2" | 350 | LF | CI | 1967 |
| Water distribution piping | 2" | 170 | LF | PVC | 1971 |
| Water distribution piping | 2" | 1,415 | LF | PVC | 1972 |
| Water distribution piping | 2" | 760 | LF | PVC | 1974 |
| Water distribution piping | 2" | 210 | LF | PVC | 1976 |
| Water distribution piping | 2" | 50 | LF | PVC | 1979 |
| Water distribution piping | 2" | 216 | LF | PVC | 1981 |
| Water distribution piping | 2" | 195 | LF | PVC | 1982 |
| Water distribution piping | 2" | 40 | LF | PVC | 1984 |
| Water distribution piping | 2" | 150 | LF | PVC | 1988 |
| Water distribution piping | 2" | 55 | LF | PVC | 1989 |
| Water distribution piping | 2-1/2" | 1,485 | LF | DI | 1941 |
| Water distribution piping | 2-1/2" | 725 | LF | DI | 1942 |
| Water distribution piping | 2-1/2" | 470 | LF | DI | 1952 |
| Water distribution piping | 2-1/2" | 535 | LF | DI | 1962 |
| Water distribution piping | 2-1/2" | 378 | LF | DI | 1963 |
| Water distribution piping | 2-1/2" | 90 | LF | DI | 1964 |
| Water distribution piping | 2-1/2" | 300 | LF | PVC | 1972 |
| Water distribution piping | 2-1/2" | 130 | LF | PVC | 1987 |
| Water distribution piping | 2-1/2" | 35 | LF | PVC | 1995 |
| Water distribution piping | 2-1/2" | 200 | LF | PVC | 1998 |
| Water distribution piping | 3" | 930 | LF | CI | 1941 |
| Water distribution piping | 3" | 662 | LF | CI | 1943 |
| Water distribution piping | 3" | 450 | LF | CI | 1948 |
| Water distribution piping | 3" | 460 | LF | CI | 1950 |
| Water distribution piping | 3" | 185 | LF | CI | 1951 |
| Water distribution piping | 3" | 210 | LF | CI | 1952 |
| Water distribution piping | 3" | 2,500 | LF | CI | 1953 |
| Water distribution piping | 3" | 215 | LF | CI | 1957 |
| Water distribution piping | 3" | 140 | LF | CI | 1960 |
| Water distribution piping | 3" | 305 | LF | CI | 1961 |
| Water distribution piping | 3" | 70 | LF | CI | 1963 |
| Water distribution piping | 3" | 180 | LF | CI | 1964 |
| Water distribution piping | 3" | 574 | LF | CI | 1967 |
| Water distribution piping | 3" | 610 | LF | CI | 1968 |
| Water distribution piping | 3" | 290 | LF | PVC | 1974 |
| Water distribution piping | 3" | 245 | LF | PVC | 1988 |
| Water distribution piping | 3" | 125 | LF | PVC | 1994 |
| Water distribution piping | 3" | 250 | LF | PVC | 1996 |
| Water distribution piping | 4" | 565 | LF | CI | 1941 |
| Water distribution piping | 4" | 210 | LF | CI | 1943 |
| Water distribution piping | 4" | 680 | LF | CI | 1948 |
| Water distribution piping | 4" | 135 | LF | CI | 1949 |
| Water distribution piping | 4" | 2,030 | LF | CI | 1950 |
| Water distribution piping | 4" | 1,305 | LF | CI | 1953 |
| Water distribution piping | 4" | 2,540 | LF | CI | 1961 |
| Water distribution piping | 4" | 575 | LF | CI | 1967 |

| Component Description | Size | Quantity | Unit of Measure | Material Type¹ | Approximate Year Installed |
|------------------------------|-------------|-----------------|------------------------|----------------------------------|-----------------------------------|
| Water distribution piping | 4" | 40 | LF | CI | 1968 |
| Water distribution piping | 4" | 1,970 | LF | PVC | 1971 |
| Water distribution piping | 4" | 650 | LF | PVC | 1972 |
| Water distribution piping | 4" | 40 | LF | PVC | 1974 |
| Water distribution piping | 4" | 2,820 | LF | PVC | 1977 |
| Water distribution piping | 4" | 120 | LF | PVC | 1984 |
| Water distribution piping | 4" | 150 | LF | PVC | 1986 |
| Water distribution piping | 4" | 145 | LF | PVC | 1992 |
| Water distribution piping | 4" | 350 | LF | PVC | 1998 |
| Water distribution piping | 4" | 1,280 | LF | PVC | 2003 |
| Water distribution piping | 5" | 610 | LF | CI | 1953 |
| Water distribution piping | 6" | 22,996 | LF | CI | 1941 |
| Water distribution piping | 6" | 9,810 | LF | CI | 1943 |
| Water distribution piping | 6" | 205 | LF | CI | 1949 |
| Water distribution piping | 6" | 3,880 | LF | CI | 1950 |
| Water distribution piping | 6" | 7,285 | LF | CI | 1951 |
| Water distribution piping | 6" | 7,150 | LF | CI | 1952 |
| Water distribution piping | 6" | 7,275 | LF | CI | 1953 |
| Water distribution piping | 6" | 3,215 | LF | CI | 1954 |
| Water distribution piping | 6" | 1,450 | LF | CI | 1957 |
| Water distribution piping | 6" | 385 | LF | CI | 1960 |
| Water distribution piping | 6" | 15,564 | LF | CI | 1961 |
| Water distribution piping | 6" | 6,130 | LF | CI | 1962 |
| Water distribution piping | 6" | 463 | LF | CI | 1963 |
| Water distribution piping | 6" | 85 | LF | CI | 1964 |
| Water distribution piping | 6" | 3,329 | LF | CI | 1969 |
| Water distribution piping | 6" | 790 | LF | PVC | 1971 |
| Water distribution piping | 6" | 8,740 | LF | PVC | 1972 |
| Water distribution piping | 6" | 1,605 | LF | PVC | 1976 |
| Water distribution piping | 6" | 1,120 | LF | PVC | 1977 |
| Water distribution piping | 6" | 365 | LF | PVC | 1979 |
| Water distribution piping | 6" | 150 | LF | PVC | 1982 |
| Water distribution piping | 6" | 260 | LF | PVC | 1985 |
| Water distribution piping | 6" | 475 | LF | PVC | 1986 |
| Water distribution piping | 6" | 320 | LF | PVC | 1987 |
| Water distribution piping | 6" | 260 | LF | PVC | 1988 |
| Water distribution piping | 6" | 530 | LF | PVC | 1989 |
| Water distribution piping | 6" | 190 | LF | PVC | 1990 |
| Water distribution piping | 6" | 100 | LF | PVC | 1993 |
| Water distribution piping | 6" | 2,205 | LF | PVC | 1995 |
| Water distribution piping | 6" | 180 | LF | PVC | 1996 |
| Water distribution piping | 6" | 375 | LF | PVC | 1997 |
| Water distribution piping | 6" | 2,960 | LF | PVC | 1998 |
| Water distribution piping | 6" | 1,360 | LF | PVC | 2002 |
| Water distribution piping | 6" | 5,600 | LF | PVC | 2003 |
| Water distribution piping | 8" | 7,785 | LF | CI | 1941 |
| Water distribution piping | 8" | 4,340 | LF | CI | 1943 |
| Water distribution piping | 8" | 290 | LF | CI | 1949 |

| Component Description | Size | Quantity | Unit of Measure | Material Type ¹ | Approximate Year Installed |
|---------------------------|-----------------|----------|-----------------|----------------------------|----------------------------|
| Water distribution piping | 8" | 3,960 | LF | CI | 1952 |
| Water distribution piping | 8" | 4,000 | LF | CI | 1953 |
| Water distribution piping | 8" | 2,980 | LF | CI | 1955 |
| Water distribution piping | 8" | 105 | LF | CI | 1957 |
| Water distribution piping | 8" | 575 | LF | CI | 1959 |
| Water distribution piping | 8" | 16,093 | LF | AC | 1962 |
| Water distribution piping | 8" | 2,120 | LF | CI | 1968 |
| Water distribution piping | 8" | 2,775 | LF | PVC | 1972 |
| Water distribution piping | 8" | 4,630 | LF | PVC | 1974 |
| Water distribution piping | 8" | 4,595 | LF | PVC | 1976 |
| Water distribution piping | 8" | 3,010 | LF | PVC | 1995 |
| Water distribution piping | 8" | 9,546 | LF | PVC | 1998 |
| Water distribution piping | 8" | 1,280 | LF | PVC | 2003 |
| Water distribution piping | 10" | 1,320 | LF | AC ² | 1953 |
| Water distribution piping | 10" | 9,590 | LF | AC ² | 1962 |
| Water distribution piping | 10" | 60 | LF | PVC | 1998 |
| Water distribution piping | 12" | 500 | LF | AC ² | 1941 |
| Water distribution piping | 12" | 90 | LF | PVC | 1998 |
| | | | | | |
| Fire hydrants | 4.5" valve size | 8 | EA | | 1941 |
| Fire hydrants | 4.5" valve size | 45 | EA | | 1943 |
| Fire hydrants | 4.5" valve size | 1 | EA | | 1948 |
| Fire hydrants | 4.5" valve size | 13 | EA | | 1950 |
| Fire hydrants | 4.5" valve size | 18 | EA | | 1951 |
| Fire hydrants | 4.5" valve size | 17 | EA | | 1952 |
| Fire hydrants | 4.5" valve size | 6 | EA | | 1954 |
| Fire hydrants | 4.5" valve size | 3 | EA | | 1950 |
| Fire hydrants | 4.5" valve size | 3 | EA | | 1959 |
| Fire hydrants | 4.5" valve size | 15 | EA | | 1961 |
| Fire hydrants | 4.5" valve size | 39 | EA | | 1962 |
| Fire hydrants | 4.5" valve size | 1 | EA | | 1967 |
| Fire hydrants | 4.5" valve size | 4 | EA | | 1968 |
| Fire hydrants | 4.5" valve size | 5 | EA | | 1969 |
| Fire hydrants | 4.5" valve size | 17 | EA | | 1972 |
| Fire hydrants | 4.5" valve size | 9 | EA | | 1976 |
| Fire hydrants | 4.5" valve size | 13 | EA | | 1977 |
| Fire hydrants | 4.5" valve size | 1 | EA | | 1979 |
| Fire hydrants | 4.5" valve size | 2 | EA | | 1981 |
| Fire hydrants | 4.5" valve size | 1 | EA | | 1983 |
| Fire hydrants | 4.5" valve size | 3 | EA | | 1984 |
| Fire hydrants | 4.5" valve size | 1 | EA | | 1988 |
| Fire hydrants | 4.5" valve size | 1 | EA | | 1989 |
| Fire hydrants | 4.5" valve size | 1 | EA | | 1995 |
| Fire hydrants | 4.5" valve size | 1 | EA | | 1996 |
| Fire hydrants | 4.5" valve size | 12 | EA | | 1998 |
| Fire hydrants | 4.5" valve size | 11 | EA | | 2000 |
| Fire hydrants | 4.5" valve size | 5 | EA | | 2001 |
| Fire hydrants | 4.5" valve size | 15 | EA | | 2002 |

| Component Description | Size | Quantity | Unit of Measure | Material Type¹ | Approximate Year Installed |
|---|-----------------|-----------------|------------------------|----------------------------------|-----------------------------------|
| Fire hydrants | 4.5" valve size | 20 | EA | | 2003 |
| Well Pump House No.3, # 621 | 336 SF | 1 | EA | | 1941 |
| Well Pump House No.4, # 2121 | 334 SF | 1 | EA | | 1941 |
| Well Pump House No.8, # 6009 | 312 SF | 1 | EA | | 1941 |
| Well Pump House No.9, # 3967 | 314 SF | 1 | EA | | 1951 |
| Well Pump House No.10, # 7301 | 314 SF | 1 | EA | | 1951 |
| Well Pump House No.11, # 7501 | 315 SF | 1 | EA | | 1951 |
| Well, domestic water, #3 | 18" diameter | 640 | LF | Steel Case | 1941 |
| Well, domestic water, #4 | 18" diameter | 636 | LF | Steel Case | 1941 |
| Well, domestic water, #8 | 18" diameter | 611 | LF | Steel Case | 1951 |
| Well, domestic water, #9 | 18" diameter | 631 | LF | Steel Case | 1951 |
| Well, domestic water, #10 | 18" diameter | 639 | LF | Steel Case | 1951 |
| Well, domestic water, #11 | 18" diameter | 642 | LF | Steel Case | 1951 |
| Pump, Wells 3 domestic water | 60 hp | 1 | EA | | 1941 |
| Pump, Wells 4 domestic water | 60 hp | 1 | EA | | 1941 |
| Pump, Wells 9,10,11 domestic water | 75 hp | 3 | EA | | 1951 |
| Pump, Well 8 domestic water | 100 hp | 1 | EA | | 1941 |
| Elevated Water Storage Tank, Fac # 623, 1923, & 3509, | 400,000 gallon | 3 | EA | Steel | 1941 |
| Elevated Water Storage Tank, Fac # 6015 & 7305 | 400,000 gallon | 2 | EA | Steel | 1951 |
| Backflow Prevention Device | 1" | 1 | EA | | 1997 |
| Backflow Prevention Device | 1.5" | 1 | EA | | 1990 |
| Backflow Prevention Device | 2" | 1 | EA | | 1994 |
| Backflow Prevention Device | 2" | 3 | EA | | 1995 |
| Backflow Prevention Device | 2" | 1 | EA | | 1999 |
| Backflow Prevention Device | 2" | 2 | EA | | 2000 |
| Backflow Prevention Device | 2" | 1 | EA | | 2001 |
| Backflow Prevention Device | 2" | 4 | EA | | 2003 |
| Backflow Prevention Device | 2.5" | 1 | EA | | 1998 |
| Backflow Prevention Device | 4" | 5 | EA | | 2003 |
| Backflow Prevention Device | 6" | 3 | EA | | 1998 |
| Water supply meters | | 5 | EA | | 1970 |
| Chlorination/Fluoridation Equipment | | 6 | EA | | 1979 |

| Component Description | Size | Quantity | Unit of Measure | Material Type ¹ | Approximate Year Installed |
|---------------------------|----------------------|----------|-----------------|----------------------------|----------------------------|
| STANDBY GENERATORS | | | | | |
| Function | Location Facility Nr | KW | Tank Size | GPH | |
| Water Well # 10 | 7301 | 125 | 650 | 4.9 | 1992 |
| Water Well # 8 | 6009 | 275 | 1000 | 6.4 | 1993 |
| Water Well # 4 | 2121 | 125 | 500 | 4.9 | 1992 |

Legend:

CI - Cast Iron, PVC - Polyvinyl Chloride,
AC - Asbestos Cement
EA - Each, LF - Linear Feet, SF -
Square Feet, GPH - gallons per hour
DI - Ductile Iron

Notes:

1. Drawings furnished by Keesler AFB do not indicate material types. Material types have been assumed and may not necessarily reflect the actual material in place.

2. Interviews with base personnel indicate limited quantities of asbestos cement piping

J3.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists the other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the sale. There is no ancillary equipment (spare parts) and specialized vehicles and tools included in the sale. All spare parts, tools, equipment, and vehicles will be retained by the government to repair and maintain the items not included in this sale, and to repair and maintain the service connections between the point of demarcation and the facilities being served and to maintain and repair systems not being sold such as the storm drainage system.

TABLE 2
Spare Parts
Water Distribution System Keesler AFB

| Qty | Item | Make/Model | Description | Remarks |
|------|------|------------|-------------|---------|
| NONE | | | | |

TABLE 3
Specialized Vehicles and Tools
Water Distribution System Keesler AFB

| Description | Quantity | Location | Maker |
|-------------|----------|----------|-------|
| NONE | | | |

J3.2.3 Water Distribution System Manuals, Drawings, and Records Inventory

Table 4 provides a listing of manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals and Records
Water Distribution System Keesler AFB

| Quantity | Item | Description | Remarks |
|----------|------|-------------|---------|
| NONE | | | |

J3.3 Specific Service Requirements

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

1. As to digging permits, the Contractor will be required to mark his own utilities and will be responsible for initiating, officiating, and tracking digging permits for his own utilities. IAW Mississippi Code of 1972 Section 77-13-5 and -11, the Contractor will provide not less than two (2) and not more than ten (10) working days notice of any needed excavations to Mississippi One Call System and to said Utilities Privatization Administrative Contracting Officer so the location of underground utilities may be located and marked.
2. All water meters will be tested and calibrated annually, with tests scheduled with the Air Force UP QAE for witnessing.
3. If a meter is found to be inoperative or inaccurate, the Contractor will be given no more than 30 days to correct/recalibrate/replace said meter to maintain accuracy in meter readings, for both reimbursable and/or energy conservation purposes.
4. Fluoridation service for the water supply, as currently provided by the installation, will be continued by the contractor.
5. The Contractor shall perform flow testing and marking of fire hydrants IAW National Fire Protection Association standards/recommended practices. The government reserves the right to review flow test records. The Contractor shall be required to meet all unique and specific fire-flow requirements for the base, which will be listed and available in the Utilities Privatization Technical Library.

J3.4 Current Service Arrangement

81 Civil Engineer Squadron currently supplies the water commodity for the distribution system as described in J3.2.1.1 above. Records for water usage from AF Form 3556 for FY 02 are provided below.

| | |
|-----------------------|----------------|
| Annual Usage | 1,104,101 kgal |
| Monthly Average Usage | 92,008 kgal |
| High Month May 02 | 118,335 kgal |
| Low Month Feb 02 | 66,714 kgal |

Daily Average Usage

3,025 kgal

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

TABLE 5
Existing Secondary Meters
Water Distribution System Keesler AFB

| Meter Location | Meter Description (Type) |
|---|--------------------------|
| Facility 1401, Keesler Credit Union | Water Meter |
| Facility 2221, Keesler Community Center | Water Meter |
| Facility 2303, Main Base Exchange | Water Meter |
| Facility 6727, Golf Course Lake | Water Meter |
| Facility 6727-1, Golf Course Lake | Water Meter |

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 Keesler AFB

| Facility Number | Short Description | Local Designation |
|-----------------|--------------------|-------------------|
| 222 | SQ OPS | |
| 223 | RES FORCES OPL TNG | |
| 231 | TNG AID SHOP | |
| 233 | SQ OPS | |
| 255 | SQ OPS | |
| 308 | CHILD DEV CEN | |
| 404 | SC LAB MED | |

| | | |
|------|----------------------|-----------------|
| 408 | MEDICAL FOOD INSP | |
| 412 | RES FORCES A-E TNG | AEROMED STAGING |
| 414 | TLF (APP) | FISHER HOUSE |
| 416 | SC LAB MED | |
| 417 | SC LAB MED | |
| 418 | TRN LODGE SPT BLDG | |
| 470 | VOQ | TYER HOUSE |
| 701 | BASE PERSONNEL OFC | SABLICH CENTER |
| 823 | CHAPEL BASE | CHAPEL 1 |
| 823 | AETC TECH TNG SPT | |
| 824 | DEN CLINIC | |
| 902 | TV PROD FAC | WALL STUDIO |
| 904 | RES FORCES G/TNG SPT | |
| 1002 | TECH TNG LAB/SHOP | STENNIS HALL |
| 1101 | HQ GROUP | |
| 1201 | GYMNASIUM | BLAKE GYM |
| 1203 | BOWL CEN | GAUDE LANES |
| 1906 | HQ WG | HERITAGE FCLTY |
| 2001 | DH AMN (DET) | LIVE OAK DH |
| 2002 | DORM VAQ | |
| 2003 | DORM VAQ | |
| 2004 | DORM VAQ | |
| 2101 | DORM VAQ | MUSE MANOR |
| 2221 | OPEN MESS ENL | |
| 2222 | BASE LIBRARY | MCBRIDE LIBRARY |
| 2301 | EXCH SALES STORE | EXCH, SALES STO |
| 2303 | EXCH SALES STORE | SPATZ PLAZA |
| 2503 | DORM VAQ | COLE MANOR |
| 2504 | DORM VAQ | BRUNGARD MANOR |

| | | |
|------|----------------------|-----------------|
| 2601 | ATHLT FLD SOFTBALL | DIAMOND 08 |
| 2602 | AETC TECH TNG SPT | VOSLER ADC |
| 2801 | COMM FACLT Y | TELEPHONE MAINT |
| 2804 | HQ NUMBERED AF | 2AF HQ |
| 2816 | HQ WG | |
| 2818 | TECH TNG CLASSRM | MCCLELLAND HALL |
| 2901 | NCO PROF ED CEN | MATHIES HALL |
| 3101 | DORM VAQ | LOCKER HOUSE |
| 3217 | EXCH SVC OUTLET | DRY CLEANERS |
| 3301 | THEATER BSE | CROTWELL THTRE |
| 3302 | PHARMACY | SATELLITE PHARM |
| 3401 | STORE COMMISSARY | |
| 3501 | SP OPERATIONS | |
| 3517 | BE STOR CV FCLTY | KEY STORE |
| 3709 | CHAPEL CEN | LARCHER CHAPEL |
| 3821 | VOQ | SHAW HOUSE |
| 3823 | VOQ | SIMMONS MANOR |
| 3913 | POST OFFICE | |
| 3945 | VOQ | |
| 4002 | WHSE SUP & EQUIP BSE | TAYLOR LOG. CTR |
| 4004 | CIV FUND MWR BLDG | RECYCLING CTR |
| 4005 | BE STOR CV FCLTY | SABER/CHARTA |
| 4104 | GYMNASIUM | WELLNESS CENTER |
| 4106 | GYMNASIUM | DRAGON GYM |
| 4108 | FLT SIMLTR TRNG | |
| 4116 | TECH TNG LAB/SHOP | DOLAN HALL |
| 4120 | EXCH CAFÉ SNK BAR | SUB SHOP |
| 4201 | | HANGAR 1 |
| 4202 | AETC TECH TNG SPT | CODY HALL |

| | | |
|------|--------------------|-------------------|
| 4203 | | HANGAR 3 |
| 4204 | SHP A/M ORGL | HANGAR 4 |
| 4205 | RES FORCES OPL TNG | HANGAR 5 |
| 4209 | TWR, CONTROL | |
| 4216 | FR STN | FIRE STATION |
| 4218 | ACFT COR CON | ACFT COR CNTL |
| 4227 | TECH TNG LAB/SHOP | THOMSON HALL |
| 4233 | AFCS MAINT FCLTY | |
| 4248 | VEH MAINT SHOP | |
| 4249 | VEH MAINT SHOP | |
| 4250 | VEH MAINT SHOP | |
| 4252 | VEH OPS ADMIN | |
| 4255 | VEH MAINT SHOP | |
| 4263 | SHP NON-DESTR INSP | |
| 4275 | SQ OPS | |
| 4301 | SHP ACFT GEN PURP | FABRICATION SHP |
| 4329 | TECH TNG CLASSRM | CRAFTSMAN TRG FAC |
| 4330 | AETC TECH TNG SPT | WOLFE HALL |
| 4331 | TECH TNG LAB/SHOP | ALLEE HALL |
| 4332 | TECH TNG LAB/SHOP | WEATHER TRG FAC |
| 4410 | PETROL OPS BLDG | |
| 4419 | HYDR FL BLDG | |
| 4421 | SHP, REFL VEH | |
| 4430 | VEH MAINT SHOP | |
| 4431 | VEH OPS ADMIN | |
| 4433 | VEH SVC RACK | GOV WASH RACK |
| 4435 | LAB PME | PMEL |
| 4503 | EXCH MAINT SHOP | |
| 4513 | COLD STOR BASE | |

| | | |
|------|--------------------|-----------------|
| 4605 | HQ GROUP | |
| 4705 | BSE ENGR ADMIN | |
| 4811 | DORM AM PP/PCS-STD | |
| 4812 | DH AMN (DET) | PECAN DH |
| 4813 | DORM AM PP/PCS-STD | |
| 4815 | DORM AM PP/PCS-STD | |
| 4817 | DORM AM PP/PCS-STD | |
| 4818 | EXCH ADMIN | |
| 4904 | DORM AM PP/PCS-STD | |
| 4906 | DORM AM PP/PCS-STD | |
| 4908 | DORM AM PP/PCS-STD | |
| 4910 | DORM AM PP/PCS-STD | |
| 5020 | DORM AM PP/PCS-STD | |
| 5022 | DORM AM PP/PCS-STD | |
| 5024 | DORM VAQ | |
| 5025 | DORM VAQ | |
| 5106 | HQ GROUP | CONTRACTING |
| 5715 | SWIM POOL CONSOL | |
| 5901 | MED CMD & ADMIN | ARNOLD HALL |
| 5904 | ARTS & CRAFTS CEN | |
| 5913 | H/SHOP AUTOMOTIVE | AUTO HOBBY SHOP |
| 6004 | H/SHOP AUTOMOTIVE | |
| 6010 | POV WASHRACK | |
| 6727 | GOLF CLUBHSE | |
| 6729 | SWIM POOL CONSOL | |
| 6744 | GOLF CLUBHSE | |
| 6801 | YOUTH CEN | YOUTH CENTER |
| 6809 | ATHLT FLD BASEBALL | BALLFIELD #1 |
| 6810 | ATHLT FLD BASEBALL | BALLFIELD #2 |

| | | |
|------|--------------------|-----------------|
| 6811 | ATHLT FLD BASEBALL | BALLFIELD #3 |
| 6815 | SWIM POOL CONSOL | |
| 6901 | TECH TNG LAB/SHOP | BRYAN HALL |
| 6902 | TECH TNG LAB/SHOP | JONES HALL |
| 6903 | AETC TECH TNG SPT | HEWES HALL |
| 6918 | HQ GROUP | GARRARD HALL |
| 6927 | ATHLT FLD FB/SOC | |
| 6965 | DORM AM PP/PCS-STD | FOSTER MANOR |
| 7001 | DORM AM PP/PCS-STD | ALHO MANOR |
| 7101 | DORM AM PP/PCS-STD | HOLBROOK MANOR |
| 7102 | DORM AM PP/PCS-STD | CONNER MANOR |
| 7103 | DORM AM PP/PCS-STD | FOSTER MANOR |
| 7202 | DORM AM PP/PCS-STD | SMITH MANOR |
| 7203 | DORM AM PP/PCS-STD | DAVIS MANOR |
| 7402 | CHAPEL CEN | TRIANGLE CHAPEL |
| 7404 | DORM AM PP/PCS-STD | WINTERS MANOR |
| 7407 | ENCLOSED MALL | MINI-MALL |
| 7408 | THEATER BSE | WELCH THEATRE |
| 7409 | DH AMN (DET) | MAGNOLIA DH |
| 7502 | DORM AM PP/PCS-STD | AVERY MANOR |
| 7503 | RECREATION CENTER | VANDENBERG |
| 7504 | GYMNASIUM | TRIANGLE FITNSS |
| 7505 | SWIM POOL CONSOL | |
| 7508 | ATHLT FLD SOFTBALL | SOFTBALL FLD #4 |
| 7509 | ATHLT FLD SOFTBALL | SOFTBALL FLD #5 |
| 7701 | HQ GROUP | MALTBY HALL |
| 7704 | AFCS MAINT FCLTY | MALTBY ANNEX |
| 7 | YOUTH CEN | |
| 43 | CHILD DEV CEN | |

| | | |
|-----|------------------|--|
| 336 | FAM CAMP | |
| 337 | FAM CAMP SPT FAC | |
| 340 | FAM CAMP SPT FAC | |

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: Utility Contract Administrator
Address: 81 CES/CEOC
508 L Street
Keesler AFB, MS 39534
Phone number: 228-377-3801

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 25th of each month for the previous month. Outage reports shall be submitted to:

Name: Utility Contract Administrator
Address: 81 CES/CEOC
508 L Street
Keesler AFB, MS 39534
Phone number: 228-377-3801

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

Name: Utility Contract Administrator
Address: 81 CES/CEOC
508 L Street
Keesler AFB, MS 39534
Phone number: 228-377-3801

J3.7 Water Conservation Projects

IAW 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 Keesler AFB boundaries.

J3.9 Off-Installation Sites

No off-installation sites are included in the sale of the Keesler AFB water distribution system.

J3.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Water Distribution System Keesler 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 Keesler AFB water distribution system. If the utility system is sold, the Government will not accomplish these improvements. The Contractor shall make a determination as to the actual need to accomplish and 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 Improvement Projects
Water Distribution System Keesler AFB

| Project No. | Project Title | Improvement | Priority |
|-------------|---------------|-------------|----------|
| | | | |

| Project No. | Project Title | Improvement | Priority |
|-------------|--|--------------------------------|----------|
| 1 | Rehabilitate Well 9 | Water quality and quantity | High |
| 2 | Conduct comprehensive tank inspections | Water quality | High |
| 3 | Replace valves | Water quantity and operational | High |

J3.12 Right of Access to the Utility System

Exhibit A—Map of Premises

The map or maps attached as this Exhibit A show the known locations of the utility system. Portions of the utility system may not be fully shown on the map or maps. Any such failure to show the complete utility system on the map or maps shall not be interpreted as that part of the utility system being outside the Premises. The Premises are co-extensive with the entire linear extent of the utility system sold to Grantee, whether or not precisely shown on the map or maps attached hereto as this Exhibit A.

The following files, pertaining to the Water Utility System, in AutoCAD 2000 format, are included on the CD entitled *"Keesler Air Force Base Utilities, 4 April 2000"*.

Folder "READ-THIS-NOTE":

NOTE-3-6-00.bak
NOTE-3-6-00.DWG

Folder "SCREEN-TABS":

KE01P-UTIL-PRIV.DWG
KE02P-UTIL-PRIV.DWG
KE03P-UTIL-PRIV.DWG
KE04P-UTIL-PRIV.DWG
KE05P-UTIL-PRIV.DWG
KE06P-UTIL-PRIV.DWG
KE07P-UTIL-PRIV.DWG
KE08P-UTIL-PRIV.DWG
KE09P-UTIL-PRIV.DWG
KE10P-UTIL-PRIV.DWG
KE11P-UTIL-PRIV.DWG
KE12P-UTIL-PRIV.DWG
KE13P-UTIL-PRIV.DWG
KE14P-UTIL-PRIV.DWG

Folder "WATER":

WTR-1-12-UTIL-PRIV.DWG

Folder "EASEMENTS"
EASEMENT-FR-MB-TO-HARRCT1.TIF
EASEMENT-FR-MB-TO-HARRCT2.TIF

Exhibit B—Description of Premises

B.1. General Description of the Utility System, Lateral Extent of the Right-of-Way, and Points of Demarcation:

UTILITY SYSTEM DESCRIPTION:

The utility system may be composed of, without limitation, wells, well pumps, supporting emergency generator sets, water treatment equipment, valves, fire hydrants, water distribution mains, meters, booster station pumps, storage tanks, reservoirs, all related electrical controls, and computer hardware and software used to operate and control the production and delivery of water to end users on the Installation.

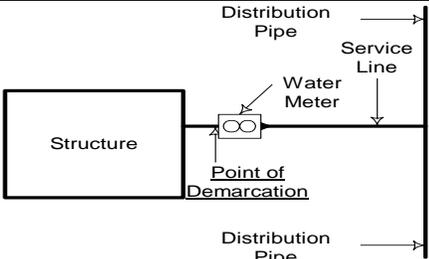
LATERAL EXTENT OF UTILITY SYSTEM RIGHT-OF-WAY:

For pipe sizes of 24 inches in diameter or less, 26-foot-wide, extending 13 feet on each side of the utility system, as installed.

For pipe sizes greater than 24 inches in diameter, 50-foot-wide, extending 25 feet on each side of the utility system, as installed.

UTILITY SYSTEM POINTS OF DEMARCATION:

The point of demarcation is defined as the point on the utility system where ownership changes from the utility system owner to the facility owner. The table below identifies the type and general location of the point of demarcation with respect to the facility for each scenario.

| Point of Demarcation (POD) | Applicable Scenario | Sketch |
|--|---|--|
| POD is at the water meter, backflow device, or valve (closest apparatus to the exterior of the structure). | Water meter, backflow device, or valve is located on the service line entering the structure within 25 feet of the exterior of the structure. |  |

| Point of Demarcation (POD) | Applicable Scenario | Sketch |
|--|---|-------------|
| <p>POD is where the service line enters the structure.</p> | <p>No water meter, backflow device, or valve exists on the service line entering the structure. Service valve may be within 25 feet of the structure at any time. Down stream side of the service valve will become the new point of demarcation.</p> | |
| <p>If the fire suppression system has a storage tank, then the POD is located on the inlet side of the isolation valve or backflow prevention device closest to the storage tank. If no storage tank is present, the POD is located on the inlet side of the PIV or isolation valve closest to the fire suppression pumps.</p> | <p>Fire suppression system is provided flow and/or pressure by the potable water distribution system. These systems are typically dedicated to serving one facility or a small cluster of facilities.</p> | <p>None</p> |
| <p>POD is located on the inlet side of the PIV, isolation valve, or backflow prevention device closest to the fire suppression system.</p> | <p>Fire suppression system is connected to the potable water distribution system.</p> | <p>None</p> |
| <p>POD for irrigation systems is the inlet side of the backflow prevention device or isolation valve closest to the irrigation system.</p> | <p>Irrigation system is fed directly from potable water distribution system.</p> | <p>None</p> |
| <p>POD is the inlet side of the hose bib or water fountain assembly's connection to the service lateral.</p> <p>Note: A service valve may be installed within 25 feet of the hose bib or water fountain at any time. Once installed, the inlet side of the service valve becomes the new POD.</p> | <p>Drinking Fountains and Hose Bibs connected to the water distribution system (typically found at ballfields and outdoor recreation areas). <u>No valve is located on the lateral</u> providing water service to the drinking fountain or hose bib within 25 feet of these connections.</p> | <p>None</p> |

| Point of Demarcation (POD) | Applicable Scenario | Sketch |
|---|---|---------------|
| POD is the inlet side of the service valve. | Drinking Fountains and Hose Bibs connected to the water distribution system (typically found at ball fields and outdoor recreation areas). <u>Service valve is located on the lateral</u> providing water service to the drinking fountain or hose bib within 25 feet of these water use devices. | None |
| POD is at the overhead service line's connection to the service entrance mast. Note: If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation is the owner and maintainer of the electric meter and the can. The POD for the electric meter is at the water utility owner's conductors to the electric utility owner's conductors. This meter POD applies regardless of the location of the electric utility owner's meter. The water utility owner will own the service entrance mast. | Electric power is provided to a water facility via an <u>overhead service drop</u> . This configuration could be found at facilities dedicated to the water utility such as a water well, pump station, or water tower. | None |
| POD is at the transformer secondary terminal spade. Note: If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation is the owner and maintainer of the electric meter. The POD for the meter is at the water utility owner's conductors to the electric utility owner's conductors. This meter POD applies regardless of the location of the electric meters and transformers. | ELECTRIC POWER IS PROVIDED TO A WATER FACILITY VIA AN <u>UNDERGROUND SERVICE CONNECTION</u> . THIS CONFIGURATION COULD BE FOUND AT FACILITIES DEDICATED TO THE WATER UTILITY SUCH AS A WATER WELL, PUMP STATION, OR WATER TOWER. | None |

UNIQUE POINTS OF DEMARCATION:

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

| Building No. | Point of Demarcation (POD) Description |
|--|---|
| MFH- Thrower Park. South of Fac 337 | Supply side of 2" valve 110014 |

| | |
|---|--|
| FAMCAMP | |
| MFH- Throrer Park. South of Fac 337 FAMCAMP | Supply side of 4" valve 110015 |
| MFH- Throrer Park. North of Qtrs 217 | Supply side of 4" PVC valve unnumbered |
| MFH- East/West Falcon. West of Qtrs 71 | Supply side of 8" valve 109022 (interconnection to VA facilities) |
| MFH- East/West Falcon. Well #13 | Supply side of 10" valve unnumbered (tank connection to VA facilities) |
| MFH- Maltby , Shadowlawn, Bayridge. South of Qtrs 63 | Supply side of Valve 107709 |
| MFH- Maltby , Shadowlawn, Bayridge. Intersection Rodenberg & Greenlawn Ave | Supply side of Valve 112306 |
| MFH- Maltby , Shadowlawn, Bayridge. Intersection Rodenberg & Greenlawn Ave | Supply side of Valve 112207 |
| MFH- Maltby , Shadowlawn, Bayridge. Intersection Rodenberg & Greenlawn Ave | Supply side of Valve 112205 |
| MFH- Maltby , Shadowlawn, Bayridge. Intersection Peters Ave & Patton Dr | Supply side of Valve 108203 |
| MFH- Maltby , Shadowlawn, Bayridge. Intersection Peters Ave & Patton Dr | Supply side of Valve 108204 |
| MFH- Maltby , Shadowlawn, Bayridge. Intersection Peters Ave & Patton Dr | Supply side of Valve 108205 |
| MFH- Oak Park. Along Kensington Dr | Supply side of Valve 111814 |
| MFH- Oak Park. Intersection Bayview St and Beverly Dr | Supply side of Valve 111006 |
| MFH- Oak Park. Intersection Bayview St | Supply side of Meter 100308 |

| | |
|---|---|
| and Kensington Dr | |
| MFH- North Pine Haven. Along Meadows Dr at Gate 1 | Tee connection between 6" and 8 " pipe |
| MFH- North Pine Haven. Along Meadows Dr North of Qtrs 02 | Supply side of Valve 105509 |
| MFH- North Pine Haven. Along Meadows Dr North of Qtrs 88 | Supply side of Valve 105501 |
| MFH- North Pine Haven. Along Meadows Dr North of Qtrs 78 | Supply side of Valve 105505 |
| MFH- North Pine Haven. Along Meadows Dr. Southwest of Qtrs 70 | Supply side of Valve 103310 |
| MFH- South Pine Haven. | Supply side of Valve 105201 |
| MFH- South Pine Haven. | Supply side of Valve 105201 |
| MFH- Harrison Court. West of Qtrs 04 along Magellan Dr | Supply side of Valve 110401 |
| MFH- Harrison Court. West of Qtrs 12 along Park Ct | Supply side of Valve 110904 |
| MFH- Harrison Court. Intersection DeSoto Ave and Benachi Dr | Supply side of Gate Valve (Ref: Sheet 9 Detail A/9) |

B.2. Description of Restricted Access Areas:

| Description | Facility # | State Coordinates | Other Information |
|-------------|------------|-------------------|-------------------|
| None | | | |

Exhibit C—Environmental Baseline Survey

The Air Force has determined that it is not required to conduct an EBS in regard to the sale of this utility system.