

Utility Privatization of the Water, and Wastewater Utility Distribution Systems at  
Fort AP Hill, Virginia

PART: U.S. GOVERNMENT PROCUREMENTS

SUBPART: SERVICES

CLASSCOD: S--Utilities and Housekeeping Services--Potential Sources Sought

OFFADD: Defense Energy Support Center, 8725 John J. Kingman Rd., Room 3830,  
Fort Belvoir, VA 22060-6222

SUBJECT: S--SOURCES SOUGHT FOR PRIVATIZATION OF WATER AND  
WASTEWATER UTILITY DISTRIBUTION SYSTEMS FORT AP HILL, VIRGINIA.

POC: Douglas Smith, Contract Specialist, (703) 767-9409, Defense Energy Support  
Center, (DESC-EA).

DESC: The Defense Energy Support Center (DESC), in conjunction with the Assistant Chief of Staff for Installation Management (ACSIM), Army Material Command and, Fort AP Hill, Virginia, seek to identify responsible potential sources and obtain information in regards to possible privatization of utility systems in accordance with 10 USC 2688, "Utility Systems: Conveyance Authority" for Utility Privatization of the Water and Wastewater Utility Distribution Systems at Fort AP Hill, Virginia. The potential privatization action will include transfer of ownership, operation and maintenance, and the obligation to serve. The Army will not transfer ownership of land or any land lease interest for Fort AP Hill, VA and will grant easements and leases, with concurrence of the underlying leaseholder where applicable, for access to land associated with each utility system.

OBJECTIVE: Should privatization occur, the ownership of the entire water and wastewater utility systems and equipment to include, all capital investments, operation, maintenance and repair responsibilities, shall transfer to a publicly or privately owned utility provider. All responsibility for maintaining reliable service, including such items as environmental compliance, operation, maintenance, major systems renovation, construction, equipment, manpower and overhead shall be the responsibility of the new owner. Utility services under the potential contract will not include the commodity itself.

**INSTALLATION AND UTILITY SYSTEM DESCRIPTION:**

Note: (1). All technical data and information listed below is to be considered either an estimated quantity or an approximate order of magnitude. Companies responding to this notice of interest are responsible for verification of all inventory data.

(2). Companies responding to this notice of interest shall respond to interest in the entire scope of the requirement.

## **Fort A P Hill Overview**

Located approximately 80 miles south of Washington D.C., Fort A.P. Hill is a U.S. Army Installation serving every component of the U.S. Armed Forces, active and reserve, and several other agencies of the U.S. Government including the Bureau of Alcohol, Tobacco, and Firearms, the Immigration and Naturalization Service, and the State Department. The Installation annually hosts between 500,000 and 800,000 man-days of training.

While one of the largest installations in terms of landmass encompassing 76,500 acres, Fort A.P. Hill is also one of the smallest in terms of permanent garrison staff, with just 183 full time civilian employees and 13 active duty soldiers currently authorized. Primary products and services include delivery of maneuver and live fire training services, logistics support (shelter, food, and ammunition), recreational support, telecommunications and automation services, and public work services. The range complex consists of 50 direct fire ranges and 50 indirect fire ranges capable of accommodating mortar, artillery, and combined running fire, hover fire, and terrain flight aerial gunnery. Fort A.P. Hill is continually adjusting its ranges and services, with its integrated creative team of professionals designing solutions to meet the pressing dynamic needs of an Army in transformation.

Fort A.P. Hill hosts the Boys Scouts of America Jamboree in a four-year cycle. During the Jamboree, which spans a ten-day period, Fort A.P. Hill's population explodes, making it very unique among all military installations. Among other services, Fort A. P. Hill (APH) provides potable water to the Boys Scouts during the Jamboree.

## **Water System Description**

The potable water utility system at APH is composed of eight independent components including; Headquarter Areas, Central Camp, Cooke Camp, Pender Camp, and Rappahannock sites. Wilcox, Archer, and Anderson area potable water systems are stand-alone, but can be connected to the Headquarters Area system when needed. The water distribution systems consist of water wells, chlorination disinfection systems, booster pumps, water storage tanks, water mains, fire hydrants, isolation valves, air release valves and service lines.

A unique requirement of the APH potable water system is to accommodate the National Boy Scouts of America (BSA) Jamboree that has been held at APH every four years since 1981. The actual BSA Jamboree lasts for only 10 days, but takes months to prepare the potable water system to accommodate the potable water demands from the Jamboree's enormous attendance. It is estimated that APH hosts approximately 30,000 boy scouts and nearly 300,000 visitors during the Jamboree.

## **Water Sources**

Water sources for Fort A.P. Hill are the Aquia, Middle and Lower Potomac aquifers. There are 25 active wells that draw water from the aquifers and supply the distribution systems.

The water systems within APH provide water for both domestic and fire protection use. With few exceptions, lines are located adjacent to roadways and fire hydrants readily accessible and each fire hydrant has its own isolation valve. Isolation valves are located near most pipe intersections making it easy to isolate portions of the system. The normal distribution pressure is approximately 54 pounds per square inch (psi) and is adequate for fire protection.

The water distribution system consists of pipes size ranging from 1 to 24 inches. The total length of the pipe is approximately 256,00 linear feet.

## **Wastewater System Description**

### **Collection System**

The wastewater collection system at APH consists of gravity lines, equalization basins, lift stations and force mains that transport the wastewater generated to treatment facilities. The wastewater collection system at APH can be divided into two sections. The Main Cantonment section includes the areas where generated wastewater flows to the Wilcox Wastewater Treatment Plant (WWTP) for treatment. The second section includes the outlying areas where the wastewater treatment occurs within the specific area.

### **Equalization Basins**

Some of the areas within the Main Cantonment have equalization basins. The basins are located near lift stations and their primary purpose is to store flows to the lift station that are greater than the pump capacity. When the flow to the lift station is greater than the lift station pump capacity, the excess flow is transferred to the equalization basins. When the flow to the lift station is less than the lift stations pump capacity and if there is any wastewater in the equalization basin, the wastewater flows by gravity from the basin to the lift station. Some of the basins have aeration to keep particles in suspension. The aeration does provide treatment and assists in reducing the potential for hydrogen sulfide development

The wastewater generated at Main Cantonment area facilities flow to gravity collections lines, then on to a lift station where it is pumped to other gravity collection lines and eventually on to the Wilcox Wastewater Treatment Plant (WWTP). The plant is located in the southeast portion of APH. Only a small portion of the wastewater generated at APH flows by gravity directly to the WWTP.

The sub-areas that make up the Main Cantonment area are: Mahone, Jackson, HETH, Davis, Lake Travis, Rodes, Longstreet, Wilcox, Archer ASP, Anderson Headquarters and Naval Area.

The wastewater collection system in the Main Cantonment area consists of pipes size ranging from less than 4 to 12-inches. The total length of the pipe is 30.3 miles with approximately 380 manholes.

**REQUIREMENTS:** The general goal of the privatization process at Fort AP Hill is to transfer all capital assets of the water and wastewater treatment facilities to a municipal, private, regional, district or cooperative utility company or other non-Department of Defense entity to own and operate the systems on a long term contractual basis. Specific requirements under the contract will be: (1) the ability to service all areas within Fort AP Hill and all Federal service premises currently served by Government owned systems that are the subject of this requirement; (2) the ability to provide access to two [2] independent potable water sources to provide redundant supply linkage. Independent potable water sources are two separate sources of supply from two separate treatment facilities. One area of consideration [as a source] may be the existing Fort AP Hill plant.

**PROCESS:** This request is to gather information from interested parties and is an essential step in determining market interest for the privatization of the water and wastewater systems at Fort AP Hill. In order to minimize costs both to potentially interested parties and the government, this notice is issued to determine market interest and feasibility as well as determining marketing strategies for privatizing the utility systems. Should insufficient credible interest be identified for a privatization action, it is highly likely that no formal solicitation will be issued. Should interest be determined sufficient, a formal Request for Proposals (RFP) may be forthcoming. Interested parties should provide a statement of interest on company letterhead. The statement of interest must not exceed a total length of 15 pages. The statement shall include as a minimum, the following information: (1) capability and experience in the ownership, operation and maintenance of similar systems; (2) financial capability to purchase, upgrade, expand, operate and maintain utility systems; (3) conceptual rate plan (i.e., will charges for utility service be made from existing rates or from rates developed specifically for service at the individual installation(s); (4) discussion of your conceptual basis for a proposed purchase price (capitalized earnings value, replacement cost new less depreciation, original cost less depreciation, or other); (5) understanding of the federal, state and local environmental laws and regulations and familiarity and experience with environmental compliance procedures and regulations for the State of Virginia and US Environmental Protection Agency Regions; (6) Company point of contact, phone no. and e-mail address.

**SITE VISIT AND DATA:** Neither a site visit nor the provision of additional data on the utility systems is considered necessary for the preparation and submittal of statement of interest. If a site visit and the provision of additional data are later determined necessary, notification will be provided by way of an amendment to this announcement.

DUE DATE: Statements of interest must be submitted to Defense Energy Support Center (DESC-EA) by 3:00 P.M., Eastern Standard Time on Friday, March 16, 2004. Sources may address responses to: Defense Energy Support Center, 8725 John J. Kingman Rd., Room 3830, ATTN: Douglas Smith, DESC-EA, Ft. Belvoir, VA 22060-6222.

LINK DESC: For future Privatization solicitation information

LINKURL: <http://www.desc.dla.mil/DCM/DCMPage.asp?pageid=246>

EMAIL DESC: For additional information or clarification

EMAIL ADD: [Douglas.G.Smith@dla.mil](mailto:Douglas.G.Smith@dla.mil)