

ATTACHMENT J10

Windy Hill Marine Corps Training Site Water Distribution System

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J10 Windy Hill Marine Corps Training Site Water Distribution System

J10.1 Windy Hill Marine Corps Training Site Overview

The Windy Hill Marine Corps Training Site (Windy Hill Site), which is included as an off-installation site in the privatization effort at Naval Air Station Atlanta (NAS Atlanta), is located approximately 3 miles south from the main base in the town of Smyrna, GA. The approximately 27-acre site is gated and posted as U.S. Government property. The Windy Hill site is currently occupied by the 4th Low Altitude Air Defense Battalion (4th LAAD). The Windy Hill Site is used for daily field exercises. There are approximately 25 active duty personnel on base during the week and 125 reserve personnel that come to the site for weekend training.

Size of the Windy Hill Site:	
Windy Hill Marine Corps Training Site	27 Acres
Total Acreage	27 Acres

The base owns, operates, and maintains 8 buildings classified as commercial/industrial facilities.

Location	Commercial/Industrial Facilities	Family Housing Units
Windy Hill	8	0

History

The Windy Hill site was acquired from the Air Force in October 1971.

Current Mission

The Windy Hill Site and NAS Atlanta train and support 3,846 Navy and Marine Corps Reservists assigned to more than two dozen aviation and non-aviation units. A cadre of more than 1,397 active duty military and civilian personnel provide this training and support.

Future Changes

There are no new missions or planned changes identified that would significantly effect the current operations, support, personnel, or utility functions at the Windy Hill Site.

J10.2 Water Distribution System Description

J10.2.1 Water Distribution System Fixed Equipment Inventory

The Windy Hill site water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters

the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

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

J10.2.1.1 Description

The Windy Hill site does not own or operate a potable water treatment plant. The Site is under contract with the City of Smyrna for potable water service. Water meters consist of the B1101 main and bypass meters. For a 12-month period from November 1997 to October 1998 the total average monthly usage was 12,400 gallons per month (407 gpd). The peak monthly usage during this period was 36,000 gallons per month (1,180 gpd).

J10.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Windy Hill Site water system included in the sale.

TABLE 1
Fixed Inventory
Water Utility System, Windy Hill Site

Component Item	Size	Quantity	Unit of Measure	Material Type ¹	Approximate Year of Installation
Valves	6"	5	EA	CI	1959
Piping	1.25"	153	LF	PVC	1992
Piping	1.5"	190	LF	CI	1959
Piping	2.5"	419	LF	CI	1959

Piping		6"	743	LF	CI	1959
Hydrants		4.5" valve size	1	EA		1959
Legend: CI - Cast Iron PVC - Polyvinyl Chloride LF - Linear Feet EA - Each			Notes: 1. Drawings furnished by Naval Air Station do not indicate material types. Some material types have been assumed and may not necessarily reflect the actual material in place.			

J10.2.2 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, Windy Hill Site

Part #	Description	Quantity
None		

TABLE 3
 Specialized Vehicles and Tools
 Water System, Windy Hill Site

Description	Quantity	Location	Maker
None			

J10.2.3 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 System, Windy Hill Site

Qty	Item	Description	Remarks
	None		

J10.3 Specific Service Requirements

The service requirements and standards for the Windy Hill Site water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*, and Section H, *Special Contract Provisions*. The following requirements are specific to the Windy Hill Site water distribution system and are in addition to those found in Sections C or H. If there is a conflict between requirements described below and Sections C or H, the requirements listed below take precedence over those found in Sections C or H.

J10.3.1 THREAT Compliance

The Contractor must comply with all THREAT conditions that may exist prior to arrival or arise while on base. The Contractor is advised that THREAT conditions can vary daily at the base. The Contractor is further advised that THREAT conditions may cause delays in access.

J10.4 Current Service Arrangement

The Windy Hill Marine Corps Site is under Contract N62467-82-M-1908 with the City of Smyrna for potable water service. Water meters consist of the B1101 main and bypass meters. For a 12-month period from November 1997 to October 1998 the total average monthly usage was 12,400 gallons per month (407 gpd). The peak monthly usage during this period was 36,000 gallon per month (1,180 gpd).

Water usage data in recent years for the Windy Hill Site are as follows:

Location	Measurement Unit	Usage 11/97-10/98
Windy Hill	Monthly Average	12,400 gal
Windy Hill	Peak Month	36,000 gal

J10.5 Secondary Metering

J10.5.1 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 System, Windy Hill Site

Utility System	Meter Quantity	Facility ID	Facility Name/Description
None			

J10.5.2 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 System, Windy Hill Site

Meter Location	Meter Description
None	

J10.6 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: Budget Assistant (Code 803)
Address: Naval Air Station Atlanta
 1000 Halsey Avenue
 Marietta, Georgia 30060
Phone number: 770-919-6519

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: Budget Assistant (Code 803)
Address: Naval Air Station Atlanta
 1000 Halsey Avenue
 Marietta, Georgia 30060
Phone number: 770-919-6519

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: Budget Assistant (Code 803)
Address: Naval Air Station Atlanta
1000 Halsey Avenue
Marietta, Georgia 30060
Phone number: 770-919-6519

J10.7 Water Conservation Projects

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

None.

J10.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Windy Hill Site boundaries.

J10.9 Off-Installation Sites

The Windy Hill Marine Corps Training Site is owned, operated, and maintained by NAS Atlanta. As such the Windy Hill Site is considered an off-installation site for NAS Atlanta. There are no other off-installation sites.

J10.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Water System, Windy Hill Site

Location	Description
None	

J10.11 Government Recognized System Deficiencies

Table 8 provides a listing of the system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the NAS Atlanta and the Windy Hill Site water distribution system. If the utility 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 Upgrade and Renewal and Replacement Plan process and will be

recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Water System, Windy Hill Site

Project Location	Project Description
None	