

ATTACHMENT J11

Windy Hill Marine Corps Training Site Wastewater System

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J11 Windy Hill Marine Corps Training Site Wastewater System

J11.1 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.

J11.2 Wastewater System Description

J11.2.1 Wastewater System Fixed Equipment Inventory

The Windy Hill Site wastewater system consists of all appurtenance 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 cost adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the wastewater system privatization are:

- Grease Traps
- Oil/Water Separators
- Septic Systems
- Pretreatment Systems

J11.2.1.1 Description

At the Windy Hill Site, sewage is collected and discharged to the City of Smyrna for domestic wastewater treatment. Sewage flow is not measured at Windy Hill. Billing is based on water usage. Sewage flow is estimated at 280 gpd based on 70% of the average water usage.

J11.2.1.2 Inventory

Table 1 provides a general listing of the major wastewater system fixed assets for the Windy Hill site wastewater system included in the purchase.

TABLE 1
Fixed Inventory
Wastewater System, Windy Hill Site

Windy Hill Site Domestic Sewage Inventory

Component Item	Size (Inches)	Quantity	Unit of Measure	Material Type ¹	Approximate Year of Installation
Piping	4"	705	LF	VC	1959
	4"	170	LF	PVC	1993
	4"	805	LF	DI	1959

Piping		8"	170	LF	CI	1999
Cleanout Tee		4"	1	EA	PVC	1993
Manholes	4' ID riser, 8' deep		5	EA	Brick	1959
Lift Stations		125 GPM	1	EA		1992
Legend:			Notes:			
CI - Cast Iron DI-Ductile Iron EA - Each PVC - Polyvinyl Chloride LF - Linear Feet VC - Vitrified Clay GPM - Gallons Per Minute			1. Drawings furnished by Naval Air Station do not always indicate material types. Some material types have been assumed and may not necessarily reflect the actual material in place.			

J11.2.2 Wastewater 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 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 and tools.

TABLE 2
Spare Parts
Wastewater System, Windy Hill Site

Part #	Description	Quantity
None		

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

Description	Quantity	Location	Maker
None			

J11.2.3 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, Windy Hill Site

Qty	Item	Description	Remarks
	None		

J11.3 Specific Service Requirements

The service requirements and standards for the Windy Hill Site wastewater 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 wastewater 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.

J11.3.1 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.

J11.4 Current Service Arrangement

At the Windy Hill Site, sewage is collected and discharged to the City of Smyrna for domestic wastewater treatment. Sewage flow is not measured at Windy Hill. Billing is based on water usage. Sewage flow is estimated at 280 gpd based on 70% of the average water usage. The table below summarizes the sewage flow for the Windy Hill Site.

Location	Measurement Unit	Usage
Windy Hill	Gallons per Day	11/97-10/98* 280

*Based on 70%of water usage.

J11.5 Secondary Metering

There are currently no requirements for secondary metering of wastewater included in this contract. Any future wastewater secondary metering requested by the Government will be IAW C.3, Future Secondary Meters.

J11.6 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 Ave
Marietta, Georgia 30060
Phone number: 770-919-6519

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

3. Infiltration and Inflow Report. If required by Clause C.3, the Contractor shall submit a 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: Budget Assistant (Code 803)
Address: Naval Air Station Atlanta
1000 Halsey Ave
Marietta, Georgia 30060
Phone number: 770-919-6519

J11.7 Infiltration and Inflow (I&I) Projects

IAW C.3, Utility Service Requirement, the following projects have been implemented by the Government for managing and monitoring I&I.

There are no I&I projects currently planned.

J11.8 Service Area

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

J11.9 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.

J11.10 Specific Transition Requirements

IAW Clause 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, Windy Hill Site

Location	Description
None	

J11.11 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 Windy Hill site 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 Schedule L-3. Renewal and Replacement projects will be covered through Sub-CLIN AB.

TABLE 6
System Deficiencies
Wastewater System, Windy Hill Site

Project Location	Project Description
None	