

ATTACHMENT J3

Fort Smith Municipal Airport (ANG) Water Distribution System

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J3 Fort Smith Municipal Airport (ANG) Water Distribution System

J3.1 Fort Smith Municipal Airport (ANG) Overview

The 188th Fighter Wing (FW) of the Arkansas Air National Guard occupies 110 acres of leased land on the Fort Smith Municipal Airport, located approximately 2 miles southeast of Fort Smith, Arkansas. The mission of the 188th FW is to execute directed fighter missions designed to destroy enemy forces, supplies, equipment, communications systems, and installations with all types of tactical weapons. The unit currently flies the F-16 Falcon. The 188th FW occupies 3 administrative, 46 industrial and 3 services buildings totaling approximately 332,102 square feet with 320 full-time personnel. A unit training drill is conducted once a month and results in a surge of up to 1,000 personnel.

J3.2 Water Distribution System Description

J3.2.1 Water Distribution System Fixed Equipment Inventory

The Fort Smith Municipal Airport (ANG) 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, and storage facilities. 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:

- ?? Lawn sprinkler systems
- ?? Fire suppression systems

J3.2.1.1 Description

The Fort Smith Municipal Airport (ANG) water distribution system is supplied by the city of Fort Smith and enters the base at one point. The configuration is predominantly a dead-end system with a small looped section. Water is delivered at 61 psig. The distribution system consists of approximately 3100 linear feet of PVC pipe, 5,000 linear feet of ductile iron pipe, 2,500 linear feet of galvanized pipe, and 340 linear feet of copper pipe. Piping diameter ranges from 1 ¼ inch to 10 inches. Piping is buried at an average depth of three feet without the use of tracer wire or marking tape. The system also has 33 cast iron gate valves, 4 steel valves, 3 ductile iron valves, 5 brass valves and 1 PVC valve. Additionally, there are 22 fire hydrant assemblies and one 250,000 gallon elevated water tank. The water tank uses Impressed Current type cathodic protection with anodes and rectifier. There are no

wells, water treatment labs, pumps or pump houses, below ground tanks, external backflow prevention devices, or post indicator valves (PIVs) included in this privatization. Base personnel indicate the system capacity is adequate to meet current and projected demands.

J3.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Fort Smith Municipal Airport (ANG) water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System Fort Smith Municipal Airport (ANG)

Item	Size	Quantity	Unit	Approximate Year of Construction
PVC Pipe	(in.)			
	3/4	40	LF	1998
	1.25	107	LF	1990
	1.5	427	LF	1989
	1.5	216	LF	1996
	2	40	LF	1975
	2	124	LF	1985
	2	200	LF	1996
	2.5	635	LF	1979
	3	62	LF	1992
	6	743	LF	1994
	6	375	LF	1996
	6	220	LF	2000
Ductile Iron Pipe	(in.)			
	4	84	LF	1955
	4	130	LF	1978
	6	787	LF	1955
	6	278	LF	1974
	6	1337	LF	1982
	8	2382	LF	1955
Galvanized Pipe	(in.)			
	1.25	15	LF	1961
	6	751	LF	1975
	6	114	LF	1985

Item	Size	Quantity	Unit	Approximate Year of Construction
	6	767	LF	1986
	10	892	LF	1984
Copper Pipe	(in.)			
	2	87	LF	1974
	2	124	LF	1978
	2.5	130	LF	1986
Steel Gate Valve	(in.)			
	1.25	4	EA	1990
Cast Iron Gate Valve	(in.)			
	2	2	EA	1958
	2	1	EA	1975
	2	1	EA	1971
	2.5	1	EA	1979
	3	1	EA	1955
	3	1	EA	1996
	4	1	EA	1955
	4	1	EA	1978
	6	2	EA	1982
	6	1	EA	1985
	6	1	EA	1986
	6	1	EA	1994
	6	1	EA	1996
	8	12	EA	1955
	8	4	EA	1985
	10	2	EA	1984
Ductile Iron Gate Valve	(in.)			
	6	3	EA	1975
Brass Gate Valve	(in.)			
	0.75	1	EA	1998
	2	1	EA	1974
	2	1	EA	1978
	2	1	EA	1994

Item	Size	Quantity	Unit	Approximate Year of Construction
	2.5	1	EA	1986
PVC Ball Valve	(in.)			
	2	1	EA	1996
Fire Hydrant Assemblies	(in.)			
	6	17	EA	1989
	6	1	EA	1994
	6	2	EA	1996
	6	1	EA	1999
	6	1	EA	2000
Elevated Storage Tanks	Gallons			
	250,000	1	EA	1955
Water Tank Cathodic Protection System				
Impressed Current Anodes		15	EA	1992
Harco Rectifier rated at 18 volts/8 Amps		1	EA	1992
Notes:				
PVC = Polyvinyl Chloride				
EA = Each				
GAL = Gallons				
IN = Inches				
LF = Linear Feet				

J3.2.2 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 Distribution System Fort Smith Municipal Airport (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Water Distribution System Fort Smith Municipal Airport (ANG)

Description	Quantity	Location	Maker

Description	Quantity	Location	Maker
None			

J3.2.3 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 Distribution System Fort Smith Municipal Airport (ANG)

Qty	Description	Remarks
1	Water Utility System Maps (electronic copy)	AutoCAD Release Version 14

J3.3 Specific Service Requirements

The service requirements for the Fort Smith Municipal Airport (ANG) water distribution system are as defined in the Section C, Description/Specifications/Work Statement. The following requirements are specific to the Fort Smith Municipal Airport (ANG) water distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

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.

J3.4 Current Service Arrangement

?? Provider Name: City of Fort Smith

?? Average Annual Usage (from 2000): 532 kCF

?? Maximum Monthly Use (July): 115 kCF

?? Minimum Monthly Use (Dec): 24 kCF

J3.5 Secondary Metering

J3.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J3.6 below.

TABLE 5

Existing Secondary Meters

Water Distribution System Fort Smith Municipal Airport (ANG)

Meter Location	Meter Description (Type)
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Meter Location	Meter Description (Type)
None	

J3.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13 Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J3.6 below.

TABLE 6
New Secondary Meters
Water Distribution System Fort Smith Municipal Airport (ANG)

Meter Location	Meter Description
None	

J3.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.
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 the person identified at time of contract award.
3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters (if any). 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 the person identified at time of contract award.

J3.7 Water Conservation Projects

IAW Paragraph 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 Fort Smith Municipal Airport (ANG) boundaries.

J3.9 Off-Installation Sites

No off-installation sites are included in the sale of the Fort Smith Municipal Airport (ANG) water distribution system.

J3.10 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 Distribution System Fort Smith Municipal Airport (ANG)

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 Fort Smith Municipal Airport (ANG) water distribution 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 Renewals and Replacements 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 Distribution System Fort Smith Municipal Airport (ANG)

Project Location	Project Description
None	