

Charlotte/Douglas IAP Water Distribution System

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J3 Charlotte/Douglas IAP Water Distribution System

J3.1 Charlotte/Douglas IAP Overview

Charlotte/Douglas International Airport (IAP) is located six miles west of Charlotte, NC and is home to the 145th Airlift Wing. The base is located on the east side of the airport on a 79 acre parcel of highly developed land. There are a total of 41 buildings; 2 administrative, 3 services, and 36 industrial, amounting to approximately 330,000 square feet. The base has no residential or transient housing facilities. Action is now pending to acquire an additional 24 acres from the City of Charlotte for future expansion. Day-to-day activities are managed by 312 full-time personnel. This increases to 1350 personnel during the unit training drills conducted one weekend each month. The base also has two geographically separated units (GSU); Badin Air Guard Station (AGS), and Stanly County Airport Regional Training Center that are located approximately 60 miles northeast of Charlotte ANGB. The GSUs are not part of this solicitation. Projected future mission requirements and a steady increase in the base population have necessitated the construction of new facilities and the renovation or demolition of older facilities. A base supply warehouse (34,700 SF) is planned for construction in 2001.

J3.2 Water Distribution System Description

J3.2.1 Water Distribution System Fixed Equipment Inventory

The Charlotte/Douglas IAP 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, and fire hydrants.. 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 and the 280,000 gallon above ground storage tank protecting building 51, aircraft maintenance hangar

J3.2.1.1 Description

Water is supplied to the base by the City of Charlotte utilities department. It is a multi-branched system with water delivered to the base at 75 psig and metered at 3 locations. The distribution system consists of approximately 10,000 liner feet of PVC pipe, 2,900 linear feet of ductile iron pipe, 5300

linear feet of cast iron pipe, and 300 linear feet of copper pipe. A portion of the PVC pipe (8-inch diameter) is encased in concrete where it runs adjacent to and under the aircraft parking section of the flight line. Piping diameter ranges from 1.5 inches to 12 inches. Piping is buried at an average depth of 3 feet without the use of tracer wire or marking tape. The system also has 41 cast iron gate valves and 26 fire hydrant assemblies. There are no wells, water treatment labs, pumps or pump houses, above or below ground tanks, external backflow prevention devices, post indicator valves (PIVs), or cathodic protection devices included in this privatization. Base personnel indicate the current system capacity is adequate and sufficient to meet the planned expansion of base facilities.

J3.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Charlotte/Douglas IAP water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System Charlotte/Douglas IAP

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe				
	2	2195	LF	1982
	2.5	180	LF	1980
	3	415	LF	1983
	4	335	LF	1983
	6	1180	LF	1977
	8	5725	LF	1962
Ductile Iron Pipe				
	8	915	LF	1964
	12	1990	LF	1990
Cast Iron Pipe				
	6	2410	LF	1952
	8	580	LF	1956
	12	2335	LF	1953
Copper Pipe				
	1.5	70	LF	1990
	3	180	LF	1986
	5	80	LF	1990
Galvanized Gate Valve				
	1.5	1	EA	1990
	2	1	EA	1980

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Cast Iron Gate Valve	2.5	2	EA	1960
	3	1	EA	1980
	4	3	EA	1980
	5	1	EA	1990
	6	15	EA	1980
	8	13	EA	1960
	12	4	EA	1953
Fire Hydrant Assemblies		17	EA	1962
		6	EA	1990
		3	EA	1980

Notes:
PVC = Polyvinyl chloride
EA = Each
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 System Charlotte/Douglas IAP

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Water Distribution System Charlotte/Douglas IAP

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 Charlotte/Douglas IAP

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

J3.3 Specific Service Requirements

The service requirements for the Charlotte/Douglas IAP water distribution system are as defined in the Section C Description/Specifications/Work Statement.

J3.4 Current Service Arrangement

- ?? Provider Name: City of Charlotte
- ?? Average Annual Usage: 1,780,000 gallons for 2000
- ?? Maximum Monthly Use: 400,000 gallons
- ?? Minimum Monthly Use: 100,000 gallons

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 Charlotte/Douglas IAP

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 Charlotte/Douglas IAP

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 Charlotte/Douglas IAP boundaries.

J3.9 Off-Installation Sites

No off-installation sites are included in the sale of the Charlotte/Douglas IAP 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 Charlotte/Douglas IAP

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 Charlotte/Douglas IAP 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 Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Water Distribution System Charlotte/Douglas IAP

Project Location	Project Description
None	