

ATTACHMENT J3

MARTIN STATE AGS (ANG) Water Distribution System

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J3 MARTIN STATE AGS (ANG) Water Distribution System

J3.1 MARTIN STATE AGS (ANG) Overview

The Martin State AGS (ANG) is located at Martin State Airport in the Middle River area of Baltimore County, Baltimore, Maryland. It occupies all the east, or northeast, side of Martin State Airport, except for the most southern area beyond Taxiway “D.” Surrounding land is primarily industrial along Eastern Boulevard with a large undeveloped tract across MD 150 (Eastern Blvd). It contains 45 buildings (10 industrial, 8 administrative, and 27 administrative/industrial) totaling 356,489 SF. The normal population is 500 personnel; however, the population surges to 1000 two drill weekends per month.

The 175th wing has state and federal missions to augment active forces and provide assistance to state authorities during natural disasters, civil disturbances and other emergencies. In peacetime, the 175th Wing prepares for wartime taskings, natural catastrophes, and major civilian accidents by participating in various deployments and exercises. The unit must maintain the capability to meet mobility standards and worldwide deployment when directed by competent authority. The 175th Wing consists of two distinct flying units with different missions—the 104th Fighter Squadron, flying the A-10 “Thunderbolt II” single-seat jet and the 135th Airlift squadron, operating the C-130E “Hercules” transport aircraft. The 175th Fighter Squadron’s mission is to conduct tactical air, forward air control, and night flying operations through the utilization of assigned tactical forces in either an offensive or defensive capacity. The 135th Airlift Squadron’s mission is to support tactical forces for worldwide resupply missions and airlift employment operations by airland and airdrop.

J3.2 Water Distribution System Description

J3.2.1 Water Distribution System Fixed Equipment Inventory

The MARTIN STATE AGS (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, 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: None.

J3.2.1.1 Description

The water system at Martin State AGS-ANG is comprised of approximately 15,500 linear feet of water pipe ranging from ½ to 12 inch in diameter for domestic water. The most common type of system piping is ductile iron pipe. Piping is about 4 feet underground. There are 37 fire hydrants, no exterior backflow prevention devices, no secondary meters and 2 post indicator valves. Piping and valves are considered to be in excellent condition with ages ranging from 1958 to present. Capacity of the domestic potable water system is rated at approximately .85 mgd. There are no storage tanks, wells, or pumping stations associated with this system and no Cathodic protection devices or meters other than the primary meter that services the base.

J3.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the MARTIN STATE AGS (ANG) water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System MARTIN STATE AGS (ANG)

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe	2.00	89	LF	1958
	8.00	2539	LF	1999
	12.00	2064	LF	1958
Ductile Iron Pipe	3.00	50	LF	1981
	4.00	85	LF	1981
	6.00	495	LF	1981
	8.00	3703	LF	1981
	10.00	1975	LF	1981
Copper Pipe	.50	84	LF	1988
	.75	38	LF	1988
	1.00	78	LF	1988
	2.00	1540	LF	1988
Cement Asbestos Pipe	1.00	108	LF	1958
	2.00	54	LF	1958
	6.00	823	LF	1958

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	8.00	1693	LF	1958
	10.00	120	LF	1958
Post Indicator Valves	12.00	2	EA	1988
Fire Hydrants		36	EA	1958
Fire Hydrant		1	EA	1988

Notes:
 PVC = Polyvinyl chloride
 EA = Each
 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 MARTIN STATE AGS (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
 Specialized Vehicles and Tools
 Water Distribution System MARTIN STATE AGS (ANG)

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 MARTIN STATE AGS (ANG)

Qty	Item	Description	Remarks
1	Maps	Distribution System	AUTOCAD Format

J3.3 Specific Service Requirements

The service requirements for the MARTIN STATE AGS (ANG) water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*.

J3.4 Current Service Arrangement

The water distribution system is currently maintained by the ANG. Water is provided by the City of Baltimore, Bureau of Water and Wastewater.

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 MARTIN STATE AGS (ANG)

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 MARTIN STATE AGS (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. 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 MARTIN STATE AGS (ANG) boundaries.

J3.9 Off-Installation Sites

No off-installation sites are included in the sale of the MARTIN STATE AGS (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 MARTIN STATE AGS (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 MARTIN STATE AGS (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 Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AC.

TABLE 8
System Deficiencies
Water Distribution System MARTIN STATE AGS (ANG)

Project Location	Project Description
No Deficiencies	