

ATTACHMENT J4

Dobbins ARB Wastewater System

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J4 Dobbins ARB Wastewater System

J4.1 Dobbins ARB Overview

Dobbins ARB is located in northern Georgia between the cities of Marietta and Smyrna, approximately 16 miles northwest of downtown Atlanta. The U.S. Government purchased the original acreage for the base in 1943. During normal work weeks, the personnel strength of the 94th Airlift Wing at Dobbins totals approximately 200 Air Force Reserve technicians and 300 federal civil service employees. During Unit Training Assembly weekends, the number of on-base personnel swells, as more than 1,500 reservists from Georgia, Alabama, Tennessee and the Carolinas, who are assigned to the 94th Airlift Wing, travel to Dobbins ARB to complete their training requirements and duties.

Collocated with Dobbins ARB are the Naval Air Station, Atlanta, located on 181 acres southwest of the base, and Air Force Plant No. 6, an aircraft manufacturing plant located north of the base which is leased and operated by Lockheed-Martin Aeronautical Systems Corporation.

Size of the Base:	
Dobbins ARB	1,666 Acres
Total Acreage	1,666 Acres

Dobbins ARB occupies 1,666 acres and has 142,393 linear feet of roadways. According to the 1998 real property records, the base owns, operates, and maintains approximately 260 facilities and 97 buildings. The 97 buildings occupy 960,923 square feet. There are 5 MFH buildings, however these are currently unoccupied.

Location	Commercial/Industrial Facilities	Family Housing Units
Dobbins ARB	260	5

History

The installation's original 2,843-acre tract was acquired by the U.S. Government in 1943 for use by Bell Aircraft Corporation as a B-29 "Super Fortress" assembly site. The resultant airfield, temporarily known as Rickenbacker Field, was maintained by an Army Air Force caretaker detachment after Bell's operation ended in 1947. In 1951, the base was renamed Dobbins Air Force Base and in 1959 Naval Air Station Atlanta was commissioned on the same base.

Current Mission

Both the peacetime and wartime missions of the 94th Airlift Wing are global in scope. If mobilized during wartime, 94th Airlift Wing comes under control of the Air Combat Command (ACC), where it would provide the combat delivery portion of ACC's airlift mission within a theater or forward area of operations.

For its peacetime mission, the 94th Airlift Wing is tasked with recruiting, organizing and training Air Force Reservists to prepare them for mobilization, and active duty in time of war, national emergency or when required to maintain national security.

Mission Statement

The mission of the 94th Airlift Wing is to maintain operational readiness for the airlift of personnel, supplies and equipment into prepared or unprepared areas by landing or airdrop.

Educational Facilities

N/A

Future Changes

The future Military Construction Program (MCP) at Dobbins ARB results only in minor load growth. The following matrix contains the future projects that were provided by base personnel.

PROJECT NUMBER	PROJECT DESCRIPTION
FGWB989001	Upgrade Sanitary Sewer System
FGWB000009	Urgent Repair Sanitary Sewer
FGWB930001	Repair Sanitary Sewer Lines
FGWB979001	Industrial Wastewater System

Sanitary Sewer

Sewage flow from Dobbins ARB is not measured. Sewage billings from Lockheed Martin are based on water usage. Assuming a water usage of 89,500 gpd and a theoretical ratio of 70% of the potable water reaching the sewer, sewage flow can be estimated at 62,200 gpd. The 70% assumption allows for consumptive usage and presumes that the sewer condition is good with an allowable level of infiltration.

In actuality, the current sewage flow rate at Dobbins is likely to be significantly higher due to the poor condition of the sewer lines and infiltration of stormwater and groundwater. In many cases the sewage flows may actually exceed the potable water usage due to inflow and infiltration (I&I) contributions. Since sewage flow is not measured, the extent of I&I is not known.

No engineering forecasts of future flows were provided. Future flows may be reduced with the elimination of I&I through sewer system improvement projects. New growth may be accommodated by extensions of service and upgrades. The Air Force Plant No. 6 sewage treatment plant has excess capacity of about 4.5 mgd.

Industrial Wastewater

Flows are not measured.

J4.2 Wastewater System Description

J4.2.1 Wastewater System Fixed Equipment Inventory

The Dobbins ARB wastewater collection 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 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 the 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

J4.2.1.1 Description

Sanitary Sewer

The Dobbins Air Reserve Base has a sewage collection system that serves the majority of the site. Two remote areas are served by septic tank systems with drainfields. Gravity sewer lines, pump stations, and force mains transport the majority of sewage to the Lockheed Martin wastewater treatment plant located at AF Plant No. 6. Lockheed Martin leases and operates AF Plant No. 6. Sewage flow from the main base is not metered. Billings are based on water usage, which averaged 89,500 gpd in 1998.

Domestic sewage is collected throughout the Dobbins ARB through underground pipelines, ranging in size from 4 inches, for house or building connections, to 10 inches for the main sewer connections. Much of the system is 45 years old. Original pipe materials of construction mainly included vitrified clay. Later expansions used concrete and PVC. The current predominant pipe material is vitrified clay. Overall, there is an estimated 47,035 linear feet of sewer pipe and force mains and 146 manholes. There are 6 pump stations on the base.

Industrial Wastewater

Dobbins ARB treats its oily wastewater using oil/water separators. According to base personnel there are 16 oil/water separators on site. Discharges from the oil/water separators go either to the sanitary sewer or to the storm water drainage system. At this time the Air Force maintains the systems.

A new industrial wastewater collection system is in the planning stage. The new collection system would eliminate the oil/water separators and send the industrial wastewater off base to the Lockheed Martin industrial wastewater pretreatment plant at Air Force Plant No. 6. This report includes the planned industrial project as part of the privatized system.

J4.2.1.2 Inventory

Table 1 provides a general listing of the major wastewater system fixed assets for the Dobbins ARB wastewater system included in the sale.

TABLE 1
 Fixed Inventory
 Wastewater System, Dobbins ARB

Component Item	Size (Inches)	Quantity	Unit of Measure	Material Type	Approximate Year of Installation
Piping	4	60	LF	VC	1952
	4	230	LF	VC	1972
	4	630	LF	VC	1980
	4	320	LF	PVC	1981
	4	430	LF	PVC	1987
	4	50	LF	PVC	1989
	4	340	LF	PVC	1990
	4	110	LF	PVC	1993
	4	50	LF	PVC	1998
Piping	6	220	LF	VC	1950
	6	1,070	LF	VC	1952
	6	70	LF	VC	1953
Force Main	6	630	LF	DI	1953
	6	520	LF	VC	1954
Force Main	6	1,280	LF	DI	1955
	6	930	LF	VC	1955
	6	2,060	LF	VC	1959
	6	510	LF	VC	1972
	6	450	LF	VC	1973
	6	160	LF	VC	1976
	6	230	LF	VC	1978
	6	2,100	LF	VC	1980
	6	300	LF	PVC	1981
	6	180	LF	PVC	1983
	6	310	LF	PVC	1989
	6	90	LF	PVC	1990
	6	80	LF	PVC	1993
	6	135	LF	PVC	1994

		6	180	LF	PVC	1995
Piping		8	3,170	LF	VC	1943
	Force Main	8	230	LF	DI	1950
		8	11,905	LF	VC	1952
		8	340	LF	VC	1953
		8	3,285	LF	VC	1955
		8	340	LF	VC	1956
		8	1,010	LF	VC	1959
		8	625	LF	VC	1967
		8	970	LF	PVC	1972
		8	2,165	LF	VC	1973
		8	110	LF	VC	1977
		8	3,110	LF	VC	1980
		8	710	LF	VC	1982
		8	1,380	LF	VC	1983
		8	690	LF	VC	1987
		8	1,660	LF	VC	1989
		8	890	LF	VC	1990
		8	450	LF	VC	1995
		8	130	LF	VC	1998
Piping		10	140	LF	VC	1952
Piping, Drainage & Sewage, Cleanout tee		6	10	EA	PVC	1960
Manholes						
	4' ID riser, 8' Deep	5	EA	Brick	1943	
	4' ID riser, 8' Deep	33	EA	Brick	1952	
	4' ID riser, 8' Deep	21	EA	Brick	1955	
	4' ID riser, 8' Deep	10	EA	Brick	1959	
	4' ID riser, 8' Deep	2	EA	Brick	1967	
	4' ID riser, 8' Deep	3	EA	Brick	1972	
	4' ID riser, 8' Deep	15	EA	Brick	1973	
	4' ID riser, 8' Deep	1	EA	Brick	1976	
	4' ID riser, 8' Deep	17	EA	Brick	1980	
	4' ID riser, 8' Deep	6	EA	Brick	1982	
	4' ID riser, 8' Deep	1	EA	Brick	1983	
	4' ID riser, 8' Deep	2	EA	Brick	1987	
	4' ID riser, 8' Deep	21	EA	Brick	1989	
	4' ID riser, 8' Deep	2	EA	Brick	1990	
	4' ID riser, 8' Deep	2	EA	Brick	1994	

	4' ID riser, 8' Deep	2	EA	Brick	1995
	4' ID riser, 8' Deep	2	EA	Brick	1997
	4' ID riser, 8' Deep	1	EA	Brick	1998
Sewage Pumping Station					
	GPM Unknown	2	EA		1996
B 708	GPM Unknown	1	EA		1950
B 805	GPM Unknown	1	EA		1955
B 828	GPM Unknown	1	EA		1943
B 955	GPM Unknown	1	EA		1953
Legend: CI - Cast Iron DI-Ductile Iron EA – Each PVC - Polyvinyl Chloride LF - Linear Feet VC - Vitrified Clay GPM - Gallons Per Minute			Notes: 1. Drawings furnished by Dobbins ARB do not always indicate material types. Some material types have been assumed and may not necessarily reflect the actual material in place.		

J4.2.2 Wastewater System Non-Fixed Equipment and Specialized Tools Inventory

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, vehicles, and tools.

TABLE 2
Spare Parts
Wastewater System, Dobbins ARB

Qty	Item	Make/Model	Description	Remarks
	None			

TABLE 3
Specialized Vehicles and Tools
Wastewater System, Dobbins ARB

Description	Quantity	Location	Maker
None			

J4.2.3 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, Dobbins ARB

Qty	Item	Description	Remarks
	None		

J4.3 Specific Service Requirements

The service requirements and standards for the Dobbins ARB wastewater collection 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 Dobbins ARB wastewater collection 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.

J4.3.1 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 Dobbins ARB. The Contractor is further advised that THREAT conditions may cause delays in access.

J4.4 Current Service Arrangement

Sanitary Sewer

The Dobbins Air Reserve Base has a sewage collection system that serves the majority of the site. Two remote areas are served by septic tank systems with drainfields. Gravity sewer lines, pump stations, and force mains transport the majority of sewage to the Lockheed Martin wastewater treatment plant located at AF Plant No. 6. Lockheed Martin leases and operates AF Plant No. 6. Sewage flow from the main base is not metered. Billings are based on water usage, which averaged 89,500 gpd in 1998.

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sewer connections. Much of the system is 45 years old. Original pipe materials of construction mainly included vitrified clay. Later expansions used concrete and PVC. The current predominant pipe material is vitrified clay. Overall, there is an estimated 47,035 linear feet of sewer pipe and force mains and 146 manholes. There are 6 pump stations on the base.

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J4.5 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.

J4.6 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: 94 SPTG/CEOC
Address: 1392 Second Street, Bldg 827
Dobbins ARB, GA 30069-4823
Phone number: 770-919-5650

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: 94 SPTG/CEOC
Address: 1392 Second Street, Bldg 827
Dobbins ARB, GA 30069-4823
Phone number: 770-919-5650

3. Infiltration and Inflow Report. If required by Paragraph 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: 94 SPTG/CEOC
Address: 1392 Second Street, Bldg 827
Dobbins ARB, GA 30069-4823
Phone number: 770-919-5650

J4.7 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.

J4.8 Service Area

IAW Clause C.4, Service Area, the service area is defined as all areas within the Dobbins ARB boundaries.

J4.9 Off-Installation Sites

No off-installation sites are included in the sale of the Dobbins ARB wastewater collection system.

J4.10 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, Dobbins ARB

Location	Description
None	

J4.11 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 Dobbins ARB wastewater 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 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 AB.

TABLE 6
System Deficiencies
Wastewater System, Dobbins ARB

Project Location	Project Description
Dobbins ARB	
Dobbins ARB-FGWB989001	Upgrade Sanitary Sewer System
Dobbins ARB-FGWB000009	Urgent Repair Sanitary Sewer
Dobbins ARB-FGWB930001	Repair Sanitary Sewer Lines
Dobbins ARB-FGWB979001	Industrial Wastewater System