

ATTACHMENT J50

Dobbins Air Reserve Base ROW Exhibits

This attachment includes the exhibits (A through D) for the Grant of Right-of-Way (Attachment J41) and specific to the utility systems on Dobbins Air Reserve Base. This attachment is divided into four parts specific to each type of utility system (i.e. electric, natural gas, water, and wastewater). Each part includes the Grant of Right-of-Way exhibits specific to a utility system. The exhibits provide descriptive information for the utility system Right-of-Way. The exhibits are: Exhibit A (maps), Exhibit B (points of demarcation), Exhibit C (Physical condition reports), and Exhibit D (environmental baseline survey).

The four parts of this attachment are:

- Part 1 – Electric Distribution System Exhibits A through D
- Part 2 – Natural Gas Distribution System Exhibits A through D
- Part 3 – Water Distribution System Exhibits A through D
- Part 4 – Wastewater Collection System Exhibits A through D

PART 1, EXHIBIT A

Dobbins ARB Electric System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled “*Dobbins Air Reserve Base Electric Distribution Utility System.*”

- **G4.dgn, G4-1.dgn, G4-2.dgn, G4-3.dgn, G4-4.dgn, G4-5.dgn, G4-6.dgn, G4-7.dgn, G4-8.dgn, G4-9.dgn, G4-10.dgn, G4-11.dgn, G4-12.dgn, G4-13.dgn, G4-14.dgn, G4-15.dgn, G4-16.dgn, G4-17.dgn, G4-18.dgn, G4-19.dgn, and G4-20.dgn**
- **Other useful files include: base1.dgn, map1.dgn, Dbdr.dgn, Index.dgn, map-p.dgn, Map-t.dgn, Map-v.dgn, microstation levels.xls, and Utilities.doc**

PART 1, EXHIBIT B

Dobbins ARB Electric System Description of Premises

Electric Distribution System Description

The electric distribution system at Dobbins ARB may be composed of substations with outdoor switchgear, overhead and underground conductors, utility poles, duct lines, raceways, manholes, pad-mount and pole-mount transformers, transformer pads, meters, and instrumentation related to metering of electricity delivered to end users throughout the Base.

Electric Distribution System Right-Of-Way

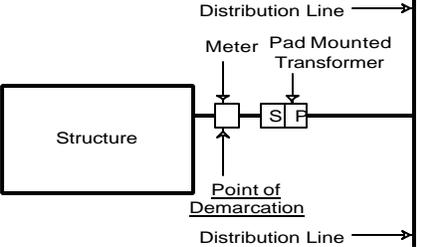
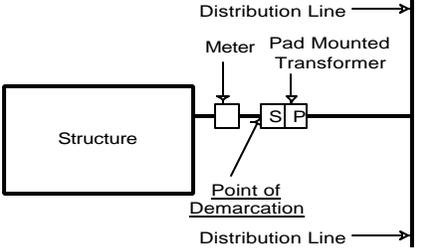
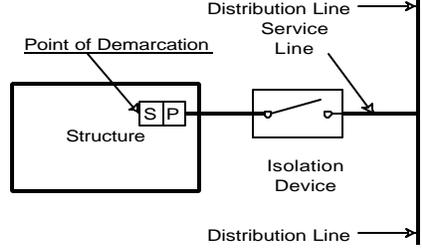
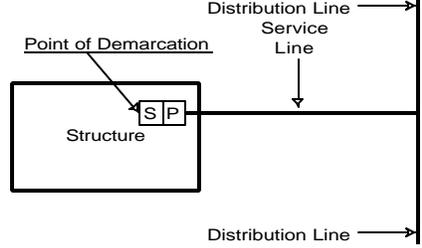
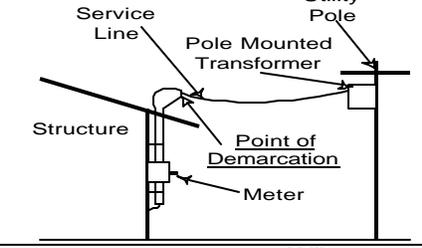
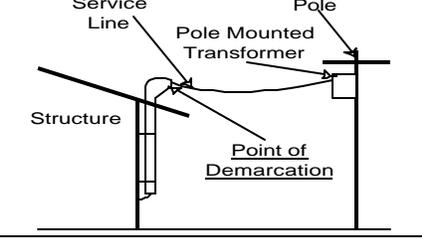
Where the utility is installed overhead, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

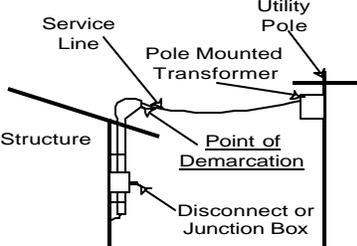
Where the utility is installed underground, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Electric Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a transformer within a building structure. The table below identifies the type and general location of the point of demarcation with respect to the building for each scenario.

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the transformer secondary terminal spade.	Pad Mounted Transformer located outside of structure with underground service to the structure and no meter exists.	

Point of Demarcation	Applicable Scenario	Sketch
Down current side of the meter	Residential service (less than 200 amps and 240V 1-Phase), and three phase self contained meter installations. Electric Meter exists within five feet of the exterior of the building on an underground secondary line.	 <p>The sketch shows a structure on the left connected to a meter. To the right of the meter is a pad-mounted transformer. A distribution line runs horizontally above the transformer. The point of demarcation is indicated by a vertical line between the meter and the transformer. Labels include: Structure, Meter, Pad Mounted Transformer, Point of Demarcation, and Distribution Line.</p>
Point of demarcation is the transformer secondary terminal spade.	Three Phase CT metered service.	 <p>The sketch shows a structure on the left connected to a meter. To the right of the meter is a pad-mounted transformer. A distribution line runs horizontally above the transformer. The point of demarcation is indicated by a vertical line at the transformer secondary terminal spade. Labels include: Structure, Meter, Pad Mounted Transformer, Point of Demarcation, and Distribution Line.</p>
Secondary terminal of the transformer inside of the structure	Transformer located inside of structure and an isolation device is in place with or without a meter Note: Utility Owner must be granted 24-hour access to transformer room.	 <p>The sketch shows a structure on the left containing an S/P (Service Point) terminal. A service line connects the S/P terminal to an isolation device located outside the structure. A distribution line runs horizontally above the isolation device. The point of demarcation is indicated by a vertical line at the S/P terminal. Labels include: Structure, S/P, Isolation Device, Point of Demarcation, Service Line, and Distribution Line.</p>
Secondary terminal of the transformer inside of the structure	Transformer located inside of structure with no isolation device in place. Note: Utility Owner must be granted 24-hour access to transformer room.	 <p>The sketch shows a structure on the left containing an S/P (Service Point) terminal. A service line connects the S/P terminal directly to a distribution line. The point of demarcation is indicated by a vertical line at the S/P terminal. Labels include: Structure, S/P, Point of Demarcation, Service Line, and Distribution Line.</p>
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Electric meter is connected to the exterior of the building on an overhead secondary line.	 <p>The sketch shows a structure on the left with a weatherhead on its roof. A service line runs from a pole-mounted transformer on a utility pole to the weatherhead. A meter is connected to the exterior of the building. The point of demarcation is indicated by a vertical line at the weatherhead. Labels include: Structure, Service Line, Pole Mounted Transformer, Utility Pole, Point of Demarcation, and Meter.</p>
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Pole Mounted Transformer located outside of structure with secondary attached to outside of structure with no meter.	 <p>The sketch shows a structure on the left with a weatherhead on its roof. A service line runs from a pole-mounted transformer on a utility pole to the weatherhead. The point of demarcation is indicated by a vertical line at the weatherhead. Labels include: Structure, Service Line, Pole Mounted Transformer, Utility Pole, and Point of Demarcation.</p>

Point of Demarcation	Applicable Scenario	Sketch
<p>Point of demarcation is the point where the overhead conductor is connected to the weatherhead.</p>	<p>Service may be overhead or underground. A disconnect switch or junction box is mounted to the exterior of the structure with no meter.</p>	

Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

Building No.	Point of Demarcation Description
<p>Airfield Lighting</p>	

Plants and Substations

Description	Facility #	State Coordinates	Other Information
<p><i>None</i></p>			

PART 1, EXHIBIT C

Dobbins ARB Electric System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared jointly by the Government and successful Offeror.

PART 1, EXHIBIT D

Dobbins ARB Electric System Environmental Baseline Survey

The Air Force has determined that it is not required or necessary for the Government to conduct an EBS prior to the sale of this utility system.

PART 2, EXHIBIT A

Dobbins ARB Natural Gas Distribution Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled "*Dobbins Air Reserve Base Natural Gas Utility System.*"

- **G6.dgn, G6-1.dgn, G6-2.dgn, G6-3.dgn, G6-4.dgn, G6-5.dgn, G6-6.dgn, G6-7.dgn, G6-8.dgn, G6-9.dgn, G6-10.dgn, G6-11.dgn, G6-12.dgn, G6-13.dgn, G6-14.dgn, G6-15.dgn, G6-16.dgn, G6-17.dgn, G6-18.dgn, G6-19.dgn, and G6-20.dgn**
- **Other useful files include: base1.dgn, map1.dgn, Dbdr.dgn, Index.dgn, map-p.dgn, Map-t.dgn, Map-v.dgn, microstation levels.xls, and Utilities.doc**

PART 2, EXHIBIT B

Dobbins ARB Natural Gas Distribution Description of Premises

Natural Gas Distribution System Description

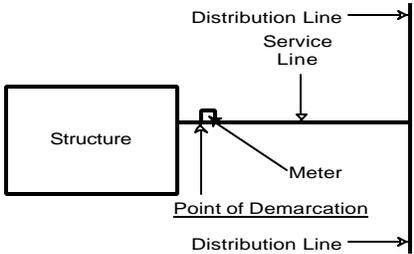
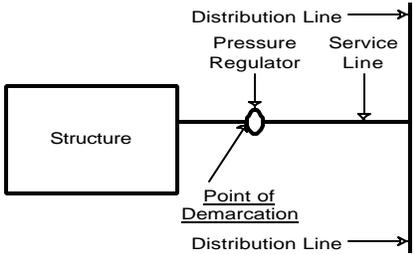
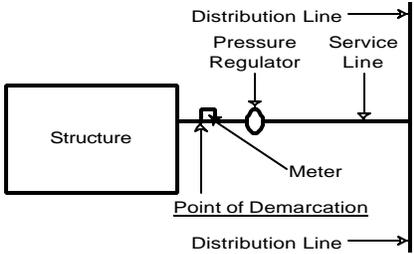
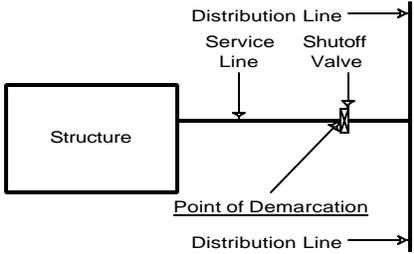
The natural gas distribution system at Dobbins ARB may be composed of the district regulator stations, distribution mains, valves, valve boxes, service lines, regulators, and meters used to deliver natural gas to end users throughout the Base. Cathodic protection system components including but not limited to anodes and test stations, out-of-service distribution mains, and service lines are also part of the natural gas distribution system.

Natural Gas Distribution System Right-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Natural Gas Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee to the building owner. The table below identifies the type of service and general location of the point of demarcation with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
<p>The point of demarcation is the down stream side of the natural gas meter.</p>	<p>Natural gas service to the building is metered.</p>	
<p>The point of demarcation is the down stream side of the pressure regulator.</p>	<p>Natural gas service to the building is regulated but not metered.</p>	
<p>Point of demarcation is the down stream side of the closest apparatus to the exterior of the facility</p>	<p>More than one apparatus is connected to the service line feeding the facility.</p>	
<p>Point of demarcation is the closest shutoff valve to the exterior of the building.</p>	<p>No meter or regulator exists at the facility.</p>	

Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

Building No.	Point of Demarcation Description
<i>None</i>	

Plants

Description	Facility Number	State Coordinates	Other Information
<i>None</i>			

PART 2, EXHIBIT C

Dobbins ARB Natural Gas Distribution Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared jointly by the Government and successful Offeror.

PART 2, EXHIBIT D

Dobbins ARB Natural Gas Distribution Environmental Baseline Survey

The Air Force has determined that it is not required or necessary for the Government to conduct an EBS prior to the sale of this utility system.

PART 3, EXHIBIT A

Dobbins ARB Water Distribution System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled “*Dobbins Air Reserve Base Water Distribution Utility System.*”

- **G1.dgn, G1-1.dgn, G1-2.dgn, G1-3.dgn, G1-4.dgn, G1-5.dgn, G1-6.dgn, G1-7.dgn, G1-8.dgn, G1-9.dgn, G1-10.dgn, G1-11.dgn, G1-12.dgn, G1-13.dgn, G1-14.dgn, G1-15.dgn, G1-16.dgn, G1-17.dgn, G1-18.dgn, G1-19.dgn, and G1-20.dgn**
- **Other useful files include: base1.dgn, map1.dgn, Dbdr.dgn, Index.dgn, map-p.dgn, Map-t.dgn, Map-v.dgn, microstation levels.xls, and Utilities.doc**

PART 3, EXHIBIT B

Dobbins ARB Water Distribution System Description of Premises

Water Distribution System Description

The water distribution system at Dobbins ARB may be composed of wells, well pumps, supporting emergency generator sets, water treatment equipment, chlorinators, water distribution mains, meters, booster station pumps, storage tanks, reservoirs, all related electrical controls, and computer hardware and software used to operate and control the production and delivery of water throughout the water distribution system. It does not include any water rights.

Water Distribution System Right-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches, as installed. For structures associated with the utility system (lift stations, pump houses, etc.), a right-of-way encompassing the area of the structure and extending outward 20 feet from the building footprint.

Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the piping system where ownership changes from the Grantee to the building owner. The table below identifies the general locations of these points with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
Water Meter or Backflow Device, or Valve (closest apparatus to the exterior of the structure)	Water meter, backflow device, or valve is located on the service line entering the structure within 25 feet of the exterior of the structure.	

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line enters the structure	No water meter, backflow device, or valve exists on the service line entering the structure.	

Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above categories.

Building No.	Point of Demarcation Description
<i>None</i>	

Plants and Towers

Description	Facility Number	State Coordinates	Other Information
<i>None</i>			

PART 3, EXHIBIT C

Dobbins ARB Water Distribution System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared jointly by the Government and successful Offeror.

PART 3, EXHIBIT D

Dobbins ARB Water Distribution System Environmental Baseline Survey

The Air Force has determined that it is not required or necessary for the Government to conduct an EBS prior to the sale of this utility system.

PART 4, EXHIBIT A

Dobbins ARB Wastewater System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled "*Dobbins Air Reserve Base Wastewater Utility System.*"

- **G2.dgn, G2-1.dgn, G2-2.dgn, G2-3.dgn, G2-4.dgn, G2-5.dgn, G2-6.dgn, G2-7.dgn, G2-8.dgn, G2-9.dgn, G2-10.dgn, G2-11.dgn, G2-12.dgn, G2-13.dgn, G2-14.dgn, G2-15.dgn, G2-16.dgn, G2-17.dgn, G2-18.dgn, G2-19.dgn, and G2-20.dgn**
- **Other useful files include: base1.dgn, map1.dgn, Dbdr.dgn, Index.dgn, map-p.dgn, Map-t.dgn, Map-v.dgn, microstation levels.xls, and Utilities.doc**

PART 4, EXHIBIT B

Dobbins ARB Wastewater System Description of Premises

Wastewater System Description

The wastewater collection system at Dobbins ARB may be composed of collection piping, manholes, final discharge meters, lift stations, supporting emergency generators sets (if any), and electrical controls associated with the lift stations and emergency generator sets.

Wastewater Collection System Right-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches, as installed. For structures associated with the utility system (lift stations, pump houses, etc.), a right-of-way encompassing the area of the structure and extending outward 20 feet from the building footprint.

Wastewater Collection System Points of Demarcation

The point of demarcation is defined as the point on the wastewater collection pipe where ownership changes from the Grantee to the building owner. The table below identifies the general locations of these points with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line enters the structure	Sewer system flow meter is located on the service line entering the structure.	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the cleanout device. if within 10' of the building perimeter	No flow meter exists and a sewer system cleanout is located within 10 feet of the building perimeter on the service line.	<p>The sketch shows a rectangular structure on the left. A horizontal line representing the service line extends from the structure to the right. On this line, there is a small circle with a cross inside, labeled 'Pipe Cleanout'. An arrow points from the text 'Point of Demarcation' to this cleanout. Above the service line, there is a vertical line representing the sewer system, with an arrow pointing right labeled 'Sewer System'. A vertical line labeled 'Service Line' connects the sewer system to the horizontal service line. Below the service line, there is another horizontal line representing the sewer system, with an arrow pointing right labeled 'Sewer System'.</p>
Point where the service line enters the structure <i>Note: A new cleanout device should be installed within 10' of building during any stoppage or maintenance action. This will then become the new point of demarcation.</i>	No flow meter or cleanout exists on the service line entering the structure.	<p>The sketch shows a rectangular structure on the left. A horizontal line representing the service line extends from the structure to the right. An arrow points from the text 'Point of Demarcation' to the junction where the service line enters the structure. Above the service line, there is a vertical line representing the sewer system, with an arrow pointing right labeled 'Sewer System'. A vertical line labeled 'Service Line' connects the sewer system to the horizontal service line. Below the service line, there is another horizontal line representing the sewer system, with an arrow pointing right labeled 'Sewer System'.</p>

Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above categories.

Building No.	Point of Demarcation Description
<i>None</i>	

Plants

Description	Facility Number	State Coordinates	Other Information
<i>None</i>			

PART 4, EXHIBIT C

Dobbins ARB Wastewater System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared jointly by the Government and successful Offeror.

PART 4, EXHIBIT D

Dobbins ARB Wastewater System Environmental Baseline Survey

The Air Force has determined that it is not required or necessary for the Government to conduct an EBS prior to the sale of this utility system.