

# McEntire Air National Guard Station Water Distribution System

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# **J7 McEntire Air National Guard Station Water Distribution System**

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## **J7.1 McEntire Air National Guard Station Overview**

McEntire Air National Guard Station (ANGS) is located approximately 16 miles southwest of Columbia, South Carolina. It is owned by the US Government and is operated by the South Carolina Air National Guard. McEntire ANGS owns 2,344 acres and leases approximately 64 acres from the State of South Carolina. Additionally, there is a small parcel of privately owned land within the base boundary; however, neither the leased land nor the privately owned land contain utilities. The base is home to the 169<sup>th</sup> Fighter Wing, which flies the F-16 multi-role fighter. An Army National Guard aviation unit is also a tenant on the base. The base has a total 95 buildings: 90 industrial, 4 administrative and one services totaling 263,000 square feet. There is no family or transient housing. New facilities under construction include an addition to the avionics building (2,500 square feet) and replacement of the air traffic control tower and aircraft support equipment facility (14,600 square feet total). Additionally, seven facilities totaling approximately 21,000 square feet are scheduled for demolition in FY 2001. There are 550 full-time ANG personnel on base which increases to 1300 one weekend per month. Additionally, there is a small cadre of Army personnel on base, increasing to 400 every other weekend.

## **J7.2 Water Distribution System Description**

### **J7.2.1 Water Distribution System Fixed Equipment Inventory**

The McEntire Air National Guard Station 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 post indicator valves. 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 Protection: Deluge System is located near Building 245; 200,000 gallon storage tank plus pump house

**J7.2.1.1 Description**

McEntire ANGB receives water service from the City of Columbia. Water is delivered to the base at approximately 75 psig and monitored by a city owned meter at a single location. The distribution system is a looped configuration and consists of approximately 58,200 linear feet of PVC pipe, 600 linear feet of galvanized pipe, 2,400 linear feet of ductile iron pipe, and 31,000 linear feet of cast iron pipe. Pipe sizes range from 2 inches to 12 inches in diameter and are buried approximately 3 to 4 feet deep. There is no known tracer wire or marking tape. The system also contains 92 cast iron gate valves, four post indicator valves and 70 fire hydrant assemblies. The base has one above ground 200,000 gallon steel storage tank, primarily used to support aircraft hangar fire suppression. This tank along with its pump house and associated pumps are not included in this solicitation. There are no wells, water treatment labs, external backflow prevention devices, 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.

**J7.2.1.2 Inventory**

**Table 1** provides a general listing of the major water distribution system fixed assets for the McEntire Air National Guard Station water distribution system included in the sale.

**TABLE 1**  
Fixed Inventory  
Water Distribution System McEntire Air National Guard Station

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
<b>PVC Pipe</b>				
	2	454	LF	1988
	2	120	LF	1993
	2	2454	LF	1991
	3	2605	LF	1989
	4	502	LF	1999
	6	7235	LF	1993
	6	2403	LF	1988
	6	658	LF	2000
	6	395	LF	1999
	8	1529	LF	1988
	8	28007	LF	1993
	10	7332	LF	1988
	12	4490	LF	1993
<b>Galvanized Pipe</b>				
	2	420	LF	1950

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	2	166	LF	1973
<b>Ductile Iron Pipe</b>				
	6	638	LF	1993
	6	1025	LF	1982
	6	700	LF	1992
<b>Cast Iron Pipe</b>				
	6	30138	LF	1942
	6	842	LF	1982
<b>Cast Iron Gate Valves</b>				
	2	1	EA	1973
	2	2	EA	1991
	3	2	EA	1988
	4	1	EA	1999
	6	43	EA	1942
	6	1	EA	2000
	6	11	EA	1993
	6	2	EA	1999
	8	21	EA	1993
	10	2	EA	1988
	12	6	EA	1993
<b>Fire Hydrant Assemblies</b>				
	6	11	EA	1942
	6	2	EA	1944
	6	2	EA	1946
	6	1	EA	1952
	6	2	EA	1957
	6	3	EA	1962
	6	1	EA	1965

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	6	4	EA	1966
	6	1	EA	1968
	6	2	EA	1970
	6	1	EA	1977
	6	2	EA	1978
	6	2	EA	1980
	6	1	EA	1982
	6	4	EA	1985
	6	2	EA	1988
	6	5	EA	1990
	6	2	EA	1991
	6	5	EA	1993
	6	6	EA	1994
	6	7	EA	1997
	6	2	EA	1999
	6	2	EA	2000
<b>Post Indicator Valves</b>				
	6	1	EA	1966
	6	1	EA	1990
	6	2	EA	2000
Notes: PVC = Polyvinyl Chloride EA = Each LF = Linear Feet IN = Inches				

### J7.2.2 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 McEntire Air National Guard Station

Qty	Item	Make/Model	Description	Remarks
	None			

**TABLE 3**

Specialized Vehicles and Tools

Water Distribution System McEntire Air National Guard Station

Description	Quantity	Location	Maker
None			

### J7.2.3 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 McEntire Air National Guard Station

Qty	Item Description	Remarks
1	Water Distribution Master Plan	AutoCAD Release Version 2000

## J7.3 Specific Service Requirements

The service requirements for the McEntire Air National Guard Station water distribution system are as defined in the Section C, Description/Specifications/Work Statement. The following requirements are specific to the McEntire Air National Guard Station 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.

?? Building 245-Offendor shall coordinate procedures during activation and testing of fire suppression system

## J7.4 Current Service Arrangement

?? Provider Name: City of Columbia

?? Average Annual Usage: 62,000,000 gallons in 2000

?? Maximum Monthly Use: 9,000,000 gallons in October

?? Minimum Monthly Use: 2,000,000 in April

## J7.5 Secondary Metering

### J7.5.1 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 J7.6 below.

**TABLE 5**  
Existing Secondary Meters  
Water Distribution System McEntire Air National Guard Station

Meter Location (building number)	Meter Description (Type)
None	

### J7.5.2 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 J7.6 below.

**TABLE 6**  
New Secondary Meters  
Water Distribution System McEntire Air National Guard Station

Meter Location (Building number)	Meter Description
62	As required
157	As required
210	As required
212	As required
216	As required
245	As required
249	As required
251	As required
252	As required
253	As required
258	As required
260	As required
261	As required
269	As required

<b>Meter Location (Building number)</b>	<b>Meter Description</b>
310	As required
958	As required
979	As required
984	As required
1040	As required
1046 (2 meters)	As required
1053	As required
1057	As required
1070	As required

## **J7.6 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 25<sup>th</sup> 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 25<sup>th</sup> 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 15<sup>th</sup> of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

## **J7.7 Water Conservation Projects**

IAW Paragraph C.3 Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes. None

## **J7.8 Service Area**

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the McEntire Air National Guard Station boundaries.

## J7.9 Off-Installation Sites

No off-installation sites are included in the sale of the McEntire Air National Guard Station water distribution system.

## J7.10 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 McEntire Air National Guard Station

Location	Description
None	

## J7.11 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 McEntire Air National Guard Station 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 McEntire Air National Guard Station

Project Location	Project Description
None	