

**ATTACHMENT J9**

# Windy Hill Marine Corps Training Site Electric Distribution System

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# J9 Windy Hill Marine Corps Training Site Electric Distribution System

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## J9.1 Windy Hill Marine Corps Training Site Overview

The Windy Hill Marine Corps Training Site (Windy Hill Site), which is included as an off-installation site in the privatization effort at Naval Air Station Atlanta (NAS Atlanta), is located approximately 3 miles south from the main base in the town of Smyrna, GA. The approximately 27-acre site is gated and posted as U.S. Government property. The Windy Hill site is currently occupied by the 4<sup>th</sup> Low Altitude Air Defense Battalion (4<sup>th</sup> LAAD). The Windy Hill Site is used for daily field exercises. There are approximately 25 active duty personnel on base during the week and 125 reserve personnel that come to the site for weekend training.

| <b>Size of the Windy Hill Site:</b>   |          |
|---------------------------------------|----------|
| Windy Hill Marine Corps Training Site | 27 Acres |
|                                       |          |
| Total Acreage                         | 27 Acres |

The base owns, operates, and maintains 8 buildings classified as commercial/industrial facilities.

| <b>Location</b> | <b>Commercial/Industrial Facilities</b> | <b>Family Housing Units</b> |
|-----------------|---|-----------------------------|
| Windy Hill      | 8                                       | 0                           |

### **History**

The Windy Hill site was acquired from the Air Force in October 1971.

### **Current Mission**

The Windy Hill Site and NAS Atlanta train and support 3,846 Navy and Marine Corps Reservists assigned to more than two dozen aviation and non-aviation units. A cadre of more than 1,397 active duty military and civilian personnel provide this training and support.

### **Future Changes**

There are no new missions or planned changes identified that would significantly effect the current operations, support, personnel, or utility functions at the Windy Hill Site.

## J9.2 Electric Distribution System Description

### J9.2.1 Electrical System Fixed Equipment Inventory

The Windy Hill Site electric 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, transformers, circuits, protective devices, utility poles, ductbanks, switches, street lighting fixtures, and other ancillary fixed equipment. 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 electric distribution system privatization are:

- Taxiway and parking apron edge markers
- Aircraft Parking Apron Area Lighting
- Generators, to include transfer panels and disconnect devices

#### J9.2.1.1 Description

The electrical power to the Windy Hill Site is supplied by the Georgia Power Company via a metered drop from a radial feeder along Smyrna-Roswell Road which runs northwest of the site. The electrical equipment at Windy Hill consists of two pad-mounted transformers and associated underground primary/secondary conductors to feed the eight buildings and communications towers at the site. The replacement inventory includes the primary/secondary equipment located at the Windy Hill Site.

#### J9.2.1.2 Inventory

**Table 1** provides a general listing of the major electrical distribution system fixed assets for the Windy Hill Site electrical distribution system included in the sale.

TABLE 1  
Fixed Inventory  
*Electrical Utility System, Windy Hill Site*

| Component Item                        | Size             | Quantity | Unit of Measure | Material Type <sup>1</sup> | Approximate Year of Installation |
|---------------------------------------|------------------|----------|-----------------|----------------------------|----------------------------------|
| <b>Secondary Underground Circuits</b> |                  |          |                 |                            |                                  |
| 3ph, 4w, In Conduit                   | AWG 500<br>kcmil | 600      | LF              | CU                         | 1959                             |
|                                       |                  |          |                 |                            |                                  |
|                                       |                  |          |                 |                            |                                  |

| <b>Street Light Poles</b>        |                           |   |               |    |           |      |
|----------------------------------|---------------------------|---|---------------|----|-----------|------|
| Light Pole                       |                           | 20 ft.  | 2             | EA | AL        | 1959 |
|                                  |                           |   |               |    |           |      |
|                                  |                           |   |               |    |           |      |
| <b>Elevated Street Lights</b>    |                           |   |               |    |           |      |
| High Pressure Sodium             |                           | 400 Watt  | 2             | EA |           | 1984 |
|                                  |                           |   |               |    |           |      |
|                                  |                           |   |               |    |           |      |
| <b>Electric Meters</b>           |                           |   |               |    |           |      |
| 1ph & 3 ph 120-480 V             |                           |   | 2             | EA |           | 1959 |
|                                  |                           |   |               |    |           |      |
|                                  |                           |   |               |    |           |      |
| <b>Transformers, Three Phase</b> |                           |   |               |    |           |      |
| Three Phase                      |                           | 150 kVA   | 1             | EA | Pad Mount | 1970 |
| Three Phase                      |                           | 300 kVA   | 1             | EA | Pad Mount | 1980 |
|                                  |                           |   |               |    |           |      |
| <b>Legend:</b>                   |                           |   | <b>Notes:</b> |    |           |      |
| LF – Linear Feet                 | KVA – Kilovolt-Amperes    | 1. Drawings furnished by Naval Air Station do not always indicate material types. Some material types have been assumed and may not necessarily reflect the actual material in place. |               |    |           |      |
| EA – Each                        | AWG – American Wire Gauge |   |               |    |           |      |
| AL-Aluminum                      | Ph – Phase                |   |               |    |           |      |
| CU-Copper                        |                           |   |               |    |           |      |

## J9.2.2 Electric 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  
*Electrical System, Windy Hill Site*

| Part # | Description | Quantity |
|--------|-------------|----------|
| None   |             |          |

TABLE 3  
Specialized Vehicles and Tools  
*Electrical System, Windy Hill Site*

| Description | Quantity | Location | Maker |
|-------------|----------|----------|-------|
| None        |          |          |       |

### J9.2.3 Electric 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  
*Electrical System, Windy Hill Site*

| Qty | Item | Description | Remarks |
|-----|------|-------------|---------|
|     | None |             |         |

## J9.3 Specific Service Requirements

The service requirements and standards for the Windy Hill Site electrical distribution 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 Windy Hill Site electrical distribution 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.

### J9.3.1 Replacing Overhead Electric with Underground Electric

The Contractor shall replace existing electrical overhead system equipment with new underground service when the existing system undergoes a major repair project during the normal renewal process or when new electrical distribution facilities are added to the system, unless to do so would cause the Contractor to violate any applicable law or regulation or would be inconsistent with sound utility operational practices.

For each project, the Contractor shall provide the project scope and a lump-sum cost estimate to provide underground electrical distribution with cost differences for each option, if any, clearly identified. The estimated project costs shall include the direct cost for labor, materials, equipment, supplies, and purchased services, which may be burdened by applying standard administration, engineering, and supervisory overhead rate(s) and margins. It shall also include life cycle costs for operation and maintenance of the electrical distribution system for each option. The Government will not be responsible for any cost of system expansion or service connection that does not directly benefit the Government.

### J9.3.2 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 the base. The Contractor is further advised that THREAT conditions may cause delays in access.

## J9.4 Current Service Arrangement

The electrical power to the Windy Hill Site is supplied by the Georgia Power Company via a metered drop from a radial feeder along Smyrna-Roswell Road which runs northwest of the site. The electrical equipment at Windy Hill consists of two pad-mounted transformers and associated underground primary/secondary conductors to feed the eight buildings and communications towers at the site.

### J9.4.1 Historical Electrical Demand

According to electrical consumption and billing records provided, the usage for FY 98 at the Windy Hill Site is as shown in the table below. Peak demand information was not provided.

#### Windy Hill Site FY 98 Electrical Usage Data

|                                      |             |
|--------------------------------------|-------------|
| Windy Hill Total Annual Consumption  | 262,800 kWh |
| Windy Hill Average Daily Consumption | 720 kWh     |

## J9.5 Secondary Metering

### J9.5.1 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 J1.6 below.

TABLE 5  
Existing Secondary Meters  
*Electrical System, Windy Hill Site*

| Utility System | Meter Quantity | Facility ID | Facility Name/Description |
|----------------|----------------|-------------|---------------------------|
| None           |                |             |                           |

### J9.5.2 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 J1.6 below.

TABLE 6  
New Secondary Meters  
*Electrical System, Windy Hill Site*

| Meter Location | Meter Description |
|----------------|-------------------|
| None           |                   |

## J9.6 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:

*Name:* Budget Assistant (Code 803)  
*Address:* Naval Air Station Atlanta  
1000 Halsey Ave

Marietta, Georgia 30060  
*Phone number:* 770-919-6519

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:

*Name:* Budget Assistant (Code 803)  
*Address:* Naval Air Station Atlanta  
1000 Halsey Ave  
Marietta, Georgia 30060  
*Phone number:* 770-919-6519

3. **Meter Reading Report.** The monthly meter reading report shall show the current and previous month readings for all 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:

*Name:* Budget Assistant (Code 803)  
*Address:* Naval Air Station Atlanta  
1000 Halsey Ave  
Marietta, Georgia 30060  
*Phone number:* 770-919-6519

4. **System Efficiency Report.** If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25<sup>th</sup> of each month for the previous month. System efficiency reports shall be submitted to:

*Name:* Budget Assistant (Code 803)  
*Address:* Naval Air Station Atlanta  
1000 Halsey Ave  
Marietta, Georgia 30060  
*Phone number:* 770-919-6519

## J9.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented on the distribution system by the Government for energy conservation purposes:

None

## J9.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Windy Hill Site boundaries.

## J9.9 Off-Installation Sites

The Windy Hill Marine Corps Training Site is owned, operated, and maintained by NAS Atlanta. As such the Windy Hill Site is considered an off-installation site for NAS Atlanta. There are no other off-installation sites.

## J9.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer.

**TABLE 7**  
Service Connections and Disconnections  
*Electrical System, NAS Atlanta and the Windy Hill Site*

| Location | Description |
|----------|-------------|
| None     |             |

## J9.11 Government Recognized System Deficiencies

**Table 8** provides a listing of the system improvements that the government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Windy Hill Site electric distribution system. If the 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 Replacements Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

**TABLE 8**  
System Deficiencies  
*Electrical System, Windy Hill Site*

| Project Location | Project Description |
|------------------|---------------------|
| None             |                     |