

ATTACHMENT J3

# Minot AFB Water Distribution System

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# J3 Minot AFB Water Distribution System

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## J3.1 Minot AFB Overview

Minot Air Force Base occupies 5,090 acres, or approximately 8 square miles, of federally owned land. It is located in northwestern North Dakota (ND), in Ward County, about 14 miles north of the City of Minot. Just off U.S. Highway 83, which parallels the eastern installation boundary, MAFB is about 40 miles south of the Canadian border. It is the home base to two wings, Air Combat Command's (ACC) 5th Bomb Wing (5 BW) and the Air Force Space Command's (AFSPC) 91st Space Wing (91 SW). Minot Air Force Base has been a major Air Force installation for more than 50 years. Minot businessmen donated approximately \$50,000 to buy the first portions of land for an air base to be located north of the City. Approximately 5,745 people are employed by the base. Of this total, 4,533 are military personnel and 1,212 are civilian employees.

## J3.2 Water Distribution System Description

### J3.2.1 Water Distribution System Fixed Equipment Inventory

The Minot AFB 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 Access, as presented in Section J3.12. 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:

- Irrigation systems
- Non-potable fire systems

#### J3.2.1.1 Description

Water is supplied to Minot AFB by the City of Minot water treatment plant (WTP). The current sources of water for the City of Minot are the Sundre Aquifer and the Minot Aquifer. The point where government takes ownership of the pipe lies approximately 11

miles south of the installation. The transmission line contains approximately eight miles of ductile iron, and five miles of PVC pipe. The 14 inch pipe enters into the installation just to the south. This is the only entry point for the water system. Potable water enters into the installation treated, and there is no chlorination facility located on the installation.

There are a total of three pump stations: one potable and two, non-potable. The potable water pump station is located on the Main Base. The non-potable water pump stations are located on the Flight Line and WSA. A SCADA system is in place at the only potable water pump station. The other two non-potable pump stations do not have a SCADA system. When chlorine levels are low, the SCADA system alerts base personnel, who then alert the City of Minot WTP to increase chlorine levels.

There are six (6) potable water storage tanks located on the installation: four (4) elevated, and two (2) underground tanks. The total capacity of the potable water storage tanks is approximately 2.4 million gallons (MG). Telemetry has also been installed with the tanks. There are two additional non-potable tanks that are installed on the Flight Line and the Weapons Storage Area (WSA).

The water distribution system consists of approximately 52 linear miles of pipe. Pipe materials that are located within the distribution system are asbestos cement, ductile iron, cast iron, steel, copper, and polyvinyl chloride (PVC). Tracer wire is not located on new non-metallic pipes, except for a stretch of pipe that's less than a mile. Pipe sizes range from 1 inch to 16 inches. The average burial depth in both of the housing areas is approximately 8 ft deep. All other area across the base including the Flight Line and WSA has an average burial depth of 11 ft to 12 ft deep.

Cathodic protection has been added to a majority of the valves and fire hydrants. The anodes and test stations are in adequate working order. None of the pipes located in the water distribution system have cathodic protection.

The inventory listed below in Table 1 also includes the family military housing units. Minot AFB has approximately 26 acres of easements associated with the main transmission line. These easements will be transferred upon sale of the water system.

**J3.2.1.2 Inventory**

**Table 1** provides a general listing of the major water distribution system fixed assets for the Minot AFB water distribution system included in the sale.

TABLE 1  
Fixed Inventory  
*Water Distribution System Minot AFB*

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
<b>Main Base</b>						
<b>Pipes</b>						
Asbestos Cement Pipe - 14"	14	109	LF	Asbestos Cement	1957	40
Asbestos Cement Pipe - 12"	12	1,466	LF	Asbestos Cement	1957	40

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
Asbestos Cement Pipe - 10"	10	19,347	LF	Asbestos Cement	1957	40
Asbestos Cement Pipe - 8"	8	94	LF	Asbestos Cement	1956	40
Asbestos Cement Pipe - 8"	8	460	LF	Asbestos Cement	1958	40
Asbestos Cement Pipe - 8"	8	607	LF	Asbestos Cement	1959	40
Asbestos Cement Pipe - 8"	8	1,780	LF	Asbestos Cement	1962	40
Asbestos Cement Pipe - 8"	8	57	LF	Asbestos Cement	1965	40
Asbestos Cement Pipe - 8"	8	850	LF	Asbestos Cement	1985	40
Asbestos Cement Pipe - 8"	8	874	LF	Asbestos Cement	1992	40
Asbestos Cement Pipe - 6"	6	36	LF	Asbestos Cement	1956	40
Asbestos Cement Pipe - 6"	6	141	LF	Asbestos Cement	1958	40
Asbestos Cement Pipe - 6"	6	257	LF	Asbestos Cement	1968	40
Asbestos Cement Pipe - 6"	6	60	LF	Asbestos Cement	1970	40
Asbestos Cement Pipe - 4"	4	2,416	LF	Asbestos Cement	1957	40
Asbestos Cement Pipe - 4"	4	887	LF	Asbestos Cement	1957	40
Asbestos Cement Pipe - 3"	3	992	LF	Asbestos Cement	1957	40
Asbestos Cement Pipe - 3"	3	77	LF	Asbestos Cement	1985	40
Asbestos Cement Pipe - 2"	2	94	LF	Asbestos Cement	1956	40
Asbestos Cement Pipe - 1.5"	1.5	78	LF	Asbestos Cement	1958	40
Cast Iron Pipe - 10"	10	901	LF	Cast Iron	1957	75
Cast Iron Pipe - 3"	3	118	LF	Cast Iron	1957	75
Cast Iron Pipe - 14"	14	590	LF	Cast Iron	1957	75
Ductile Iron Pipe - 16"	16	396	LF	Ductile Iron	1957	75
Ductile Iron Pipe - 14"	14	42,889	LF	Ductile Iron	1957	75
Ductile Iron Pipe - 6"	6	22	LF	Ductile Iron	1990	75
PVC Pipe - 14"	14	10,560	LF	PVC	2008	50
PVC Pipe - 14"	14	5,280	LF	PVC	2007	50
PVC Pipe - 14"	14	5,280	LF	PVC	2006	50
PVC Pipe - 14"	14	5,964	LF	PVC	1999	50
PVC Pipe - 10"	10	3,767	LF	PVC	1995	50
PVC Pipe - 10"	10	262	LF	PVC	1999	50
PVC Pipe - 8"	8	3,473	LF	PVC	1999	50
PVC Pipe - 6"	6	3,438	LF	PVC	1988	50
PVC Pipe - 4"	4	1,085	LF	PVC	1982	50
PVC Pipe - 4"	4	62	LF	PVC	2005	50
PVC Pipe - 3"	3	919	LF	PVC	2002	50
PVC Pipe - 2.5"	2.5	49	LF	PVC	1999	50
PVC Pipe - 2"	2	327	LF	PVC	2002	50
PVC Pipe - 1"	1	222	LF	PVC	1984	50

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
PVC Pipe - 1"	1	226	LF	PVC	1987	50
PVC Pipe - 1"	1	900	LF	PVC	1993	50
Copper Pipe - 2.5"	2.5	95	LF	Copper	1999	75
Copper Pipe - 2"	2	15	LF	Copper	1959	75
Copper Pipe - 1"	1	22	LF	Copper	1977	75
Copper Pipe - 1"	1	16	LF	Copper	1999	75
<b>Valves</b>						
Gate Valve - 14"	14	7	EA		1999	10
Gate Valve - 12"	12	2	EA		1957	10
Gate Valve - 10"	10	29	EA		1999	10
Gate Valve - 8"	8	39	EA		1999	10
Gate Valve - 6"	6	37	EA		1988	10
Gate Valve - 4"	4	12	EA		1982	10
Gate Valve - 3"	3	13	EA		2002	10
Gate Valve - 2"	2	9	EA		2002	10
Gate Valve - 1"	1	3	EA		1993	10
Post Indicator Valve - 2.5"	2.5	1	EA		1999	35
Backflow Prevention Devices	6	1	EA		1994	10
Backflow Prevention Devices	4	1	EA		1961	10
Backflow Prevention Devices	4	1	EA		1961	10
Valve Pit	4' x 3' x 2'	26	EA		1957	60
Fire Hydrants	-	42	EA		1957	25
Anode Test Stations	-	174	EA		1990	20
Meter 250	-	1	EA		1980	25
Meter 194	-	1	EA		1988	25
Meter 125	-	1	EA		1990	25
Meter 246	-	1	EA		1993	25
Meter 147	-	1	EA		1974	25
Elevated Storage Tank - 1987	500,000 gal	1	EA	Steel	1961	75
Elevated Storage Tank - 1986	400,000 gal	1	EA	Steel	1956	75
Elevated Storage Tank - 1821	500,000 gal	1	EA	Steel	1960	75
Underground Storage Tank - 4060	105,000 gal	1	EA	Concrete	1996	75
Underground Storage Tank - 2055	600,000 gal	1	EA	Concrete	1963	75
Telemetry		1	EA		1956	20
Pump Station - 1095		504	Sq. ft.	Concrete	1963	75
Booster Pump	1,500 GPM	2	EA		1970	50
Booster Pump	750 GPM	1	EA		1970	50
SCADA System		1	EA		1970	50
<b>Flight Line</b>						
<b>Pipes</b>						
Asbestos Cement Pipe - 16"	16	196	LF	Asbestos Cement	1956	40

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
Asbestos Cement Pipe - 16"	16	371	LF	Asbestos Cement	1986	40
Asbestos Cement Pipe - 12"	12	657	LF	Asbestos Cement	1956	40
Asbestos Cement Pipe - 10"	10	517	LF	Asbestos Cement	1956	40
Asbestos Cement Pipe - 10"	10	2,718	LF	Asbestos Cement	1957	40
Asbestos Cement Pipe - 10"	10	2,129	LF	Asbestos Cement	1986	40
Asbestos Cement Pipe - 8"	8	916	LF	Asbestos Cement	1955	40
Asbestos Cement Pipe - 8"	8	10,994	LF	Asbestos Cement	1956	40
Asbestos Cement Pipe - 8"	8	3,816	LF	Asbestos Cement	1957	40
Asbestos Cement Pipe - 8"	8	1,158	LF	Asbestos Cement	1979	40
Asbestos Cement Pipe - 8"	8	284	LF	Asbestos Cement	1983	40
Asbestos Cement Pipe - 8"	8	49	LF	Asbestos Cement	1985	40
Asbestos Cement Pipe - 8"	8	32	LF	Asbestos Cement	1986	40
Asbestos Cement Pipe - 6"	6	202	LF	Asbestos Cement	1955	40
Asbestos Cement Pipe - 6"	6	1,297	LF	Asbestos Cement	1956	40
Asbestos Cement Pipe - 6"	6	977	LF	Asbestos Cement	1957	40
Asbestos Cement Pipe - 6"	6	304	LF	Asbestos Cement	1958	40
Asbestos Cement Pipe - 6"	6	284	LF	Asbestos Cement	1959	40
Asbestos Cement Pipe - 6"	6	159	LF	Asbestos Cement	1983	40
Asbestos Cement Pipe - 6"	6	154	LF	Asbestos Cement	1986	40
Asbestos Cement Pipe - 4"	4	142	LF	Asbestos Cement	1955	40
Asbestos Cement Pipe - 4"	4	162	LF	Asbestos Cement	1956	40
Asbestos Cement Pipe - 4"	4	107	LF	Asbestos Cement	1960	40
Asbestos Cement Pipe - 4"	4	127	LF	Asbestos Cement	1980	40
Asbestos Cement Pipe - 3"	3	199	LF	Asbestos Cement	1956	40
Asbestos Cement Pipe - 3"	3	160	LF	Asbestos Cement	1958	40
Asbestos Cement Pipe - 3"	3	2,144	LF	Asbestos Cement	1964	40
Asbestos Cement Pipe - 3"	3	58	LF	Asbestos Cement	1986	40
Asbestos Cement Pipe - 2"	2	107	LF	Asbestos Cement	1957	40
Asbestos Cement Pipe - 1.5"	1.5	97	LF	Asbestos Cement	1957	40
Ductile Iron Pipe - 12"	12	21	LF	Ductile Iron	2005	75
PVC Pipe - 12"	12	2	LF	PVC	2005	50
PVC Pipe - 10"	10	809	LF	PVC	1990	50
PVC Pipe - 10"	10	593	LF	PVC	1993	50

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
PVC Pipe - 10"	10	178	LF	PVC	1995	50
PVC Pipe - 8"	8	866	LF	PVC	1957	50
PVC Pipe - 8"	8	246	LF	PVC	1993	50
PVC Pipe - 8"	8	1,194	LF	PVC	1995	50
PVC Pipe - 6"	6	594	LF	PVC	1993	50
PVC Pipe - 6"	6	35	LF	PVC	2005	50
PVC Pipe - 1"	1	174	LF	PVC	1993	50
Copper Pipe - 2"	2	49	LF	Copper	1959	75
Copper Pipe - 2"	2	168	LF	Copper	1961	75
Copper Pipe - 2"	2	167	LF	Copper	1983	75
Copper Pipe - 1.5"	1.5	159	LF	Copper	1958	75
Copper Pipe - 1"	1	158	LF	Copper	1982	75
Steel Pipe - 4"	4	80	LF	Steel	1993	75
<b>Valves</b>						
Gate Valve - 16"	16	1	EA		1956	10
Gate Valve - 16"	16	1	EA		2005	10
Gate Valve - 10"	10	1	EA		1956	10
Gate Valve - 10"	10	2	EA		1957	10
Gate Valve - 10"	10	2	EA		1986	10
Gate Valve - 10"	10	2	EA		1990	10
Gate Valve - 10"	10	1	EA		1993	10
Gate Valve - 10"	10	1	EA		1995	10
Gate Valve - 8"	8	2	EA		1955	10
Gate Valve - 8"	8	1	EA		1956	10
Gate Valve - 8"	8	5	EA		1957	10
Gate Valve - 8"	8	2	EA		1979	10
Gate Valve - 8"	8	2	EA		1985	10
Gate Valve - 8"	8	2	EA		1986	10
Gate Valve - 8"	8	1	EA		1999	10
Gate Valve - 6"	6	2	EA		1956	10
Gate Valve - 6"	6	1	EA		1957	10
Gate Valve - 6"	6	1	EA		1984	10
Gate Valve - 6"	6	2	EA		1986	10
Gate Valve - 6"	6	1	EA		1993	10
Gate Valve - 4"	4	1	EA		1955	10
Gate Valve - 4"	4	1	EA		1960	10
Gate Valve - 4"	4	1	EA		1980	10
Gate Valve - 3"	3	2	EA		1956	10
Gate Valve - 3"	3	1	EA		1964	10
Gate Valve - 3"	3	1	EA		1986	10
Gate Valve - 2"	2	1	EA		1956	10
Gate Valve - 2"	2	1	EA		1957	10
Gate Valve - 2"	2	1	EA		1975	10
Gate Valve - 2"	2	1	EA		1982	10
Gate Valve - 2"	2	1	EA		1984	10

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
Gate Valve - 2"	2	1	EA		1997	10
Gate Valve - 1.5"	1.5	1	EA		1957	10
Gate Valve - 1.5"	1.5	1	EA		1958	10
Gate Valve - 1"	1	1	EA		1979	10
Gate Valve - 1"	1	1	EA		1982	10
Post Indicator Valve - 10"	10	1	EA		1956	35
Post Indicator Valve - 8"	8	1	EA		1983	35
Post Indicator - 6"	6	1	EA		1983	35
Post Indicator - 6"	6	2	EA		1984	35
Valve Pit	4' x 3' x 2'	7	EA		1957	60
Fire Hydrants		6	EA		1957	25
Rectifier		1	EA		1990	20
Anode Test Stations		37	EA		1990	20
Pump Station -891		1,171	Sq. ft.	Concrete	1958	75
Booster Pump	1,500 GPM	1	EA		1958	50
Above Ground Storage Tank (Non-potable)	200,000 gal	1	EA		1986	75
<b>WSA</b>						
Pipes						
Asbestos Cement Pipe - 24"	24	26	LF	Asbestos Cement	1975	50
Asbestos Cement Pipe - 14"	14	65	LF	Asbestos Cement	1975	40
Asbestos Cement Pipe - 12"	12	1,051	LF	Asbestos Cement	1975	40
Asbestos Cement Pipe - 10"	10	1,223	LF	Asbestos Cement	1975	40
Asbestos Cement Pipe - 8"	8	5,288	LF	Asbestos Cement	1975	40
Asbestos Cement Pipe - 6"	6	1,119	LF	Asbestos Cement	1975	40
Asbestos Cement Pipe - 4"	4	297	LF	Asbestos Cement	1975	40
Asbestos Cement Pipe - 3"	3	1,271	LF	Asbestos Cement	1975	40
Asbestos Cement Pipe - 2"	2	667	LF	Asbestos Cement	1975	40
Asbestos Cement Pipe - 1.5"	1.5	757	LF	Asbestos Cement	1975	40
Asbestos Cement Pipe - 1"	1	235	LF	Asbestos Cement	1975	40
<b>Valves</b>						
Gate Valve - 12"	12	2	EA		1975	10
Gate Valve - 10"	10	3	EA		1975	10
Gate Valve - 8"	8	6	EA		1975	10
Gate Valve - 6"	6	5	EA		1975	10
Gate Valve - 4"	4	1	EA		1975	10
Gate Valve - 3"	3	5	EA		1975	10
Gate Valve - 2"	2	2	EA		1975	10
Gate Valve - 1.5"	1.5	2	EA		1975	10
Gate Valve - 1"	1	1	EA		1975	10

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
Post Indicator Valve - 4"	4	2	EA		1975	35
Fire Hydrant	-	1	EA		1975	25
Anode Test Stations		6	EA		1975	20
Pump Station - 1135		1,200	Sq. ft.	Concrete	1987	75
Booster Pumps	500 GPM	1	EA		1987	50
Water Storage Tank - 2059 (Non-potable)	75,000 gal	1	EA		1987	75
<b>East Housing</b>						
<b>Pipes</b>						
Asbestos Cement Pipe - 10"	10	4,762	LF	Asbestos Cement	1957	40
Asbestos Cement Pipe - 6"	6	19,000	LF	Asbestos Cement	1957	40
Asbestos Cement - 3"	3	900	LF	Asbestos Cement	1957	40
PVC Pipe - 10"	10	1,859	LF	PVC	2006	50
PVC Pipe - 8"	8	5,371	LF	PVC	2006	50
PVC Pipe - 6"	6	24,711	LF	PVC	2006	50
PVC Pipe - 3"	3	41	LF	PVC	2006	50
PVC Pipe - 2"	2	60	LF	PVC	2006	50
PVC Pipe - 1"	1	15	LF	PVC	2006	50
<b>Valves</b>						
Gate Valve - 10"	10	10	EA		1957	10
Gate Valve - 10"	10	10	EA		2004	10
Gate Valve - 8"	8	36	EA		2004	10
Gate Valve - 6"	6	33	EA		1957	10
Gate Valve - 6"	6	32	EA		2004	10
Gate Valve - 3"	3	1	EA		1957	10
Gate Valve - 3"	3	1	EA		2004	10
Gate Valve - 2"	2	22	EA		2006	10
Gate Valve - 1.5"	1.5	69	EA		2006	10
Valve Pit	4' x 3' x 2'	1	EA		1957	60
Fire Hydrants	-	92	EA		2006	25
Anode Test Station	-	55	EA		2006	20
Meter 251	-	1	EA		2005	25
Meter 252	-	1	EA		2006	25
Elevated Storage Tank - 4046	250,000 gal	1	EA	Steel	1994	75
<b>West Housing</b>						
<b>Pipes</b>						
PVC Pipe - 10"	10	5,607	LF	PVC	2004	50
PVC Pipe - 8"	8	18,991	LF	PVC	2004	50
PVC Pipe - 6"	6	18,666	LF	PVC	2004	50
PVC Pipe - 3"	3	493	LF	PVC	2004	50
Copper Pipe - 2"	2	2,187	LF	Copper	2006	75
Copper Pipe - 1.5"	1.5	6,570	LF	Copper	2006	75

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
<b>Valves</b>						
Gate Valve - 10"	10	20	EA		2004	10
Gate Valve - 8"	8	36	EA		2004	10
Gate Valve - 6"	6	65	EA		2004	10
Gate Valve - 3"	3	1	EA		2004	10
Gate Valve - 2"	2	22	EA		2006	10
Gate Valve - 1.5"	1.5	69	EA		2006	10
Valve Pit	4' x 3' x 2'	6	EA		2004	60
Fire Hydrant		20	EA		2004	25
Anode Test Station		114	EA		2004	20

**Legend:**  
 CI - Cast Iron  
 DI - Ductile Iron  
 EA - Each  
 LF - Linear Feet  
 PVC - Polyvinyl Chloride  
 gal - Gallon  
 GPM - Gallon per Minute  
 Sq. ft. - Square Feet  
 HP - Horsepower  
 CU - Copper

**Notes:**

### 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 Distribution System Minot AFB*

Qty	Item	Make/Model	Description	Remarks
None				

**TABLE 3**  
Specialized Vehicles and Tools  
*Water Distribution System Minot AFB*

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 Minot AFB*

Qty	Item	Description	Remarks
1	General Plan	Provides basic information about the base	Dated April 2008
1	Water System Technical Report	Study and evaluation of existing water system	Dated June 2006
1	Meter Readings	Readings off of the meters on base	Dated June 2008
1	Consumption Data	Consumption of water usage	FY 06 and 07
1	Water Infrastructure Review	Basic information, observations and recommendations on the water system	Dated August 2004
1	Water Contingency Response Plan	Provides necessary information and emergency action responses	Dated November 2004
1	Drinking Water Master Plan	Long-term strategic management plan	Dated February 2007
	Easement Documents	Legal descriptions of easements	Dated 1964 and 1968
1	Cathodic Protection Annual Survey	Documents the cathodic protection within the system	
1	AF 7115	Real Property Records	Dated May 2008
	Project Listings	1391's and/or work orders	
	Utility Drawings	GIS data, AutoCAD G-tabs, Project As Builts	

### J3.3 Specific Service Requirements

The service requirements for the Minot AFB water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the base 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.

The Contractor shall perform flow testing and marking of fire hydrants IAW National Fire Protection Association standards/recommended practices. The government reserves the right to review flow test records. The Contractor shall be required to meet all unique and specific fire-flow requirements for the base, which will be listed and available in the Utilities Privatization Technical Library.

### J3.4 Current Service Arrangement

Water is provided to the base by the City of Minot. A contract with the City has allotted 2.5 million gallons per day (MGD) for the base. The water demand averages approximately 0.75 MGD. Transportation of the commodity for FY07 to Minot AFB is provided by the City of Minot.

Total Annual Usage:	290,377 kilo Gallons (kGal)
Monthly Average Usage:	24,198 kGal
Main Base Usage:	113,514 kGal
Housing Usage:	176,863 kGal

### 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.3.3 and J3.6 below.

TABLE 5  
Existing Secondary Meters  
*Water Distribution System Minot AFB*

Building No.	Facility
250	North Plains Elementary
251	Dakota Elementary
252	Memorial Middle School
194	Hospital
125	Credit Union

<b>Building No.</b>	<b>Facility</b>
246	Commissary
147	Wells Fargo Bank

### 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.3.3 and J3.6 below.

**TABLE 6**  
 New Secondary Meters  
*Water Distribution System Minot AFB*

<b>Meter Location</b>	<b>Meter Description</b>
None	

### J3.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. **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: Utility COTR  
 Address: 5 CES/CER  
 211 Missile Road  
 Minot AFB, ND 58705  
 Phone number: (701) 723-3057

2. **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:

Name: Utility COTR  
 Address: 5 CES/CER  
 211 Missile Road  
 Minot AFB, ND 58705  
 Phone number: (701) 723-3057

### J3.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

### J3.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas along the transmission line from the City of Minot and within the Minot AFB boundaries, except for the irrigation system and the fire suppression system and as noted in paragraph J3.2.1 (above). The Service Area includes all military family housing (MFH) areas.

### J3.9 Off-Installation Sites

The 14 inch water line between the City of Minot and Minot AFB is included.

### 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 Minot AFB*

Location	Description
None	

### J3.11 Initial System Deficiency Corrections

**Table 8** provides a listing of ISDC projects the Government has planned for this system. The Government recognizes these projects represent current deficiencies associated with the system. If the system is sold, the Government will not accomplish these projects. The Contractor shall determine the actual need and timing of any and all such projects. ISDC projects shall be proposed in Section B.7.4, Schedule 3 of the RFP.

**TABLE 8**  
 System Deficiencies  
*Water Distribution System Minot AFB*

Project Location	Project Description
None	

## J3.12 Right of Access to the Utility System

No leased property was identified with the Water Distribution System

### Exhibit A—Map of Premises

Exhibit A map or maps from the Base Comprehensive Plan or other drawings show the known locations of the utility system and are available at the Base Civil Engineering Office. Portions of the utility system may not be fully shown on the map or maps. Any such failure to show the complete utility system on the map or maps shall not be interpreted as that part of the utility system being outside the Premises. The Premises are co-extensive with the entire linear extent of the utility system sold to Grantee, whether or not precisely shown on the map or maps.

Utility system drawings are available for review in the Technical Library.

### Exhibit B—Description of Premises

#### B.1. General Description of the Utility System, Lateral Extent of the Right-of-Access, and Points of Demarcation:

##### UTILITY SYSTEM DESCRIPTION:

The utility system may be composed of, without limitation, wells, well pumps, supporting emergency generator sets, water treatment equipment, valves, fire hydrants, 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 to end users on the Installation.

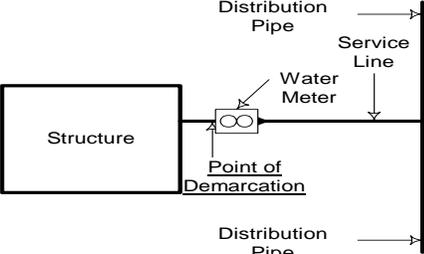
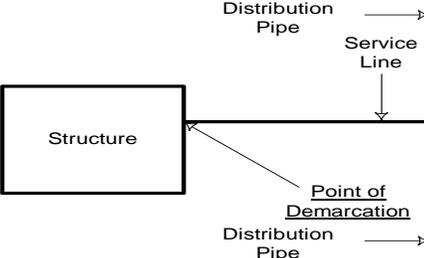
##### LATERAL EXTENT OF UTILITY SYSTEM RIGHT-OF-ACCESS:

For pipe sizes of 24 inches in diameter or less, 26-foot-wide, extending 13 feet on each side of the utility system, as installed.

For pipe sizes greater than 24 inches in diameter, 50-foot-wide, extending 25 feet on each side of the utility system, as installed.

**UTILITY SYSTEM POINTS OF DEMARCATION:**

The point of demarcation is defined as the point on the utility system where ownership changes from the utility system owner to the facility owner. The table below identifies the type and general location of the point of demarcation with respect to the facility for each scenario.

Point of Demarcation (POD)	Applicable Scenario	Sketch
<p>POD is on the downstream side of the water meter, backflow device, or valve that is closest to the structure.</p>	<p>Water meter, backflow device, or valve is located on the service line entering the structure within 25 feet of the exterior of the structure.</p>	
<p>POD is where the service line enters the structure.</p>	<p>No meter, backflow device, or valve exists on the service line within 25 feet of the structure. Meter, backflow device, or valve may be installed within 25 feet of the structure at any time. When installed, the downstream side of the meter, backflow device, or valve will become the new point of demarcation.</p>	
<p>If the fire suppression system has a storage tank, then the POD is located on the inlet side of the isolation valve or backflow prevention device closest to the storage tank. If no storage tank is present, the POD is located on the inlet side of the PIV or isolation valve closest to the fire suppression pumps.</p>	<p><b>Fire suppression system</b> is provided flow and/or pressure by the potable water distribution system. These systems are typically dedicated to serving one facility or a small cluster of facilities.</p>	<p>None</p>
<p>POD is located on the inlet side of the PIV, isolation valve, or backflow prevention device closest to the fire suppression system.</p>	<p><b>Fire suppression system</b> is connected to the potable water distribution system.</p>	<p>None</p>

<b>Point of Demarcation (POD)</b>	<b>Applicable Scenario</b>	<b>Sketch</b>
<p>POD for irrigation systems is the inlet side of the backflow prevention device or isolation valve closest to the irrigation system.</p>	<p><b>Irrigation system</b> is fed directly from potable water distribution system.</p>	<p>None</p>
<p>POD is the inlet side of the hose bib or water fountain assembly's connection to the service lateral.</p> <p>Note: A service valve may be installed within 25 feet of the hose bib or water fountain at any time. Once installed, the outlet side of the service valve becomes the new POD.</p>	<p><b>Drinking Fountains and Hose Bibs</b> connected to the water distribution system (typically found at ball fields and outdoor recreation areas). <u>No valve is located on the lateral</u> providing water service to the drinking fountain or hose bib within 25 feet of these connections.</p>	<p>None</p>
<p>POD is the inlet side of the service valve.</p>	<p><b>Drinking Fountains and Hose Bibs</b> connected to the water distribution system (typically found at ball fields and outdoor recreation areas). <u>Service valve is located on the lateral</u> providing water service to the drinking fountain or hose bib within 25 feet of these water use devices.</p>	<p>None</p>
<p>POD is at the overhead service line's connection to the service entrance mast.</p> <p>Note: If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation is the owner and maintainer of the electric meter and the can. The POD for the electric meter is at the water utility owner's conductors to the electric utility owner's conductors. This meter POD applies regardless of the location of the electric utility owner's meter. The water utility owner will own the service entrance mast.</p>	<p>Electric power is provided to a water facility via an <u>overhead</u> service drop. This configuration could be found at facilities dedicated to the water utility such as a water well, pump station, or water tower.</p>	<p>None</p>

<b>Point of Demarcation (POD)</b>	<b>Applicable Scenario</b>	<b>Sketch</b>
<p>POD is at the transformer secondary terminal spade.</p> <p>Note: If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation is the owner and maintainer of the electric meter. The POD for the meter is at the water utility owner's conductors to the electric utility owner's conductors. This meter POD applies regardless of the location of the electric meters and transformers.</p>	<p>Electric power is provided to a water facility via an <u>underground</u> service connection. This configuration could be found at facilities dedicated to the water utility such as a water well, pump station, or water tower.</p>	<p>None</p>

**UNIQUE POINTS OF DEMARCATION:**

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

<b>POD</b>	<b>Point of Demarcation (POD) Description</b>
Valve 870064	Upstream side of valve 870064 (non-potable water system on the flight line)
Valve 872241	Upstream side of valve 872241 (irrigation system to the golf course)
Main Meter	Downstream of meter where the City of Minot owns the meter pit (located near the intersection of 16 <sup>th</sup> St. NW and CR-10)

**B.2. Description of Restricted Access Areas:**

<b>Description</b>	<b>Facility #</b>	<b>State Coordinates</b>	<b>Other Information</b>
Weapons Storage Area (WSA)			Notification will be required prior to work performed on any exterior portion of the compounds
Flight Line			
Munitions Storage Area (MSA)			
City of Minot meter pit			Contact City of Minot Water and Sewer Department for Access.

**Exhibit C—Environmental Baseline Survey**

The Air Force has determined that it is not required to conduct an EBS in regard to the sale of this utility system.