

ATTACHMENT J4

Minot AFB Wastewater System

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J4 Minot AFB Wastewater System

J4.1 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.

J4.2 Wastewater System Description

J4.2.1 Wastewater System Fixed Equipment Inventory

The Minot AFB wastewater system consists of all appurtenances physically connected to the collection system from the point of demarcation defined by the Right of Access. The system may include, but is not limited to, pipelines, manholes, lift stations, valves, controls, and stabilization lagoons. 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 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 wastewater system privatization are:

- Oil / Water Separators (OWS)
- Grease Traps
- Storm sewers

J4.2.1.1 Description

All domestic and industrial wastewater generated at Minot AFB is collected via a network of an estimated 273,364 linear feet of piping constructed of vitrified clay, polyvinyl chloride (PVC), polyethylene (PE), ductile iron, asbestos cement, concrete, and cast iron. The collection system consists of collection mains, precast manholes, and sewage lift stations. The collection mains range in size from 1.5 to 24 inches in diameter and are buried at a base-

wide average depth of 12 feet. Tracer wire is not included with the non-metallic components. A series of sewage lift stations and associated force mains are located throughout the installation to pump wastewater through the collection system where gravity flow is not possible. There is no separate industrial wastewater system. Industrial wastewater effluent from the aircraft and missile operations, maintenance areas and the industrial areas flows into the sanitary sewer system after being processed through oil/water separators. All collected wastewater flows to the sewage treatment lagoons located in the northern part of the base.

Minot AFB operates a series of stabilization lagoons to treat its wastewater. The stabilization lagoons are referred to as the Minot AFB WWTP (wastewater treatment plant). The stabilization system is comprised of two sets of three facultative lagoons each for a total of six lagoons. Wastewater is discharged to the lagoons where it flows by gravity or is pumped through the lagoon cells, and organic matter is allowed to decompose or settle out. The total liner area of the lagoons is approximately 324 acres with a storage capacity of approximately 345 million gallons. To increase capacity, stabilized wastewater is typically released from the final lagoon in each set twice a year, in the spring and fall, as necessary.

The flow from the stabilization lagoons is discharged off base through three permitted outfalls. Minot AFB was issued a North Dakota Pollutant Discharge Elimination System (NDPDES) Permit, No. ND-0020486 by the North Dakota Department of Health (NDDH), Division of Water Quality in July 2004. This permit authorizes Minot AFB to discharge stabilized wastewater from the treatment lagoons to unnamed tributaries of Egg Creek through Outfalls 003, 001, and 011. There are six other outfalls (004, 005, 006, 007, 008, and 009); however, the permit states that there shall be no discharges from these outfalls except for emergency bypasses in accordance with the permit. Minot AFB has approximately 140 Acres of easements associated with the discharge of the lagoons. These easements will be transferred upon sale of the wastewater collection system.

J4.2.1.2 Inventory

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

TABLE 1
Fixed Inventory
Wastewater Utility System Minot AFB

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
Main Base						
Asbestos Cement Pipe	8"	272	LF		1959	40
Asbestos Cement Pipe	15"	2,933	LF		1968	40
Concrete Pipe	6"	66	LF		1968	50
Cast Iron Pipe	10"	95	LF		1970	75
Cast Iron Pipe	4"	397	LF		1988	75
Ductile Iron Pipe	2"	259	LF		2002	75
Ductile Iron Pipe	4"	52	LF		2005	75
Ductile Iron Pipe	6"	102	LF		1986	75

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
Ductile Iron Pipe	12"	154	LF		1986	75
PE Pipe	2"	79	LF		2001	50
PVC Pipe	1.5"	1,624	LF		1995	50
PVC Pipe	2"	981	LF		1990	50
PVC Pipe	3"	4,094	LF		2000	50
PVC Pipe	4"	259	LF		1991	50
PVC Pipe	4"	269	LF		1997	50
PVC Pipe	4"	318	LF		2002	50
PVC Pipe	6"	646	LF		1990	50
PVC Pipe	6"	384	LF		1995	50
PVC Pipe	6"	381	LF		2000	50
PVC Pipe	6"	735	LF		2005	50
PVC Pipe	8"	725	LF		1992	50
PVC Pipe	8"	302	LF		1997	50
PVC Pipe	8"	1,384	LF		2000	50
PVC Pipe	8"	584	LF		2002	50
PVC Pipe	8"	718	LF		2005	50
PVC Pipe	10"	863	LF		1991	50
PVC Pipe	10"	4,137	LF		2001	50
PVC Pipe	12"	5,846	LF		1997	50
PVC Pipe	14"	177	LF		1993	50
Vitrified Clay Pipe	4"	702	LF		1962	50
Vitrified Clay Pipe	4"	1,690	LF		1977	50
Vitrified Clay Pipe	4"	1,801	LF		1982	50
Vitrified Clay Pipe	6"	4,767	LF		1959	50
Vitrified Clay Pipe	6"	1,791	LF		1962	50
Vitrified Clay Pipe	6"	1,024	LF		1968	50
Vitrified Clay Pipe	6"	876	LF		1970	50
Vitrified Clay Pipe	6"	456	LF		1977	50
Vitrified Clay Pipe	6"	121	LF		1985	50
Vitrified Clay Pipe	8"	10,544	LF		1956	50
Vitrified Clay Pipe	8"	11,722	LF		1958	50
Vitrified Clay Pipe	8"	4,485	LF		1962	50
Vitrified Clay Pipe	8"	207	LF		1985	50
Vitrified Clay Pipe	8"	476	LF		1988	50
Vitrified Clay Pipe	10"	2,533	LF		1956	50
Vitrified Clay Pipe	10"	13,235	LF		1958	50
Vitrified Clay Pipe	10"	3,793	LF		1959	50
Vitrified Clay Pipe	12"	1,631	LF		1959	50
Vitrified Clay Pipe	15"	2,782	LF		1956	50
Vitrified Clay Pipe	15"	2,897	LF		1968	50
Vitrified Clay Pipe	18"	39	LF		1970	50
Concrete MH	4' x 6'	29	EA		1956	60
Concrete MH	4' x 8'	28	EA		1956	60
Concrete MH	4' x 12'	15	EA		1956	60
Concrete MH	4' x 16'	17	EA		1956	60
Concrete MH	4' x 20'	19	EA		1956	60

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
Concrete MH	4' x 8'	18	EA		1959	60
Concrete MH	4' x 6'	22	EA		1962	60
Concrete MH	4' x 8'	17	EA		1962	60
Concrete MH	4' x 6'	14	EA		1968	60
Concrete MH	4' x 8'	16	EA		1968	60
Concrete MH	4' x 6'	5	EA		1988	60
Concrete MH	4' x 6'	4	EA		1991	60
Concrete MH	4' x 8'	5	EA		1991	60
Concrete MH	4' x 6'	2	EA		1995	60
Concrete MH	4' x 6'	4	EA		2000	60
Concrete MH	4' x 8'	2	EA		2000	60
Concrete MH	4' x 12'	3	EA		2001	60
Concrete MH	4' x 16'	1	EA		2001	60
Concrete MH	4' x 8'	4	EA		2002	60
Lift Station	Medium	1	EA	Wet Well	1962	75
Lift Station	Medium	1	EA	Wet Well	1968	75
Lift Station	Medium	1	EA	Wet Well	1982	75
Lift Station	Medium	1	EA	Wet Well	1991	75
Lift Station	Medium	2	EA	Wet Well	1995	75
Lift Station	Medium	1	EA	Wet Well	2001	75
Lift Station	Medium	1	EA	Wet Well	2002	75
Lift Station	Medium	3	EA	Wet Well	2003	75
Pump Station	Medium	1	EA		1962	20
Pump Station	Medium	1	EA		1968	20
Pump Station	Medium	1	EA		1982	20
Pump Station	Medium	2	EA		1995	20
Pump Station	Medium	2	EA		2001	20
Lagoon Cell 1 Liner	52 Acre	2,265,120	SF		1959	20
Lagoon Cell 1 Rip-Rap	1.4 Acre	3,388	CY		1995	50
Lagoon Cell 2 Liner	48 Acre	2,090,880	SF		1959	20
Lagoon Cell 2 Rip-Rap	1.5 Acre	3,630	CY		1995	50
Lagoon Cell 3 Liner	43 Acre	1,873,080	SF		1959	20
Lagoon Cell 3 Rip-Rap	1.2 Acre	2,904	CY		1995	50
Lagoon Cell 4 Liner	114 Acre	4,965,840	SF		1968	20
Lagoon Cell 4 Rip-Rap	2.2 Acre	5,324	CY		1995	50
Lagoon Cell 5 Liner	52 Acre	2,265,120	SF		1968	20
Lagoon Cell 5 Rip-Rap	1.4 Acre	3,388	CY		1995	50
Lagoon Cell 6 Liner	15 Acre	653,400	SF		1998	20
Lagoon Cell 6 Rip-Rap	0.7 Acre	1,694	CY		1998	50
Gate Valve	12"	5	EA		1968	10
Gate Valve	4"	5	EA		1968	10
Gate Valve	3"	1	EA		1991	10
Gate Valve	12"	1	EA		1993	10
Gate Valve	3"	1	EA		1995	10
Gate Valve	3"	5	EA		2001	10
Cathodic Protection Stations	-	10	EA		1968	20
Telemetry	-	4	EA		2006	20

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
Flight Line						
Concrete Pipe	24"	121	LF		1986	50
Cast Iron	3"	1,073	LF		1958	75
Cast Iron	4"	210	LF		1984	75
Cast Iron	6"	72	LF		1984	75
Ductile Iron	1.5"	1,017	LF		2002	75
Ductile Iron	2"	2,162	LF		2002	75
PVC Pipe	2"	1,706	LF		1995	50
PVC Pipe	4"	16	LF		1991	50
PVC Pipe	4"	33	LF		1994	50
PVC Pipe	6"	246	LF		1993	50
PVC Pipe	6"	289	LF		1995	50
PVC Pipe	6"	279	LF		2000	50
PVC Pipe	8"	2,562	LF		1995	50
PVC Pipe	8"	79	LF		1997	50
Vitrified Clay Pipe	4"	558	LF		1958	50
Vitrified Clay Pipe	6"	1,093	LF		1956	50
Vitrified Clay Pipe	6"	433	LF		1957	50
Vitrified Clay Pipe	6"	2,877	LF		1958	50
Vitrified Clay Pipe	6"	856	LF		1959	50
Vitrified Clay Pipe	6"	262	LF		1960	50
Vitrified Clay Pipe	6"	801	LF		1961	50
Vitrified Clay Pipe	6"	249	LF		1975	50
Vitrified Clay Pipe	6"	112	LF		1983	50
Vitrified Clay Pipe	6"	23	LF		1984	50
Vitrified Clay Pipe	8"	3,031	LF		1956	50
Vitrified Clay Pipe	8"	4,350	LF		1958	50
Vitrified Clay Pipe	8"	1,867	LF		1959	50
Vitrified Clay Pipe	8"	1,168	LF		1960	50
Vitrified Clay Pipe	8"	1,181	LF		1961	50
Vitrified Clay Pipe	8"	459	LF		1968	50
Vitrified Clay Pipe	8"	853	LF		1970	50
Vitrified Clay Pipe	8"	669	LF		1982	50
Vitrified Clay Pipe	8"	89	LF		1983	50
Vitrified Clay Pipe	8"	374	LF		1986	50
Vitrified Clay Pipe	8"	135	LF		1989	50
Vitrified Clay Pipe	10"	663	LF		1958	50
Vitrified Clay Pipe	10"	1,270	LF		1959	50
Vitrified Clay Pipe	15"	82	LF		1983	50
Vitrified Clay Pipe	18"	246	LF		1986	50
Vitrified Clay Pipe	24"	203	LF		1986	50
Concrete MH	4' x 6'	20	EA		1956	60
Concrete MH	4' x 8'	21	EA		1956	60
Concrete MH	4' x 12'	12	EA		1956	60
Concrete MH	4' x 8'	17	EA		1959	60
Concrete MH	4' x 8'	5	EA		1961	60

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
Concrete MH	4' x 8'	4	EA		1970	60
Concrete MH	4' x 12'	3	EA		1970	60
Concrete MH	4' x 8'	4	EA		1982	60
Concrete MH	4' x 12'	3	EA		1982	60
Concrete MH	4' x 8'	6	EA		1986	60
Concrete MH	4' x 6'	2	EA		1989	60
Concrete MH	4' x 6'	7	EA		1995	60
Concrete MH	4' x 6'	1	EA		2002	60
Concrete MH	4' x 8'	2	EA		2002	60
Lift Station	Medium	1	EA	Wet Well	1958	75
Lift Station	Medium	1	EA	Wet Well	1993	75
Lift Station	Medium	1	EA	Wet Well	1995	75
Lift Station	Medium	1	EA	Wet Well	2002	75
Pump Station	Medium	1	EA		1958	75
Pump Station	Medium	1	EA		1993	75
Pump Station	Medium	1	EA		1995	75
Pump Station	Medium	1	EA		2002	75
WSA						
Vitrified Clay Pipe	6"	1,693	LF		1968	50
Vitrified Clay Pipe	8"	1,293	LF		1986	50
Vitrified Clay Pipe	10"	69	LF		1970	50
Vitrified Clay Pipe	15"	328	LF		1986	50
PVC Pipe	8"	2,844	LF		2000	50
Concrete MH	4' x 6'	5	EA		1986	60
Concrete MH	4' x 8'	6	EA		1986	60
Concrete MH	4' x 12'	2	EA		1986	60
Concrete MH	4' x 8'	6	EA		1970	60
Concrete MH	4' x 6'	4	EA		1970	60
Concrete MH	4' x 12'	1	EA		2000	60
Lift Station	Medium	1	EA	Wet Well	1970	75
East Housing						
PVC Pipe	4"	7,237	LF		2004	50
PVC Pipe	6"	25,393	LF		2004	50
PVC Pipe	8"	43,513	LF		2004	50
PVC Pipe	10"	814	LF		2004	50
PVC Pipe	12"	2,152	LF		2004	50
Concrete MH	4' x 6'	39	EA		2004	60
Concrete MH	4' x 8'	44	EA		2004	60
Concrete MH	4' x 12'	23	EA		2004	60
Concrete MH	4' x 16'	11	EA		2004	60
Lift Station	Medium	3	EA	Wet Well	2004	75
West Housing						
PVC Pipe	4"	4,741	LF		2006	50
PVC Pipe	6"	14,262	LF		2006	50

Component Item	Size	Quantity	Unit	Type	Approximate Year of Construction	Design Life (Years)
PVC Pipe	8"	27,674	LF		2006	50
PVC Pipe	10"	2,890	LF		2006	50
PVC Pipe	12"	3,904	LF		2006	50
PVC Pipe	15"	1,132	LF		2006	50
PE Pipe	4"	1,122	LF		2006	50
PE Pipe	6"	581	LF		2006	50
PE Pipe	8"	1,342	LF		2006	50
PE Pipe	10"	203	LF		2006	50
Concrete MH	4' x 6'	33	EA		2006	60
Concrete MH	4' x 8'	39	EA		2006	60
Concrete MH	4' x 12'	27	EA		2006	60
Concrete MH	4' x 16'	18	EA		2006	60
Concrete MH	4' x 20'	4	EA		2006	60
Lift Station	Medium	2	EA	Wet Well	2006	75
Pump Station	Medium	2	EA		2006	75
Notes:						
PVC = Polyvinyl Chloride		AC = Asbestos Cement Pipe				
LF = Linear Feet		EA = Each				
VC = Vitrified Clay Pipe		PE = Polyethylene				
MH = Man Hole						

J4.2.2 Wastewater 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
Wastewater System Minot AFB

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Wastewater System Minot AFB

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 Minot AFB

Qty	Item	Description	Remarks
1	General Plan		
1	Infiltration and Inflow Summary Report		Dated: 1997
1	Wastewater and Storm water System Evaluation		Dated: July 2006
1	Sanitary Sewer Summary & Recommendations Technical Report		Dated: September 2005
1	O&M Construction / Customer Concept Document for Sanitary Sewer System Rehabilitation		Dated: August 2001
1	Discharge Reports		Dated: 1997-2007
1	Sludge Management Technical Report		
1	Utility Drawings	GIS data, AutoCAD G-tabs, Project As Builts	
1	AF 7115	Real Property Records	
	Legal Descriptions of Easements		
	Project Listings	1391's	

J4.3 Specific Service Requirements

The service requirements for the Minot AFB wastewater system are as defined in the Section C, *Description/Specifications/Work Statement*.

J4.4 Current Service Arrangement

Minot AFB owns the sewage collection and treatment system that serves the base. All wastewater is collected in one of six lagoon cells. The flow from the stabilization lagoons is discharged off base through three permitted outfalls. Minot AFB was issued a North Dakota Pollutant Discharge Elimination System (NDPDES) Permit, No. ND-0020486 by the North Dakota Department of Health (NDDH), Division of Water Quality in July 2004. This permit authorizes Minot AFB to discharge stabilized wastewater from the treatment lagoons to unnamed tributaries of Egg Creek through Outfalls 003, 001, and 011. Lagoon 3, which is preceded by Lagoons 1 and 2, discharges through Outfall 003; Lagoon 5 discharges through Outfall 001; and Lagoon 6 discharges through Outfall 011. The permit also authorizes Outfall 010 to receive groundwater and/or lagoon seepage from an interceptor drain that runs along the northern boundary of the northeast lagoon system. There are six other outfalls (004, 005, 006, 007, 008, and 009); however, the permit states that there shall be no discharges from these outfalls except for emergency bypasses in accordance with the permit.

J4.5 Secondary Metering

None.

J4.6 Monthly Submittals

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

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

2. **Infiltration and Inflow Report.** If required by Paragraph C.3, the Contractor shall submit an 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: Utility COTR
 Address: 5 CES/CER
 211 Missile Road

Minot AFB, ND 58705
 Phone number: (701) 723-3057

J4.7 Infiltration and Inflow (I&I) Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for managing and monitoring I&I.

TABLE 5
 Infiltration and Inflow Projects
Wastewater System Minot AFB

Study	Date	Project
Infiltration/Inflow Study	1997	Replace 18,782 lf of sewer in MFH
Infiltration/Inflow Study	1997	Replace 1,360 lf of sewer
Infiltration/Inflow Study	1997	Replace sewer on Summit Drive
Infiltration/Inflow Study	1997	Repair 1,500 lf of sewer
Infiltration/Inflow Study	1997	Repair 150 manholes
Infiltration/Inflow Study	1997	Repair sewer lines in MFH
Infiltration/Inflow Study	1997	Replace Lift Station 2111
Infiltration/Inflow Study	1997	Repair LS 1122; replace 5,000 lf of sewer line; eliminate lift station at J.R. Rockers (LS 292)
Infiltration/Inflow Study	1997	Eliminate selected septic tanks and install new gravity lines; Replace collapsed sewer lines, Install new pumps at LS 499, and Replace 2,170 lf of sewer line in DRMO, 2,845 lf in the Weapons Storage Area, and 250 lf near the Pride Building
Infiltration/Inflow Study	1997	Replace LS 2112; and Replace 460 lf of associated sewer line
Infiltration/Inflow Study	1997	Replace and upgrade LS 172; Replace LS 179; Replace 8,000 lf in MFH areas; and replace a sewer line at the Heat Plant

J4.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Minot AFB boundaries, except as noted in paragraph J4.2.1 (above).

J4.9 Off-Installation Sites

No off-installation sites are included in the sale of the Minot AFB wastewater system.

J4.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 5** provides a listing of service connections and disconnections required upon transfer.

TABLE 6
Service Connections and Disconnections
Wastewater System Minot AFB

Location	Description
None	

J4.11 Initial System Deficiency Correction

Table 7 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 7
System Deficiencies
Electric Distribution System Minot AFB

Project Location	Project Description
None	

J4.12 Right of Access to the Utility System

No leased property was identified with the Wastewater collection system.

J4.13 Request for Proposal (RFP) Requirements for Privatization of Wastewater Treatment Plants to Private Owners

The Air Force currently operates the WWTP as a Federally Owned Treatment Works, as defined in Resource Conservation and Recovery Act (RCRA) § 3023(d), 42 United States Code (U.S.C.) § 6939e(d). Proposals from prospective Offerors shall demonstrate whether the Offerors propose to own and operate the WWTP as a Federally/Publicly Owned Treatment Works or as a Privately Owned Treatment Works. Prospective Offerors who propose to own and operate the WWTP as a Federally/Publicly Owned Treatment Works shall obtain a declaratory ruling from an appropriate tribunal showing that such Offerors can own and operate the WWTP as a Federally/Publicly Owned Treatment Works and setting forth any conditions which must be met in order for such Offerors to so operate it.

J4.13.1 Demonstration of Process Necessary to Treat the Entire Waste Stream treated at the Wastewater Treatment Facility

If the WWTP becomes a Privately Owned Treatment Works neither the Offeror nor the Government will be able to take advantage of the RCRA domestic sewage exclusion set forth in RCRA Section 3023(a), 42 U.S.C. § 6939e. Offerors who propose to own and operate the WWTP as a Privately Owned Treatment Works are required to demonstrate the process they will use to deal with the entire waste stream currently treated by the wastewater treatment facility. The proposal must outline clearly and completely how they propose to mitigate any increased cost of operation resulting from the generation of waste by the Government, which may contain hazardous waste and which must be treated without the benefit of the RCRA domestic waste exclusion. It must be emphasized that the Government will provide such information as is currently available regarding the composition of the waste stream, but does not warrant or represent this information as complete regarding what hazardous waste may be in the waste stream currently treated by the wastewater treatment facility. This is due to the fact that the Government has operated the wastewater treatment facility under the domestic waste exclusion provided by 42 U.S.C. 6939e, which is not available to Privately Owned Treatment Works. Privately owned Offerors must also demonstrate how they propose to accept and process waste without adversely affecting operating permits and licenses which apply to the WWTP. In addition, such Offerors must identify those potential legal responsibilities that it will undertake with a description of the actual and potential economic impacts to the Government of those retained legal responsibilities the Contractor will not or cannot undertake.

J4.13.2 Capital Upgrades Necessary to Pretreat or Dispose Wastewater

Offerors who propose owning and operating the WWTP as a Privately Owned Treatment Works, shall fully demonstrate their understanding of this operational risk by including in their proposals a full description of any capital upgrades necessary to pretreat waste before it enters the facility, or other proposed disposition method, as well as the operational changes necessary to ensure the operation of the plant is in compliance with applicable federal, state, and local operating requirements. If any studies are required to evaluate those costs, they shall be included in such proposals, along with a description of the licensing and permitting process that will be required in order for the Offeror to own and operate the WWTP as a Privately Owned Treatment Works.

a) In addition to the requirements of Section C.3.1, "Utility Service Requirement", the Privately Owned Treatment Works shall also be responsible for the pretreatment and management of all wastes discharged to the Air Force treatment plant.

Responsibility and liability for all costs shall include, but not be limited to any applicable regulatory requirements due to the absence of the RCRA waste exclusion (including any RCRA requirements that may apply to any facilities currently sending waste to the wastewater treatment works). Offerors are on notice that the current wastewater collection system mixes waste from a variety of sources, and the Government cannot specifically identify all potential individual sources of hazardous waste.

b) In addition to the requirements of Section C.3.2, "Performance Standards", specifically regarding the Quality Management Plan, Offerors proposing to operate

the WWTP as a Privately Owned Treatment Works shall address hazardous waste generation, characterization, storage, treatment, reduction, disposal, and management in the Quality Management Plan.

c) In addition to the requirements of Section C.7, "Response to Service Interruptions/Contingencies and Catastrophes", Offerors proposing to operate the WWTP as Privately Owned Treatment Works shall address hazardous waste monitoring and the impact of, and the planned response to, the receipt of hazardous waste at the WWTP in the Service Interruption/Contingency Plan.

d) In addition to the requirements of Section C.10, "Environmental Compliance", Offerors proposing to operate the WWTP as Privately Owned Treatment Works shall address the disposition of all RCRA listed wastes currently being discharged to the Air Force treatment plant.

e) Privately Owned Treatment Works shall be responsible for any additional requirements/costs, to include, but not limited to, treatment, operations and waste disposal due to the loss of the domestic sewage exclusion. These processes shall be specifically explained in the proposal and the costs shall be included in the proposal.

J4.13.3 Ownership of Effluent

The new owner shall own all effluent, as stipulated by Section C.3.6, "Wastewater Effluent Disposal", originating at the Points of Demarcation described in Section J4.12, "Right of Access to the Utility System".

J4.13.4 Satisfaction of Applicable Licensing and Permitting Requirements

In addition to the requirements of Sections C specifically regarding the National Pollution Discharge Elimination System (NPDES) permit obtained pursuant to 33 U.S.C. § 1342 (or analogous state law), the Offeror's proposal shall demonstrate how it proposes to satisfy applicable U.S. Environmental Protection Agency (EPA) and state and local licensing and permitting requirements established by federal, state, and local law and whether or not, as a Privately Owned Treatment Works, it will be able to obtain all necessary licensing and operating permits. If not, the Offeror shall describe who will hold the licenses and permits and the impact on operations as well as the potential economic consequences to the Government of the Offeror not holding the licenses and operating permits required for the ownership and operation of the WWTP.

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, collection piping, manholes, final discharge meters, lift stations, treatment plants, supporting emergency generator sets (if any), and electrical controls associated with the lift stations and emergency generator sets on the Installation.

LATERAL EXTENT OF UTILITY SYSTEM RIGHT-OF-ACCESS:

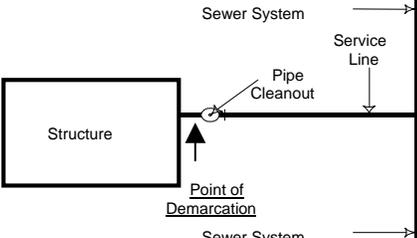
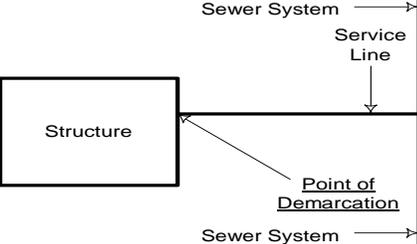
For pipe sizes of 24 inches in diameter and less, 26-foot-wide, extending 13 feet on each side of the utility system, as installed.

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

For each wastewater treatment lagoon, extending 25 feet on each side of the lagoon, as constructed.

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 upstream side of the cleanout device.</p>	<p>A sewer system cleanout is located within 10 feet of the building perimeter on the service line.</p>	 <p>The sketch shows a rectangular 'Structure' on the left. A horizontal line representing the 'Service Line' extends from the structure to the right. A vertical line represents the 'Sewer System' on the far right. A 'Pipe Cleanout' is shown as a small circle on the service line, closer to the structure. An arrow points to this cleanout, labeled 'Point of Demarcation'. Arrows also point to the 'Sewer System' and 'Service Line' labels.</p>
<p>POD is where the service line enters the structure.</p> <p>Note: A cleanout device should be installed within 10 feet of the structure during any stoppage or maintenance action. When this is accomplished, the upstream side of this cleanout device will become the new POD.</p>	<p>No cleanout exists on the service line within 10 feet of the structure.</p>	 <p>The sketch shows a rectangular 'Structure' on the left. A horizontal line representing the 'Service Line' extends from the structure to the right. A vertical line represents the 'Sewer System' on the far right. An arrow points to the junction where the service line enters the structure, labeled 'Point of Demarcation'. Arrows also point to the 'Sewer System' and 'Service Line' labels.</p>
<p>POD is the outlet side of the Grease Trap, Oil Water Separator, or Pretreatment System.</p>	<p>Any grease trap, oil water separator, or pretreatment system on the service line.</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. The POD for the electric meter is at the wastewater 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 wastewater</p>	<p>Electric power is provided to a wastewater facility via an <u>overhead</u> service drop. This configuration could be found at facilities dedicated to the wastewater utility such as a lift station or wastewater treatment plant.</p>	<p>None</p>

Point of Demarcation (POD)	Applicable Scenario	Sketch
utility owner will own the service entrance mast, including the can.		
<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 wastewater 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 wastewater facility via an <u>underground</u> service connection. This configuration could be found at facilities dedicated to the wastewater utility such as a lift station or wastewater treatment plant.</p>	None

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 (POD) Description
None	

B.2. Description of Restricted Access Areas:

Description	Facility #	State Coordinates	Other Information
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)			

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.