

Unsolicited Proposal
to
Transfer Ownership of Ellsworth Air Force Base 16" Water Service Main
to the City of Rapid City
from Maple and Anamosa Meter Pit to Ellsworth AFB

Offeror: **Public Works**
 City of Rapid City
 300 6th Street
 Rapid City, SD 57701

Contact: **Theodore Vore, Acting Public Works Director**
 (605) 394-4165

Submission Date: **November 25, 2003**

The City of Rapid City is steadily growing and developing to the Northeast. This growth places demands on our water supply system which are readily addressed by City ownership of the 16" water service main presently owned and maintained by Ellsworth AFB from Maple Street and Anamosa Street to Ellsworth AFB. An ownership transfer, to the City, provides Ellsworth AFB with a redundant water supply loop at Elk Vale Road and relief from aging pipe maintenance.

The Ellsworth AFB 16" water service main was installed in the 1950's. Since that time, it has been a sole source of water to Ellsworth AFB. The main is 16 " steel reinforced concrete pressure pipe from the meter pit to the south side of the interstate, cast iron from the interstate to approximately the Ramkota building entrance, and steel reinforced concrete pressure pipe from the Ramkota to the Ellsworth AFB. The break history on the line is limited and appears to be related to unauthorized tapping or failure within the cast iron section to date. As the pipe ages, maintenance costs will likely increase and the need for a redundant water supply will increase. Homeland security issues also provide additional rationale for more redundancy. This proposal presents solutions to both of these problems.

Situation: Ellsworth AFB Ownership of Viable Service Main

Ellsworth AFB is solely supplied by and responsible for the 16" City water supply main from the metering pit at Maple and Anamosa Streets to Ellsworth AFB. The City cannot connect to this main without the contractual approval of Ellsworth AFB. Ellsworth AFB has allowed connections to this line in the past. One specific temporary connection was for a large Wally Byam Air Stream rally in the late 1980's. Another ongoing connection provides a backup water supply to the City of Box Elder. The City is presently getting requests for additional service in the northeastern section of town and this water main is a logical trunk for this service. One specific service request is from the development group restoring the West Nike Housing site. Providing service off this line is more feasible under City ownership than contractual approval.

Specific Project Description

Presently, an efficient and cost effective means for Rapid City to provide service to NE Rapid City is by utilizing the existing Ellsworth AFB service main. For this to occur, a property transfer must take place. This main presently does not conform to the infrastructure grid which may impede future development. Additionally, the age of the pipe likely presents competency concerns for Ellsworth. Under City ownership, and as development occurs, the City will replace this main to fit into the master utility grid. Ellsworth AFB will be assured of continuous service through system redundancy which can be provided with the ownership transfer from Ellsworth to the City.

The City is interested in a transfer of the entire pipeline, from the existing meter pit to Ellsworth AFB. This property transfer will entail minimal expense for Ellsworth. The City proposes to extend the main from the Visitor Information Center on Elk Vale Road to the 16" main and requests that Ellsworth relocate the existing meter pit from Maple and Anamosa to the main distribution connection on Ellsworth AFB. Meter pit relocation and reconnection costs are estimated at \$30-50,000.00.

Supporting Information

This proposal does not anticipate large monetary expenditures by Ellsworth AFB or by the City of Rapid City. The main purpose is securing a contractual ownership transfer of this approximately 8.5 miles of Ellsworth AFB's 16" water main, to the City of Rapid City. This transfer will address redundancy needs and lower maintenance costs for Ellsworth and growth needs for Rapid City.

This proposal is valid for 2 years.

Ownership transfer discussions must be timely to address immediate and near future need. Large delays in discussion may stifle the City's interest in this venture.

The City does not anticipate any environmental impacts as a result of Ellsworth AFB transferring ownership of the proposed three mile section of 16" water service main. The City does, however, strongly encourage this connection to have backflow prevention. With Homeland Security issues at the forefront, backflow prevention is prudent.

Conclusion

Reduced water main maintenance costs and redundant water supply are very pronounced benefits to Ellsworth AFB when considering the proposed transfer of the about 8.5 miles of aging water main, to the City of Rapid City. The City benefits also. With increasing growth and development in the NE part of the City, this main provides a cost effective means of providing immediate water service. Ownership allows the City to replace this aging water main as development occurs and the final utility grid is established.

Unsolicited Proposal Certification

This unsolicited proposal is being submitted for consideration by Ellsworth Air Force Base.

The undersigned is the person authorized to represent and contractually obligate the City of Rapid City in any action resulting from the negotiation and acceptance of this proposal.

Authorized Representative

Date