



# AF Life Cycle Management Center



*AFLCMC... Providing the Warfighter's Edge*

## Joint DoD Agency – Georgia County Wastewater Treatment Partnership



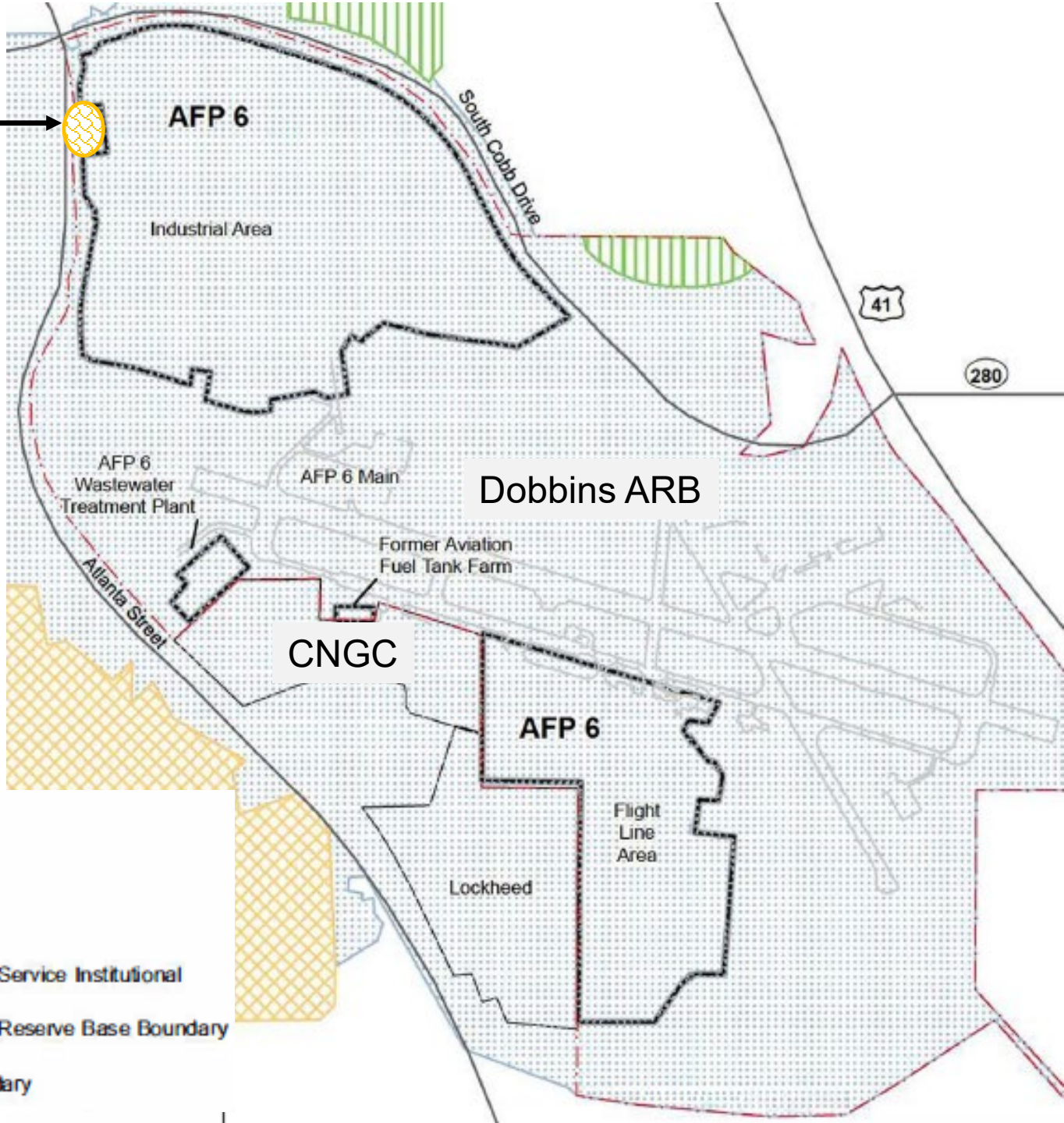
**30 October 2019**

**Mr. Gordon Taylor  
Environmental Compliance Chief  
(937) 938-3747**

**[Gordon.taylor.5@us.af.mil](mailto:Gordon.taylor.5@us.af.mil)**

**Disclaimer: The opinions in this presentation are the author's alone and do not represent the official position or policy of the U.S. Air Force.**

Marietta Aviation Museum



**Legend**

-  Residential
-  Industrial
-  Community Service Institutional
-  Dobbins Air Reserve Base Boundary
-  AFP6 Boundary



# Marietta Campus



DARB

Lockheed-Martin

CNGC

WWTP

Lockheed-Martin





# Utility Arrangements



*AFLCMC... Providing the Warfighter's Edge*

- **LM Aero receives potable water from Cobb County Marietta Water Authority (CCMWA), a regulated utility; and operates the AF Plant 6 wastewater treatment plant**
- **Dobbins ARB receives water and electricity from AF Plant 6 distribution systems and reimburses LM Aero**
- **CNGC reimburses LM Aero for electricity**
- **Both Dobbins ARB and CNGC convey wastewater to AF Plant 6 at no charge**



# Other Marietta Campus Arrangements

*AFLCMC... Providing the Warfighter's Edge*

- **LM Aero coordinates airfield use with Dobbins ARB and transits on Dobbins ARB and CNGC roads between North and South Campuses**
- **Dobbins ARB to share new Entry Control Facilities (about \$16M) paid via LM Aero lease with the Air Force Lifecycle Management Center (AFLCMC)**



# DoD Policy Drivers



*AFLCMC... Providing the Warfighter's Edge*

- **1998 Defense Reform Initiative Directive #49 mandated military departments develop plans to privatize utilities based on the economics**
  - **AF Plant 6 and a few other military installations continued to provide their own utilities**
- **Under revised DoD guidance, AF Plant 6 was again considered in 2002, but not supported for privatization**



# Options Considered



*AFLCMC... Providing the Warfighter's Edge*

- 1. Renovate existing wastewater treatment plant at AF Plant 6**
- 2. Connect to Cobb County Wastewater System**
- 3. Construct a new wastewater treatment plant at AF Plant 6**

**Options 1 and 2 also had sub-options considering the recycling of industrial wastewater for a total of 5 options**

**Status quo was determined to be infeasible over the lifecycle considered (50 years)**



# Economic Motivators



*AFLCMC... Providing the Warfighter's Edge*

- **LM Aero completed a study in 2015 showing flows were at the low end of the breakeven point somewhere between 0.75 mgd and 1 mgd**
- **The USAF conducted an economic analysis in 2017 and updated for current flow rates in March 2019**
- **Result: Preferred AFLCMC option over the lifecycle (50 years) is connecting to Cobb County Wastewater System without recycling industrial wastewater**
  - **\$400K/year or greater savings vs. other alternatives**





# Other Benefits



*AFLCMC... Providing the Warfighter's Edge*

- **Removes LM Aero from a non-core function—keeps focus on industrial production**
- **Provides for demolition of several airfield clear zone obstructions of importance to Dobbins ARB and transient users**
- **Reduces Bird Aircraft Strike Hazard**
- **Benefits Cobb County by providing over \$5M for their existing capacity and recurring funds for their continued operations**
  - **Cobb County Water System provides wastewater treatment for customers in 5 counties, 6 cities plus portions of Atlanta**

<https://cobbcountyga.maps.arcgis.com/apps/MapJournal/index.html?appid=125f2ad2dde24d85a9e1c5bb90070cd2>



# Cost Challenges



*AFLCMC... Providing the Warfighter's Edge*

## 1. Cost sharing

- a) **USAF owns FOTW and easements to current point of discharge and connection to Cobb County; AFLCMC leading terms for system development fee (SDF) and capital investment**
- b) **CNGC and Dobbins ARB discharge to the FOTW at no cost to them currently; have been asked to program and pay their “fair share” of the SDF and program for future wastewater discharges**
- c) **LM Aero will benefit through saving costs to operate and sustain the aged FOTW for all Marietta Campus discharges—will have to pay Cobb County for future AF Plant 6 discharges**



# Agency Challenges



*AFLCMC... Providing the Warfighter's Edge*

## 1. AFLCMC

- a) **Cost savings vs. rehabilitating or replacing FOTW to be used on top SAF/AQ priorities vs. reinvestment in Marietta Campus**
- b) **Small staff, complex issue—AF center experts on utility privatization, rates negotiation, real property, etc., service SAF Installations and Environment funded installations**

## 2. AF Reserve Command

- a) **Advised by AFLCMC to program their share of an SDF (roughly 6%) and recurring wastewater treatment costs for current mission**
- b) **Aware of mutual aid, reimbursements, and benefits arrangements**

## 3. Army National Guard advised CNGC fair share of SDF is roughly 2%, then recurring wastewater treatment costs



# Agency Challenges



*AFLCMC... Providing the Warfighter's Edge*

- 1. LM Aero stands to benefit most but could legally divest either or both owned and leased properties—thus they are the idea proponent but not the owners**
  
- 2. Cobb County:**
  - a) Receptive to SDF and new customers although not providing the potable water**
  
  - b) Not interested in utility privatization**
  
  - c) Concerns lessee (LM Aero) is over 90% of projected business**
  
  - d) To assume ownership of new infrastructure built past the AF Plant 6 manhole**
  
  - e) No sanitary sewer only customers / does not meter sanitary sewer / sanitary sewer rates based on potable water usage**



# Other Project Challenges



*AFLCMC... Providing the Warfighter's Edge*

- 1. LM Aero involvement as execution agent for the system development fee and infrastructure improvements... involves their legal and specialists along with AFLCMC contracting, Federal Acquisition Regulations and AF supplements**
- 2. Existing easements require re-negotiation and coordination**
- 3. New easements required from AF Plant 6 manhole to POTW**
- 4. Multi-agency agreement to be worked in phases... LM Aero, Cobb County, and the AFLCMC; followed by AFLCMC, LM Aero, CNGC, and Dobbins ARB**
  - a) Initial rounds—Cobb County and LM Aero envisioned 3-party agreement; AFLCMC envisioned 2-party operator-POTW agreement**
  - b) Later rounds—5-party agreement discussed**
- 5. Economic analysis and environmental assessments done**



# Lessons Learned



*AFLCMC... Providing the Warfighter's Edge*

- **Expert ways to deliver required products**
  - **Economic analysis done by Financial Management Center of Excellence**
  - **Env assessment guided by AF Materiel Command, executed by LM Aero, funded by AFLCMC, coordinated and staffed through all Agencies**
- **Communication with all stakeholders, right time, right level, is key; calls to director, contractor operator env and facilities staff, lawyers; memoranda to appropriate level**
- **Federal restrictions abound—how to get to Cobb County? Who owns permits, agreements, real property, easements, processes? What authority do we have with customers or they with us regarding mutual use and aid?**
- **County option—other levels of government do things their way and feds must adapt—but receive fair treatment**