

EXHIBIT B

Kirtland AFB, New Mexico

Electric System

Description of Premises (Located on Federal Fee Owned Land)

Electric Distribution System Description

The electric distribution system at Kirtland Air Force Base (KAFB), New Mexico may be composed of, without limitation, substations with outdoor switchgear, overhead and underground conductors, utility poles and related hardware, exterior lights, ducts, raceways, manholes, pad-mount and pole-mount transformers, transformer pads, meters, and instrumentation related to metering of electricity delivered to end users on the Installation.

Electric Distribution System Right-Of-Way

Where the utility is installed overhead, a 26-foot-wide right-of-way extending, 13 feet on each side of the utility, **as installed or the limits of the existing down guides.**

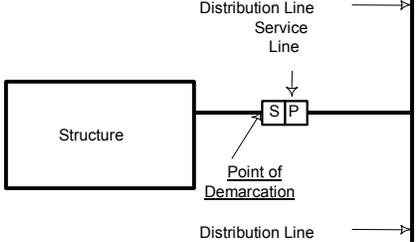
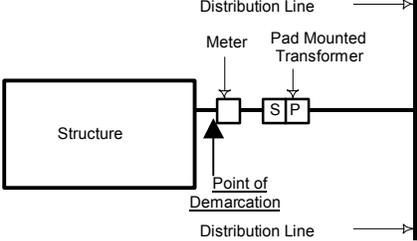
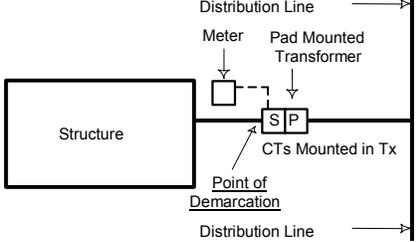
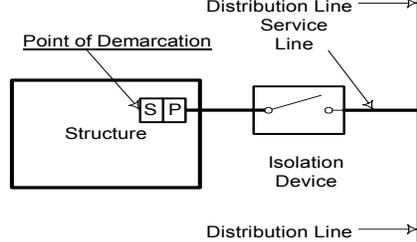
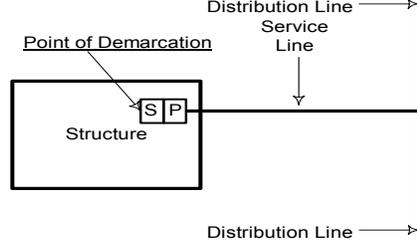
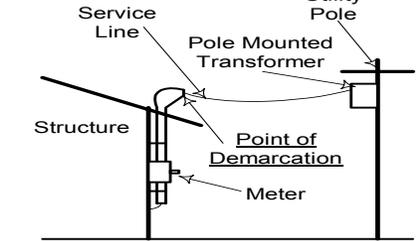
Where the utility is installed underground, a 26-foot-wide right-of-way, extending 13 feet on each side of the utility, as installed.

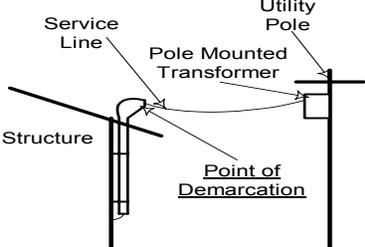
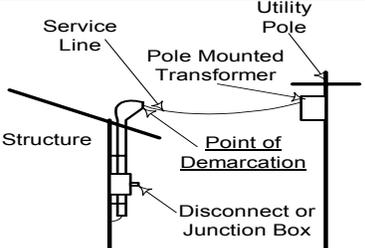
Kirtland Air Force Base “Right of Way” will be made available by contacting DESC personnel by email or phone. D.O.E. right of way will have to be negotiated for each utility separately. Note that all existing utilities cross DOE owned properties.

Electric Distribution System Points of Demarcation

The point of demarcation (POD) is defined as the point on the distribution system where ownership changes from the utility system owner to the facility owner. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a transformer within a building structure. The table below identifies the type and general location of the point of demarcation with respect to the building for each scenario.

Point of Demarcation (POD)	Applicable Scenario	Sketch
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Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the transformer secondary terminal spade.	Pad Mounted Transformer located outside of structure with underground service to the structure and no meter exists.	
POD is down current side of the meter.	Residential service (less than 200 amps and 240V 1-Phase), and three phase self contained meter installations. Electric meter exists on or within five feet of the exterior of the building on an underground secondary line.	
POD is the transformer secondary terminal spade.	Three Phase CT metered service. Note: The meter, can, CTs, and associated wires are owned and maintained by the electric utility owner.	
POD is secondary terminal of the transformer inside of the structure.	Transformer located inside of structure and an isolation device is in place with or without a meter. Note: Utility owner must be granted 24-hour access to transformer room.	
POD is secondary terminal of the transformer inside of the structure.	Transformer located inside of structure with no isolation device in place. Note: Utility Owner must be granted 24-hour access to transformer room.	
POD is where the overhead conductor is connected to the weatherhead.	Electric meter is connected to the exterior of the building on an overhead secondary line. Note: The meter and meter can, though beyond the POD, are owned and maintained by the utility owner.	

Point of Demarcation (POD)	Applicable Scenario	Sketch
<p>POD is where the overhead conductor is connected to the weatherhead.</p>	<p>Pole Mounted Transformer located outside of structure with secondary attached to outside of structure with no meter.</p>	
<p>POD is where the overhead conductor is connected to the weatherhead.</p>	<p>A disconnect switch or junction box is mounted to the exterior of the structure with no meter.</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 owns 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>
<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 and the can. 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>

Point of Demarcation (POD)	Applicable Scenario	Sketch
<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 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 utility owner owns the service entrance mast.</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>
<p>POD is at the transformer secondary terminal spade treatment plant.</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 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>	<p>None</p>

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 Description
Kirtland Underground Munitions and Maintenance Complex (KUMMSC)	Facility has 12,460V transformer inside the underground area. This transformer is connected to 2 disconnects from the administrative facility topside. This contractor will be required to deal only with the above ground connections and not the electrical equipment inside the underground portion of the facility.
1001	This facility has 5000V power inside with mini-transformers inside to step down power as needed. This facility is under construction to change this system at this time. This contract will only be responsible for the pad-mounted transformer outside.
Energy Savings Performance Contract (ESPC)	The ESPC contractor owns and maintains many meters for the measurement and verification purposes of his contract. These meters can be read by the UP contractor if they are on the list in order to sent in the billing of reimbursements part of the contract.
DOE/SNL- Coronado Club	Line side of DOE/SNL existing pad mounted switch. See attached drawing DEMARC CONN.DGN AirForce.dwg.

DOE/SNL- Fuel Oil Tank Farm	Line side of DOE/SNL disconnect switch. See attached drawing DEMARCINN.DGN AirForce.dwg.
DOE/SNL-National Atomic Museum	Line side of DOE/SNL existing pad mounted switch. See attached drawing DEMARCINN.DGN AirForce.dwg.
DOE/SNL- 6000 Igloo Area	Line side of DOE/SNL existing pad mounted switch. See attached drawing DEMARCINN.DGN AirForce.dwg.
DOE/SNL- Waste Water Station #6	Line side of DOE/SNL disconnect switch. See attached drawing DEMARCINN.DGN AirForce.dwg.
DOE/SNL – Robotic Vehicle Range	Line side of DOE/SNL disconnect switch. See attached drawing DEMARCINN.DGN AirForce.dwg.
DOE/SNL– 8000 Igloo Area	Line side of DOE/SNL pole mounted fused cutouts. See attached drawing DEMARCINN.DGN AirForce.dwg.
DOE/SNL- Bldg 9972	Line side of DOE/SNL pole mounted fused cutouts. See attached drawing DEMARCINN.DGN AirForce.dwg.
DOE/SNL –Bldg 9925	Line side of DOE/SNL existing pad mounted switch. See attached drawing DEMARCINN.DGN AirForce.dwg.
DOE/SNL – Lovelace Road Water Towers	Line side of DOE/SNL pole mounted fused cutouts. See attached drawing DEMARCINN.DGN AirForce.dwg.
FACT Site	Line side of DOE/SNL pole mounted fused cutouts. See attached drawing DEMARCINN.DGN AirForce.dwg.
12.47 kV Coyote Canyon Feeder	Line side of pole mounted switch SW-743. DOE/SNL will retain ownership and maintain the 12.47 kV feeder at this point. See attached drawing DEMARCINN.DGN AirForce.dwg.
46 kV Feeders 1 and 2	DOE/SNL will own and maintain 46 kV feeders 1 and 2. For contractor owned substation that are served from feeders 1 and 2, the point of demarcation will be the 46 kV insulators where the 46 kV feeders terminates at the substation. The following substations are included: Sub 9, Sub 11, Sub 13, Sub 20, Sub 21, HERTF Sub, and KUMMSC. See attached drawing DEMARCINN.DGN AirForce.dwg.
Switch SW-378	SW-378 is normally open tie switch between DOE/SNL feeder 2 and contractor owned feeder 4. DOE/SNL shall own and maintain the switch. SW-378 is to be closed by SNL only. See attached drawing DEMARCINN.DGN AirForce.dwg.
SW-605-1D	Substation 1 provides 12.47 kV feed to DOE/SNL compound thru padmounted switch SW-0605-1D. The point of demarcation is the load side of the switch SW-0605-1D. SW-0605-1D is to be closed by SNL only. See attached drawing DEMARCINN.DGN AirForce.dwg.

Plants and Substations

Description	Facility #	Coordinates	Other Information
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NONE

Kirtland AFB, New Mexico Natural Gas Distribution Description of Premises (Located on Federal Fee Owned Land)

Natural Gas Distribution System Description

The natural gas distribution system at KAFB, New Mexico may be composed of the district regulator stations, distribution mains, valves, valve boxes, service lines, regulators, and meters used to deliver natural gas to end users throughout the Base. Cathodic protection system components including but not limited to anodes and test stations, out-of-service distribution mains, and service lines are also part of the natural gas distribution system.

Public Service of New Mexico (PNM) supplies natural gas to KAFB through seven main lines. The east side of the base is supplied at five points and the west side by two points.

There is no physical on-base plant for the production of natural gas. The Air Force-owned distribution system consists of approximately 372,375 linear feet of underground piping. The amount does not include the military family housing (MFH) areas that will be privatized separately.

Numerous service regulators reduce the pressure of gas prior to entering the buildings. Piping estimates conducted by Burns and McDonnell indicate that approximately 57 percent of the system piping is polyethylene (PE) and the remaining 43 percent is wrapped carbon steel. The majority of carbon steel sections were installed from the late 1940s through the late 1950s while the PE piping has been installed since the 1980s. A majority of the PE piping (approximately 90%) was installed with tracer wire.

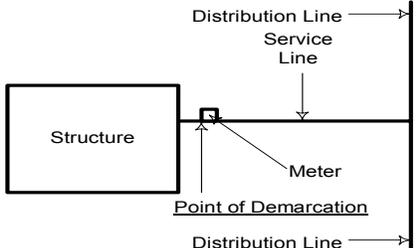
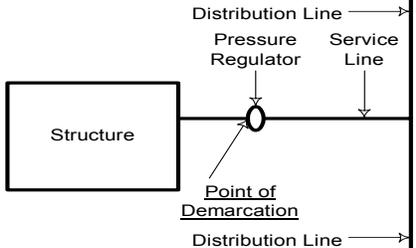
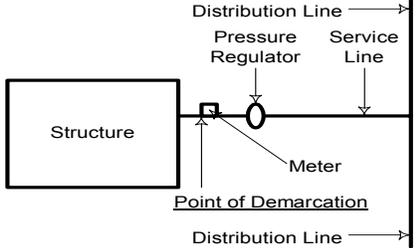
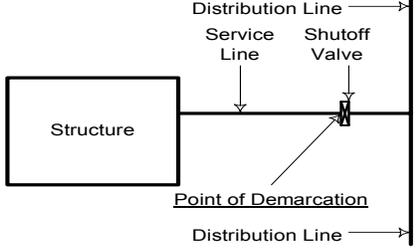
Natural Gas Distribution System Right-Of-Way

A 26-foot-wide right-of-way, extending 13 feet on each side of the utility, as installed.

Kirtland Air Force Base “Right of Way” will be made available by contacting DESC personnel by email or phone. D.O.E. right of way will have to be negotiated for each utility separately. Note that all existing utilities cross DOE owned properties.

Natural Gas Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee to the building owner. The table below identifies the type of service and general location of the point of demarcation with respect to the building served. Regardless of its location, unless stated otherwise, the meter itself will always be privatized to the new owner.

Point of Demarcation	Applicable Scenario	Sketch
The point of demarcation is the down stream side of the natural gas meter.	Natural gas service to the building is metered.	
The point of demarcation is the downstream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	
Point of demarcation is the down stream side of the closest apparatus to the exterior of the facility.	More than one apparatus is connected to the service line feeding the facility.	
Point of demarcation is the closest shutoff valve to the exterior of the building.	No meter or regulator exists at the facility.	

Unique Points of Demarcation

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

Nearest Building No.	Point of Demarcation Description
Building 24499 (Air Force Safety Center)	Downstream of the PNM-owned meter located behind Building 24499.
Building 24499 (Eubank Gate)	Downstream of the shut-off valve located on the west side of the PNM-owned regulating and metering station. Shut-off valve is not included.

East of Building 907 (550' South of Aberdeen and San Mateo Intersection)	Downstream of the shut-off valve located in the SW corner of the PNM-owned natural gas piping yard.
Building 1849 (200' North of Louisiana and Connor Avenue Intersection)	Downstream of the shut-off valve located in the west corner of the Air Force-owned natural gas piping yard.
Building 20241 (NE of Pennsylvania & Gibson Intersection)	Upstream of the shut-off valve located on the west end of this Air Force-owned regulating station. Shut-off valve is included.
Building 889 (Carlisle Gate)	Downstream of the shut-off valve located on the east side of the PNM-owned regulating and metering station. Shut-off valve is not included.
Building 22012 (MFH Privatized Area)	Downstream of the shut-off valve located approximately 100' NW of the "A" Avenue and 25 th Loop Intersection. Shut-off valve is included.
Building 20168 (MFH Privatized Area)	Downstream of the 6" natural gas tee located approximately 150' SW of Building 20168. Shut-off valve is included.
Building 23537 (MFH Privatized Area)	Downstream of the 6" valve located approximately 180' west of the "B" Avenue and 34 th Street intersection. Shut-off valve is included.
Building 21812 (MFH Privatized Area)	Downstream of the 4" valve located approximately 200' NE of the "D" Avenue and Wyoming Boulevard intersection. Shut-off valve is included.
Building 24000 (MFH Privatized Area)	Downstream of the 6" PE valve located approximately 40' SE of the "D" Avenue and 7 th Street intersection. Shut-off valve is included.
Building 24312 (MFH Privatized Area)	Downstream of the 6" PE tee located approximately 110' east of Building 24312.
ITRI (Inhilation Toxicology Research Institute) Line	As Power Line Road begins to descend the hill. This point is near the 90-degree elbow in the base boundary fenceline that turns due east.
Building 9207 (ITRI Complex)	Upstream of the 90-degree fitting on the east side of the 6" aboveground regulating station. This line is located inside of the fenced area of the tank farm north of Lovelace Complex.
Building 6643 (DOE Training Tech Area III)	Upstream of the shut-off valve located approximately 150' east of the DOE Area III boundary fence 4300' NE of Building 6643. Shut-off valve is not included.
Building 6598 (DOE Training Tech Area V)	Downstream of the shut-off valve located 2' west of the regulating and metering station. Shut-off valve is not included.
DOE/SNL PODs	See attached drawings 000022.dwg, 000023.dwg, and 000024.dwg

Plants

Description	Facility Number	Coordinates	Other Information
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NONE

Kirtland AFB Water Distribution System Description of Premises (Located on Federal Fee Owned Land)

Water Distribution 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. It does not include any water rights. Two of the wells, #15 and #16, are pumped by natural gas engines. Corrosion protection is also part of the water distribution system.

The water distribution system is divided into the four zones listed below.

- Kirtland High-Pressure Zone
- Kirtland Low-Pressure Zone
- Manzano Based Zone
- South Base Zone

A brief description of each zone is provided in the following sections.

There are three connections to the Albuquerque City water system under contract that allow for the emergency allocation of additional water.

Kirtland High-Pressure Zone

Treated water from the on-site wells is pumped directly into the distribution system or into one of the four (4) storage tanks used for potable, non-fire water storage. In addition, City of Albuquerque water can be added directly to the KAFB High-Pressure Zone from the Gibson Gate or East City Connection. The majority of the tanks are cathodically protected using either an impressed current or a sacrificial anode system. Impressed current systems include those at tanks 20372, 20373, and two ground storage tanks on Four Hills Road. Once inside the storage tanks, potable water is fed into the distribution system either by gravity or through booster pump stations.

The KAFB High-Pressure Zone is comprised of the area east of Wyoming Street. Two pressure-reducing valves have been installed along Wyoming Street to transfer water from the High-Pressure to the Low-Pressure Zone. The KAFB High-Pressure Zone feeds the DOE areas located in the south base system through 10" and 16" transmission lines. In addition, a 6" transmission main from the KAFB High-Pressure Zone feeds the KAFB Manzano area.

The KAFB High-Pressure Zone is currently operating at 100 psig. The distribution system through the KAFB High-Pressure Zone consists primarily of cement asbestos pipe installed in the late

1940's and cement mortar lined ductile iron pipe installed in the 1960's. Generally, this piping is still in good condition. In the late 1990's, two new transmission lines were installed. A new cement mortar lined 12-inch ductile iron pipe was installed running north from a high-pressure storage reservoir to the city connection at the Ridgecrest No. 2 pumping station. An 18-inch line of the same construction was also installed between water lines near the former 28871 reservoir and the 36-inch line near SNL Technical Area I. A coal tar coating protects the cement asbestos piping. The ductile iron piping is protected by coal tar coating in the case of the older piping and the newer by a polyethylene wrap.

Kirtland Low-Pressure Zone

The KAFB Low-Pressure Zone is primarily feed from the High-Pressure Zone through a number of pressure reducing valves. Water from Well 3, and associated storage tank 23901, can be pumped directly into the KAFB High-Pressure Zone and/or City of Albuquerque water can be added directly from the West City Connection. KAFB has by-passed the pressure reducing valves to improve circulation within the water distribution system. The increase in water pressure has prevented the use of the Well 3 booster station. The current condition is temporary and the system will be returned to a low-pressure zone after:

- additional pressure reducing valves have been installed,
- dead-ends have been addressed,
- and the New Pershing, East Sandia Loop and Capehart East Housing Areas have been removed from the distributions system by the selected privatization contractor.

The KAFB Low-Pressure Zone is currently operating at 100 psig. The distribution system through the KAFB Low-Pressure Zone consists primarily of cement asbestos pipe installed in the late 1940's and cement mortar lined ductile iron pipe installed in the 1960's. Generally, this piping is still in good condition. However, the piping near Wherry elementary school and in the area south of the museum surrounding "M" street are in poor condition and require replacement.

Manzano Base Zone

The water supply for the Manzano Base Zone comes from the KAFB High-Pressure Zone through 4.5 miles of 6-inch diameter transmission line that feeds reservoir 30110 through a reduced pressure zone (RPZ) backflow prevention device. Stored water is pumped directly into the distribution system or into one of the remaining sixteen (16) storage tanks used for potable, non-fire water storage. All but one tank (#28031 IMG tank) are cathodically protected using either a sacrificial anode or an impressed current system.

The Manzano base is served by a small distribution system that features a series of booster stations that provide potable water to the various built-up areas within the base. The Manzano Base Zone is currently operating at 100 psig.

South Base Zone

The South Base Zone is a complex mixture of areas owned by DOE and areas owned by KAFB. The facilities owned by DOE are part of DOE Area III, DOE Area V, and the DOE Coyote area. These systems are supplied by water from the KAFB High-Pressure Zone through a 10-inch and 18-inch transmission line. Eight (8) water storage tanks serve the Starfire Optical Range (SOR), HERTIF, and Helicopter Pad. The transmission mains are considered in good condition. The South Base Zone transmission mains are currently operating at 100 psig. **New water line @ HERTIF and SOR.**

Water Distribution System Right-Of-Way

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.

Kirtland Air Force Base “Right of Way” will be made available by contacting DESC personnel by email or phone. D.O.E. right of way will have to be negotiated for each utility separately. Note that all existing utilities cross DOE owned properties.

Water Distribution 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	Applicable Scenario	Sketch
Water Meter or Backflow Device, or Valve (closest apparatus to the exterior of the structure)	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>The sketch shows a rectangular structure on the left. A horizontal line representing the service line extends from the structure to the right. On this service line, there is a circular symbol representing a water meter. An arrow points to this symbol with the label 'Point of Demarcation'. Above the service line, a vertical line represents the distribution pipe, with an arrow pointing to it labeled 'Distribution Pipe'. Below the service line, another vertical line represents the service line, with an arrow pointing to it labeled 'Service Line'.</p>
Point where the service line enters the structure	No water meter, backflow device, or valve exists on the service line entering the structure. Service valve may be within 25 feet of the structure at any time. Down stream side of the service valve will become the new point of demarcation.	<p>The sketch shows a rectangular structure on the left. A horizontal line representing the service line extends from the structure to the right. An arrow points to the junction where the service line enters the structure, labeled 'Point of Demarcation'. Above the service line, a vertical line represents the distribution pipe, with an arrow pointing to it labeled 'Distribution Pipe'. Below the service line, another vertical line represents the service line, with an arrow pointing to it labeled 'Service Line'.</p>
If the fire suppression system has a storage tank, then the point of demarcation (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.	Fire suppression system 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.	None

Point of Demarcation	Applicable Scenario	Sketch
<p>The point of demarcation (POD) is located on the inlet side of the PIV, isolation valve, or backflow prevention device closest to the fire suppression system.</p>	<p>Fire suppression system is connected to the potable water distribution system.</p>	None
<p>The POD for irrigation systems is the inlet side of the backflow prevention device or isolation valve closest to the irrigation system.</p>	<p>Irrigation system is fed directly from potable water distribution system.</p>	None
<p>The POD will be 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 inlet side of the service valve will become the new point of demarcation.</p>	<p>Drinking Fountains and Hose Bibs connected to the water distribution system (typically found at ballfields 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>	None
<p>The POD will be the inlet side of the service valve.</p>	<p>Drinking Fountains and Hose Bibs 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>	None
<p>The POD will be at the overhead service line's connection to the service entrance mast.</p> <p>If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation shall be the owner and maintainer of the electric meter. Therefore, the POD for the electric meter will be at the water utility owner's conductors to 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, including the can.</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>	None

Point of Demarcation	Applicable Scenario	Sketch
<p>The POD will be at the transformer secondary terminal spade.</p> <p>If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation shall be the owner and maintainer of the electric meter. Therefore, the POD for the meter will be at the water utility owner's conductors to 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>	None

Unique Points of Demarcation

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

Building No.	Point of Demarcation Description
Building 20183	Gibson Gate Connection to City of Albuquerque distribution system. Backflow prevention valve included in privatization.
City West Connection	Carlisle Gate Connection to City of Albuquerque distribution system. Backflow prevention valve included in privatization.
City East Connection	Wyoming Connection to City of Albuquerque distribution system. Backflow prevention valve included in privatization.
Building 509 MARS	Connection to City of Albuquerque distribution system. Meters, piping, fittings, and valves not included in privatization.
New Pershing Housing Area	Water for the New Pershing Housing Area is to be provided by the City of Albuquerque. The area is to be isolated from the KAFB system and distribution piping installed by the MFH privatization contractor. Utilities Privatization contractor will be responsible for maintenance of the water distribution components in this area until the MFH privatization contractor completes their isolation of this housing area from the main base.
East Sandia Loop Housing (including Capehart East) Area	Water for the East Sandia Loop Housing is to be provided by the City of Albuquerque. The area is to be isolated from the KAFB system and distribution piping installed by the MFH privatization contractor. Utilities Privatization contractor will be responsible for maintenance of the water distribution components in this area until the MFH privatization contractor completes their isolation of this housing area from the main base.
Building 832 (Corner of "F" Avenue and 7 th Street)	Valve shown as "closed" (Sheet 18 of KAFB Utilities Plans) on 8-inch line that crosses from DOD to DOE property. Valve not included in privatization.
Building 833 (On "F" Avenue)	Valve shown as 24009 (Sheet 18 of KAFB Utilities Plans) on line that crosses from DOD to DOE property. Valve not included in privatization.
Building 833 (Corner of "F" Avenue and Ward Place)	Valve shown as 24051 (Sheet 18 of KAFB Utilities Plans) on line that crosses from DOD to DOE property. Valve not included in privatization.

Building No.	Point of Demarcation Description
Building 854 (Corner of NCO Bypass and Extension of Erwin Place)	10-inch valve shown as 28875 (Sheet 19 of KAFB Utilities Plans) on line that crosses from DOD to DOE property. Valve not included in privatization.
Building 20871 (Valve located in parking area)	18-inch valve shown on Sheet 19 of KAFB Utilities Plans southeast of Building 854. Valve not included in privatization.
Building 957 (East of Hardin Blvd. and 9 th Street corner)	12-inch connection to 36" CI transmission line. No valves included in privatization.
Building 962 (North of Tosi Lane and 9 th Street corner)	Line crossing DOE to DOD property. No valves included in privatization.
Building 20604	10-inch valve shown as 20671 (Sheet 25 of KAFB Utilities Plans) located on line that crosses from DOD to DOE property. Valve not included in privatization.
Building 20602	North-south 6-inch line crossing DOE to DOD property. No valves included in privatization.
Building 913	10-inch line connected to valve vault located southeast of Building 913. Valve vault not included in privatization.
Building 915	24-inch line connected to valve vault located southeast of Building 915. Valve vault not included in privatization.
DOE Areas III and V	18-inch line connected to valve vault located northeast of Technical Area V. Valve vault not included in privatization.
DOE Areas III and V	10-inch line connected to valve vault located northwest of Technical Area V. Valve vault not included in privatization.
General DOE/SNL Requirements	<ul style="list-style-type: none"> a. DOE will retain ownership of the water distribution system in Technical Areas I, II, III, IV, and V. SNL will provide O&M on the systems. b. DOE will retain ownership of the currently owned portions of the distribution mains to Technical Areas III and V. SNL will provide the O&M. c. DOE will retain and SNL will provide O&M on the system serving facilities in the Coyote Test Field. This includes all waterlines, the pump house, 700,000-gallon tank and two 100,000-gallon aboveground tanks. d. The primary system mains owned by KAFB should be privatized. Easements and rights-of-way across DOE property to be negotiated through the respective real estate offices. e. Several points of demarcation along the boundaries of technical Areas I and II are identified and detailed on the water system maps. f. In general, any taps or tees where DOE/SNL facilities or property branch off of KAFB, the POD is at the isolation valve, with DOE/SNL maintaining ownership of the valve. g. A number of current connections between systems are planned to be removed by DOE/SNL. These plans can be seen in the DOE set of CAD drawings kafb.dwg, kafb2.dwg, and kafb3.dwg attached. h. Some areas without clear isolation valves to act as PODs have historically been maintained and repaired in a coordinated fashion between DOE and KAFB. DOE Facilities Engineering prefers that this arrangement be maintained, but for legal purposes it can be assumed that any disputed piece of the distribution

Building No.	Point of Demarcation Description
	system can be identified by land property lines.
Building 20224	Mini-Mall has the meter in the mechanical room with a shut off valve near the meter.
The Wherry school	Meter is located in the basement and the shut off outside the facility.

Plants and Towers

Raw water is obtained from the Santa Fe aquifer that has a saturated thickness of 800 feet below the area surrounding KAFB. Raw water for KAFB is produced from twelve (12) gravel packed deep wells. Water from three (3) wells is not suitable for human consumption and is used for irrigation or toilet flushing. Treatment of the raw water for potable use is accomplished by chlorination. No other treatment occurs and no other treatment equipment is present at the base.

Chlorination facilities are located at Wells 3, 11, 14, 15, 16, and 17 and at the water plant. Calcium hypochlorite tablets are used to chlorinate the water at six of the seven facilities. Water from Wells 1, 2, and 4 is chlorinated at the water plant. Water from Wells 3, 11, 14, 15, and 16 is chlorinated at the respective wellheads. Well 17 is equipped with a chlorine bleach disinfection system.

Subject to all conditions set forth in the Grant of Rights-Of-Way the Grantor grants to the Grantee a right-of-way for plants and towers as described below.

Description	Facility Number	Coordinates	Other Information
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NONE

Kirtland AFB Wastewater System Description of Premises (located on Federal Fee Owned Land)

Wastewater System Description

The wastewater collection system at KAFB may be composed of collection piping, manholes, final discharge meters, lift stations, supporting emergency generators sets (if any), and electrical controls associated with the lift stations and connections for emergency generator sets. The generator sets are not included in this contract.

The sanitary sewer system at KAFB consists of service laterals, cleanouts, lift stations, septic tanks and lateral fields, gravity mains, force mains, and access manholes associated with the collection of sanitary sewer from the facility buildings and family housing on the base.

Most of the septic tanks and lateral fields are present in the remote areas of the base and most have been abandoned since the installation of a sanitary sewer collection system in the early to mid 1990's. Currently, other than the septic tanks and associated lateral fields still operating, no centralized treatment of sanitary wastewater occurs within the base reservation. Treatment of the sanitary wastewater occurs at the City of Albuquerque (COA)-owned and operated wastewater treatment plant. In addition, no odor control treatment occurs on the site.

Kirtland AFB East Collection Zone

The KAFB East Collection Zone flows from northeast to southwest to three sampling and monitoring manholes owned and operated by COA.

Television surveys, from 1995, of the reinforced concrete pipe (RCP) collection mains in the north portion of the Zia park subdivision between Louisiana and Pennsylvania Streets indicated that the interior of the pipe has exposed aggregate due to erosion and chemical reaction. This was especially evident in some of the pipe joints in which some separation was also observed. Furthermore, the survey found standing waters and root material present at several locations indicating pipe settlement and cracking/breakage. The survey also found the poured concrete inverts of the manholes to be deteriorated and corroded, the cast iron manhole steps to be severely corroded, and the cast iron manhole lids to be cracked and corroded. Evidence of infiltration and inflow were seen in several of the chimneys and corbels of the brick manholes.

Kirtland AFB West Collection Zone

The KAFB West Collection Zone flows from east to west to two sampling and monitoring manholes owned and operated by the COA. Television surveys, performed in 1995, of the RCP collection mains in the Maxwell subdivision located along Mercury Circle show that the interior of the pipe has exposed aggregate due to erosion and chemical reaction. This was especially evident in some of the

pipe joints in which some separation was also observed. Furthermore, the survey found standing waters and root material present at several locations indicating pipe settlement and cracking/breakage. The survey also found the poured concrete inverts of the manholes to be deteriorated and corroded, the cast iron manhole steps to be severely corroded, and the cast iron manhole lids to be cracked and corroded. Evidence of infiltration and inflow were seen in several of the chimneys and corbels of the brick manholes.

South Base Collection Zone

The south base systems are comprised of DOE-owned III, V, and Coyote Areas; KAFB-owned Manzano Base, HERTF, **SOR** and Helicopter Pad areas. As stated earlier, a majority of the south base systems that had been on septic systems have recently been incorporated into the south base sanitary sewer collection system.

A majority of the south base collection mains and service laterals are composed of polyvinyl chloride (PVC) constructed in the 1980’s and 1990’s and are in good to excellent condition. One exception would be the Manzano base area. A majority of the collection mains within the Manzano base area are constructed of PVC installed in the 1980’s and 1990’s and cast iron installed in the 1950’s. Modifications to replace some of the old cast iron collection mains with PVC were conducted in 1998. As a result of these repairs, the overall condition of the Manzano Base sanitary waste collection system was upgraded from poor to fair.

Wastewater Collection System Right-Of-Way

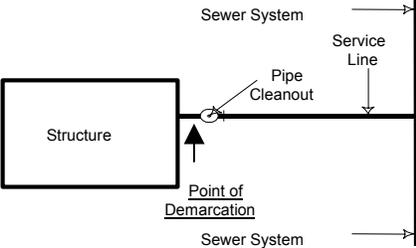
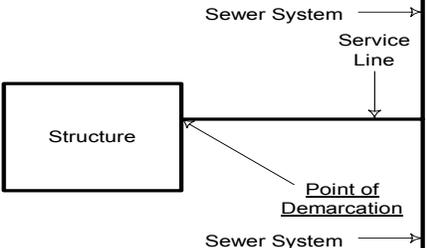
A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches, as installed.

Kirtland Air Force Base “Right of Way” will be made available by contacting DESC personnel by email or phone. D.O.E. right of way will have to be negotiated for each utility separately. Note that all existing utilities cross DOE owned properties.

Wastewater Collection System Points of Demarcation

The point of demarcation is defined as the point on the wastewater collection pipe where ownership changes from the Grantee to the building owner. The table below identifies the general locations of these points with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line enters the structure	Sewer system flow meter is located on the service line entering the structure.	

Point of Demarcation	Applicable Scenario	Sketch
<p>Point of demarcation is the cleanout device, if within 10' of the building perimeter</p>	<p>No flow meter exists and 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 sewer service line extends from the structure to the right. On this line, there is a circular symbol labeled 'Pipe Cleanout'. An arrow points from the text 'Point of Demarcation' to this cleanout. Above the line, 'Sewer System' is written with an arrow pointing right. Below the line, 'Sewer System' is written with an arrow pointing right. To the right of the structure, a vertical line represents the 'Service Line' with an arrow pointing down to it.</p>
<p>Point where the service line enters the structure</p> <p>Note: A new cleanout device should be installed within 10' of building during any stoppage or maintenance action. This will then become the new point of demarcation.</p>	<p>No flow meter or cleanout exists on the service line entering the structure.</p>	 <p>The sketch shows a rectangular structure on the left. A horizontal line representing the sewer service line extends from the structure to the right. An arrow points from the text 'Point of Demarcation' to the point where the line enters the structure. Above the line, 'Sewer System' is written with an arrow pointing right. Below the line, 'Sewer System' is written with an arrow pointing right. To the right of the structure, a vertical line represents the 'Service Line' with an arrow pointing down to it.</p>
<p>Point of Demarcation is the outlet side of the Grease Trap, Oil Water Separator, or Pretreatment System.</p>	<p>Grease Trap, Oil Water Separator, and Pretreatment System connected to the wastewater collection system.</p>	<p>None</p>
<p>The POD will be at the overhead service line's connection to the service entrance mast.</p> <p>If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation shall be the owner and maintainer of the electric meter. The POD for the electric meter will be at the wastewater utility owner's conductors to electric utility owner's conductors. This meter POD applies regardless of the location of the electric utility owner's meter. The wastewater utility owner will own the service entrance mast, including the can.</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>
<p>The POD will be at the transformer secondary terminal spade.</p> <p>If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation shall be the owner and maintainer of the electric meter. Therefore, the POD for the meter will be at the wastewater utility owner's conductors to electric</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>	<p>None</p>

Point of Demarcation	Applicable Scenario	Sketch
utility owner's conductors. This meter POD applies regardless of the location of the electric meters and transformers.		

Unique Points of Demarcation

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

Building No.	Point of Demarcation Description
Gibson and Carlisle	Connection to City of Albuquerque collection system. City manhole on Sheet 6 of the KAFB Utility Plans.
Building 256	Connection to City of Albuquerque collection system. Manhole R1 on Sheet 13 of the KAFB Utility Plans. Located southwest of Building 256.
Mercury Housing Area	Connection to City of Albuquerque collection system. City manhole on Sheet 2 of the KAFB Utility Plans. Located northeast of Maxwell and Mercury Circle.
Mercury Housing Area	Connection to City of Albuquerque collection system. City manhole on Sheet 2 of the KAFB Utility Plans. Located northwest of Maxwell and Mercury Circle.
72-inch City Interceptor	Numberous connections to City of Albuquerque 72-inch interceptor. Interceptor flows across KAFB from north to south and sewer lines to be privatized discharge to interceptor. Interceptor is not included in privatization effort.
18-inch City Interceptor	Numberous connections to City of Albuquerque 18-inch interceptor. Interceptor flows along Gibson and connects to 72-inch interceptor. Sewer lines to be privatized discharge to interceptor. Interceptor is not included in privatization effort.
Tejeras Interceptor	Numberous connections to City of Albuquerque Tejeras Interceptor. Interceptor flows across KAFB from east to west and sewer lines to be privatized discharge to interceptor. Interceptor is not included in privatization effort.
General Military Family Housing	POD will be all points immediately outside of any supply line passing through MFH while connecting two AF assets separated by an exempted housing area. For any taps or tees connecting exempted MFH to an AF-owned water line, the POD shall be immediately upstream of the tee, tap, cleanout, etc.
Building 20180	Manhole A-8-3 on Sheet 10 of the KAFB Utility Plans. Located north of Building 20180. MFH contractor to DOD demarcation.
Building 20170	Manhole A-12 on Sheet 10 of the KAFB Utility Plans. Located northwest of Building 20170. MFH contractor to DOD demarcation.
Building 8308	Manhole A-13-4 on Sheet 11 of the KAFB Utility Plans. Located north of Building 8308. MFH contractor to DOD demarcation.
Building 21804	Manhole A-11-12 on Sheet 11 of the KAFB Utility Plans. Located south of school playground. MFH contractor to DOD demarcation.
Building 21812	Manhole A-11-10 on Sheet 11 of the KAFB Utility Plans. Located west of Building 21812. MFH contractor to DOD demarcation.

Building No.	Point of Demarcation Description
Wyoming Blvd.	Manhole A-11-14 on Sheet 4 of the KAFB Utility Plans. Located along Wyoming Blvd. MFH contractor to DOD demarcation.
Building 22100	Manhole A-11-24 on Sheet 5 of the KAFB Utility Plans. Located north of Building 22100 MFH contractor to DOD demarcation.
Building 24015	Manhole B-12-12 on Sheet 18 of the KAFB Utility Plans. Located southwest of Building 24015. MFH contractor to DOD demarcation.
Building 24015	Manhole B-12-13 on Sheet 18 of the KAFB Utility Plans. Located southeast of Building 24015. MFH contractor to DOD demarcation.
Building 24032	Manhole B-12-14 on Sheet 18 of the KAFB Utility Plans. Located south of Building 24032. MFH contractor to DOD demarcation.
General DOE/SNL Requirements	<p>A. DOE will retain ownership of all sewer lines within Technical Areas (TA) I, II, III, IV, and V. SNL will provide the O&M.</p> <p>B. DOE will retain ownership of currently owned sewer system assets in the Coyote Test field with SNL providing O&M.</p> <p>C. Isolate from AF system along north boundary of TA-I. Details of these lines of demarcation are provided on the sanitary sewer system maps. There are several ways to do this and the costs of constructing new lines or a monitoring station need to be considered. If current valves are sufficient, then agreement on who controls them must be made.</p> <p>D. Construct minor alterations to TA-I system to connect buildings to SNL system (833, 831, and 811). Air Force will need to consider capacity of their system in this area if they elect to leave these buildings connected to the Air Force system.</p> <p>E. For any and all wastewater gravity lines without a clear physical point of demarcation, ownership is assumed to be divided at land property lines.</p> <p>F. DOE drawings kafbs.dwgA, kafbs1.dwgA, kafbs2.dwgA, and kafbs3.dwgA should be used to further define specific PODs.</p> <p>WW Monitoring Station F will remain property of DOE unless and until a new DOE monitoring station, proposed near manhole E12SasMH21 is built. If and when this occurs, Monitoring Station F may be transferred to Bidder.</p>
Building 20604	Manhole C-34 on Sheet 25 of the KAFB Utility Plans. Located east of Building 20604. DOE/SNL to DOD demarcation.
Building 20682	Manhole C-31 on Sheet 25 of the KAFB Utility Plans. Located northeast of Building 20682. DOE/SNL to DOD demarcation.
Building 814	Manhole B-12-8 on Sheet 18 of the KAFB Utility Plans. Located west of Building 814. DOE/SNL to DOD demarcation.
Building 830	Manhole B-12-11 on Sheet 18 of the KAFB Utility Plans. Located northeast of Building 830. DOE/SNL to DOD demarcation.
Building 24034	Manhole B-12-14 on Sheet 18 of the KAFB Utility Plans. Located south of Building 24034. DOE/SNL to DOD demarcation.
Building 24051	Manhole B-12-15 on Sheet 18 of the KAFB Utility Plans. Located southwest of Building 24051. DOE/SNL to DOD demarcation.
"H" Avenue and Wyoming	Manhole C-20-10B on Sheet 18 of the KAFB Utility Plans. Located at "H" Avenue and Wyoming corner. DOE/SNL to DOD demarcation.

Building No.	Point of Demarcation Description
Building 20609	Manhole on Sheet 18 of the KAFB Utility Plans located west of Building 20609. DOE/SNL to DOD demarcation.
Building 20605	Manhole on Sheet 18 of the KAFB Utility Plans located west of Building 20605. DOE/SNL to DOD demarcation.
Monitoring Station 2069K near DOE Area V	North of Monitoring Station 2069K as shown on drawings provided by SNL. Monitoring Station not included in privatization. DOE/SNL to DOD demarcation.

Plants

Description	Facility Number	Coordinates	Other Information
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NONE