

**ATTACHMENT J13****Lackland AFB Water Distribution System**

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# J13 Lackland AFB Water Distribution System

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## J13.1 Lackland AFB Overview

Lackland AFB, located approximately 8 miles southwest of downtown San Antonio in Bexar County, Texas, is an Air Education and Training Command (AETC) installation that annually provides basic military training for more than 35,000 recruits entering the USAF, Air National Guard (ANG), and Air Force Reserve (AFR). The Base also hosts professional, technical, and English language training for approximately 36,000 students from all military services. The host command is the 37th Training Wing (37 TRW). The Base also hosts more than 35 tenant units; the primary tenants include:

- 59th Medical Wing, Wilford Hall Medical Center
- Air Force Security Forces Center
- Medina Regional Signal Intelligence (SIGINT) Operations Center
- 76th Munitions Squadron
- 369th Recruiting Group
- Force Protection Battlelab

Lackland AFB occupies 6,725 acres divided into two areas: the main Base occupies 2,752 acres, and the Training Annex, located 1 mile west, occupies 3,973 acres. The Base contains approximately 1,400 buildings totaling over 11 million square feet (sf).<sup>1</sup>

The Base has a total population of approximately 20,000, including military personnel, civilian employees and support personnel, and dependents. In addition, more than 9,000 students are housed at the Base on an average day.

Recent Base Realignment and Closure (BRAC) actions have transferred several missions from Kelly AFB to Lackland AFB. These include Kelly's flightline and its associated missions and facilities, such as the 433rd Military Airlift Wing, the 149th Air National Guard, and HQ Air Intelligence Agency.

Programmed major construction projects include new administrative, training, industrial, and community facilities; new and renovated housing; and utility alterations/improvements to accommodate the realignment of Kelly AFB. Key projects planned for Lackland AFB will increase the total square footage of buildings on Base by about 4 percent. Key projects programmed for Wilford Hall Medical Center may increase the medical center's total square footage by about 1.2 percent.

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<sup>1</sup> The nonresidential structures include offices, industrial maintenance and repair facilities, and community service facilities (e.g., schools and Wilford Hall Medical Center). The housing units include detached single residences, duplexes, townhouses, student dormitories, and recruit facilities.

## J13.2 Water Distribution System Description

### J13.2.1 Water Distribution System Fixed Equipment Inventory

The Lackland AFB water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. The actual inventory of items sold will be established in the Bill of Sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from privatization are:

- Irrigation systems
- All water distribution utilities on Kelly AFB, including the 433<sup>rd</sup> Military Airlift Wing, the 149<sup>th</sup> Texas Air National Guard, and the HQ Air Intelligence Agency, which will be realigned under Lackland AFB as a part of base closure.

#### J13.2.1.1 Description

Lackland AFB obtains potable water from eight wells that withdraw water from the Edwards Aquifer. These wells and approximately 64 miles of distribution mains have the capability of providing the Main Base with potable water at over 13 million gallons per day (mgd) and the Lackland Training Annex with over 2.6-mgd. **Table 1** lists the production capacity of each well. These capacities assume constant pumping for 24 hours.

TABLE 1  
Well Specification Data  
*Water Distribution System Lackland AFB*

Well Number	Production Capacity (mgd)
<b>Lackland AFB (Main Base)</b>	
1	1.82
2	1.10
3	2.36
4	2.28
5	2.61
6	3.06
<b>Total Main Base</b>	<b>13.23</b>
<b>Lackland Training Annex</b>	
1	0.88
2	1.79
<b>Total Annex</b>	<b>2.76</b>

Well depths range from 1,200 to 1,900 feet. The water obtained from these wells is slightly hard, but is considered to be of good quality. Chlorine and fluoride are added at each well. A 12-inch-diameter main connected to the potable water system at adjacent Kelly AFB provides an emergency potable water supply. An inoperable booster pump station (Building 1507) was designed to provide Lackland AFB emergency water from this line. The pump station will require repair to provide an emergency backup supply from Kelly AFB. The water distribution system is looped to enhance delivery, and it contains four elevated storage tanks with a total storage capacity of 1,950,000 gallons.

The Lackland Training Annex obtains potable water from two wells that also withdraw water from the Edwards Aquifer. The Annex water distribution system contains approximately 13 miles of mains and has two elevated storage tanks with a combined capacity of 375,000 gallons. This system also is looped for enhanced delivery; however, dead-end mains service the firing range and the dog training area.

The Air Force will retain its Edwards Aquifer water rights. The Contractor is purchasing the pumping, treating, and distribution systems only.

#### J13.2.1.2 Reclaimed Water System

Plans are underway to install infrastructure to take advantage of water reclamation initiatives sponsored by the San Antonio Water System (SAWS). SAWS is currently constructing a citywide system of pumping stations, storage reservoirs, and transmission mains that will distribute high-quality effluent from its water recycling centers to high-capacity potable water users throughout the city. Lackland AFB has been identified as a potential user of this resource. As a result, 36-inch transmission mains have been installed along the Base's eastern perimeter in Military Highway.

Pumping facilities at the Leon Creek Water Recycling Center and the Pearsall Road Recycled Water Pump Station are complete and ready to provide immediate service to Lackland AFB. Base personnel are currently reviewing distribution options to extend reclaimed water distribution mains into the Base to replace potable water use at locations where non-potable water use is satisfactory. Such uses include landscape irrigation and evaporative cooling towers.

These facilities have not yet been constructed. If constructed however, Ownership of on-Base reclaimed water distribution mains is expected to remain with SAWS. The Contractor shall have ownership downstream of the main meter, including pipes and appurtenances specific to the facility being served.

#### J13.2.1.3 Inventory

**Table 2** provides a general listing of the major water distribution system fixed assets for the Lackland AFB water distribution system included in the sale.

TABLE 2  
Fixed Inventory  
*Water Distribution System Inventory Lackland AFB*

Item	Size (in)	Quantity	Unit	Weighted Year of Construction
PVC Pipe	1.25	297	lf	1975
	1.5	369	lf	1975

Item	Size (in)	Quantity	Unit	Weighted Year of Construction
	2	9,652	lf	1979-1999
	2.5	1,611	lf	1975
	3	1,707	lf	1977
	4	9,947	lf	1990-1999
	6	42,297	lf	1989-1999
	8	40,269	lf	1985-1999
	10	7,812	lf	1990
	12	16,173	lf	1993
	14	207	lf	1994
<b>Cast Iron Pipe</b>	1.5	684	lf	1960
	1.75	207	lf	1960
	2	5,220	lf	1964
	3	639	lf	1968
	4	3,906	lf	1960
	6	24,804	lf	1961
	8	576	lf	1970
	10	71,046	lf	1961
	12	44,343	lf	1960
	14	28,989	lf	1962
	16	21,276	lf	1964
<b>Copper Pipe</b>	2	1,350	lf	1983
	4	6,345	lf	1981
<b>Steel Pipe</b>	1.5	684	lf	1960
	1.75	207	lf	1960
	2	5,220	lf	1964
	3	639	lf	1968
<b>Asbestos Cement Pipe</b>	3	300	lf	1975
	4	2,322	lf	1964
	5	1,017	lf	1960
	6	2,214	lf	1967
	8	3,510	lf	1966
	10	1,377	lf	1960
	12	315	lf	1960
<b>Cast Iron Gate Valves</b>	1.5	2	Ea	1970
	1.75	1	Ea	1970
	2	48	Ea	1970
	2.5	8	Ea	1970
	3	16	Ea	1970
	4	69	Ea	1970
	5	1	Ea	1970
	6	358	Ea	1970
	8	145	Ea	1970
	10	84	Ea	1970
	12	85	Ea	1970
	14	2	Ea	1970
	16	1	Ea	1970

Item	Size (in)	Quantity	Unit	Weighted Year of Construction
<b>Fire Hydrants (5.25-inch Valve Size)</b>		501	Ea	1970
<b>Water Well</b>	<b>Bldg #</b>	<b>Foot Drilled</b>		
	1015/1013 <sup>1</sup>	1,609	ft	1944
	5707/5706 <sup>1</sup>	1,911	ft	1944
	3105/3106 <sup>1</sup>	1,755	ft	1952
	4069/4070 <sup>1</sup>	1,952	ft	1952
	103/104 <sup>1</sup>	1,544	ft	1955
	4379/4380 <sup>1</sup>	1,465	ft	1960
	245/246 <sup>1</sup>	1,622	ft	1978
	9064/9062 <sup>1</sup>	1,800	ft	1992
<b>Chlorination/Fluoridation Facilities</b>		8	ea	1970
<b>Elevated Storage Tanks (Total cap. in gal)</b>	<b>Bldg #</b>			
	1506	200,000	gal	1941
	5710	500,000	gal	1943
	5084	500,000	gal	1952
	232	125,000	gal	1955
	165	250,000	gal	1971
	6676	750,000	gal	1992
<b>Backflow Preventer-Youth Circle</b>	6 in	2	Ea	
<b>Backflow Preventer-Dormitory Chiller Plant (7429)</b>	8 in	1	ea	
<b>Backup Generator Facilities for Wells</b>		5	Ea	
<b>Booster Pump Station Bldg 1507 (2 inoperable pumps)</b>		1	ea	1955
<b>Cathodic Protection System-Rectifiers (for Water Towers)</b>		6	Ea	
<b>Cathodic Protection System Sacrificial Anodes</b>		23	Ea	

<sup>1</sup>Water well has backup generator.

## J13.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools Inventory

**Table 3** lists the other ancillary equipment (spare parts) and **Table 4** lists specialized vehicles and tools included in the sale. 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 3  
Spare Parts  
*Water Distribution System Lackland AFB*

Item	Size	Quantity	Manufacturer
Hydrant, Fire	5' Bury	2	Mueller
Hydrant, Fire	3' Bury	1	Mueller
Hydrant, Fire	4' Bury	2	Mueller
Adapter, Clay X C. I.	6" X 6"	6	Fernco
Adapter, Flg. X MJ	10"	1	Smith-Blair
Adapter, Fire Hydrant	6"	2	Gradelok
Gland, Retainer	10"	3	

Item	Size	Quantity	Manufacturer
Gland, Mega-Lug	6" C-900	6	
Gland, Mega-Lug	8" C-900	6	
Gland, Mega-Lug	12" C. I.	10	
Clamp, Bell Joint	8"	2	
Clamp, Full Circle Repair	6" 6.84"-7.64"	14	
Clamo, Full Circle Repair	6" 5.95"-6.35"	6	
Clamp, Full Circle Repair	12" 13.20"-14.00"	3	
Stop, Curb, Slot key	1"	12	
Stop, Curb, Slot key	3/4"	10	
Pump, Pool, Centrifugal	2"	2	
Hypochlorite, Granular, 65%	100# drums	2	HTH
Acid, Muriatic	Gl	65	
Bleach, Hypochlorite, 15%	55 gl	2	
Polyphosphate, CC-130	30 gl	8	
Yolk, Chlorine Cyl.		2	Wallace-Tiernan
Valve, Chlorine Gas		3	Wallace-Tiernan
Lubricant, Plug Valve	Bx	2	
Kit, Test, Chlorine		3	Hach
Box, Valve, C.I.	4'	3	
Box, Valve, C.I.	5'	2	
Box, Valve, C.I.	2'	2	
Box, Valve, Top	26"	10	

**TABLE 4**  
Specialized Vehicles and Tools  
*Water Distribution System Lackland AFB*

Item	Quantity
No vehicles and specialized tools are included in purchase	

### J13.2.3 Water Distribution System Manuals, Drawings, and Records Inventory

**Table 5** lists the manuals, drawings, and records that will be transferred with the system.

**TABLE 5**  
Manuals, Drawings, and Records  
*Water Distribution System Lackland AFB*

Qty	Item	Description	Remarks
1	CD	Utility System Drawings	Water Distribution System
1	Utility System Drawings	Water Distribution for Main Base @ 1"=400' and 1"=100'	Tab G-1, 1 Sheet, 31 Sheets @ 1"=100'
1	Utility System Drawings	Water Distribution for Trng Annex @ 1"=400' and 1"=100'	Tab G-1, 1 Sheet, 23 Sheets @ 1"=100'
1	Utility System Drawings	Addition to Water Supply Distribution and Storage DACA 63-91-C-0091	54 Sheets
1	Utility System Drawings	Cathodic Protection Water Distribution and Storage DACA 63-91-C-0075	32 Sheets

DACA 63-94-C-0075			
1	Utility System Drawings	Annex Water Storage Tank 71-05-01	5 Sheets
1	Utility System Drawings	Elevated Water Storage Tank K2-412 & TLK 2-400, Raised 30' 71-08-01	5 Sheets
1	Water Supply Well Information	Water well drilling data, pumping data, and motor data for buildings 1013, 5706, 3106, 4070, 4380, 9062, 104, and 246.	
1	Water Storage Tank Information	Elevated water storage tower inspection and video records, capacity, elevations, and construction notes and logo details at building 5710, 1506, 5084, 6676, 165, and 232.	
1	Flow Test Data	Fire Hydrant flow test data	

## J13.3 Specific Service Requirements

The service requirements for the Lackland AFB water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Lackland AFB water distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- The Contractor shall provide daily meter readings for all wells IAW Paragraph J13.6.
- The Contractor shall provide monthly meter reading reports IAW Paragraph J13.6, and that meet the following requirements:

The Contractor shall keep meter books with monthly consumption and demand (if applicable) for each meter reading. Meter books shall also include building address or facility number, meter number, previous month readings, current month readings, multipliers for each meter, total monthly consumption, points of contact for meter questions, and procedure for converting meter reads into consumption (including multipliers). The Contractor shall coordinate with the Government to determine the format for meter books to be delivered.

- The Contractor shall enter into a Memorandum of Understanding with the Lackland Air Force Base Fire Department for fire protection of all facilities included in the purchase of the utility. The Contractor shall abide by Lackland AFB fire protection requirements. The Contractor shall maintain the fire alarm system for all facilities included in the purchase of the utility. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.
- IAW Paragraph C.9.8, Exercises and Crisis Situations Requiring Utility Support, the Contractor shall provide support as directed by Lackland Air Force Base Civil Engineer Control Center or equivalent agency for exercises and crisis situations.
- IAW Paragraph C.6 and the Right of Way, the Contractor shall coordinate with Air Intelligence Agency (AIA) personnel and obtain clearance with proper escort prior to entering the AIA restricted area (located on the Training Annex).
- Contractor shall recalibrate all secondary water meters once every 5 years.

- The Contractor shall coordinate any change to the water distribution system that may affect fire protection with the Base Fire Department.
- The Contractor shall coordinate replacement or changes to fire hydrants with the Base Fire Department.
- The Contractor shall perform flow testing and maintenance of fire hydrants and water lines IAW National Fire Protection Association standards. The government reserves the right to review flow test records.
- The Contractor shall maintain backflow prevention devices IAW with Texas Administrative Code (TAC) TAC 290.44 “Backflow Siphonage”.
- The Contractor shall provide chlorination and fluoridation as part of the distribution service. Chlorination and Fluoridation treatment shall be IAW TAC 290.101 through 290.120 “Drinking Water Standards.”
- The Contractor shall operate, maintain and test the Base water system IAW TNRCC regulations. The Contractor shall provide the Contracting Officer with a copy of any and all testing information and reports submitted to the TNRCC.
- The Contractor shall own, maintain, and operate the cathodic protection systems for the water storage tanks and ferrous piping.
- The Contractor shall maintain Air Force marking on water tanks and shall coordinate with the Base Civil Engineer before painting any water tanks.
- IAW the Right of Way, the Contractor shall allow the Government access to operate and maintain any communication equipment, obstruction lights and other Government equipment on water tanks.

## J13.4 Current Service Arrangement

Lackland AFB currently obtains potable water from Edwards Aquifer wells located on base. The Air Force however, may enter into agreements in the future to purchase potable water from other sources. Current peak water demand at Lackland AFB Main Base and Training Annex is approximately 98 million gallons (MG) per month.

## J13.5 Secondary Metering

The Installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Paragraph C.3.

### J13.5.1 Existing Secondary Meters

**Table 6** provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW Paragraph C.3 and J13.6 below.

**TABLE 6**  
Existing Secondary Meters  
*Water Distribution System Lackland AFB*

<b>Meter Location</b>	<b>Meter Description</b>
Building 1286	Meter No: 1231431
Building 6475	Meter No: 21320979
Building 4370	Meter No: 49050036
Building 4550	Meter No: 22918
Building 4550	Meter No: 22929
Building 4550	Meter No: 1467848
Building 4550	Meter No: 1563432
Building 4550	Meter No: 5668136
Building 4550	Meter No: 1278918
Building 4895	Meter No: New Meter
Main Base	Supply Well No. 1
Main Base	Supply Well No. 2
Main Base	Supply Well No. 3
Main Base	Supply Well No. 4
Main Base	Supply Well No. 5
Main Base	Supply Well No. 6
Training Annex	Supply Well No. 1
Training Annex	Supply Well No. 2
2254-Parade Field	BMT-Water meter
2254 Parade Field	BMT-Water meter

### J13.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 7**. All new secondary meters shall be pulse initiating meters compatible with the Lackland AFB Energy Management Control System (EMCS). New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J13.6 below.

**TABLE 7**  
New Secondary Meters  
*Water Distribution System Lackland AFB*

<b>Building</b>	<b>Building Description</b>	<b>Description</b>
600	CAPEHART MFH	MFH
1298	FED CREDIT UNION	PRIV
1539	WHERRY HOUSING	MFH
1539	ZACHERY HOUSING	MFH
2306	SHOPETTE	AAFES
2433	SMOKEY JOES BBQ	MWR
2901	GOLF COURSE	MWR
4602	DENTAL CLINIC	WHMC
4886	MED INCINERATOR	WHMC

Building	Building Description	Description
6418	DUNN DENTAL CLINIC	WHMC
7241	CAR WASH	MWR
2300	PIZZA EXPRESS	MWR
2901	GOLF CLUB HOUSE	MWR
2954	SADDLE CLUB	MWR
3664	ANIMAL CLINIC	MWR
4430	CLINICAL INVEST	WHMC
4888	ANIMAL HOLD AREA	WHMC
4956	WASH RACK	WHMC
5290	SCHOOL DIST MAINT	PRIV
6415	PHOTOGRAPHY	AFFES
6476	SKYLARK BOWLING	MWR
7041	CRAFT CTR	MWR
118	ANNEX CLUB	MWR
140	GYM	MWR
2300	MITCHELL HALL	MWR
3550	OFFICES	WHMC
3746	CLINIC	WHMC
4600	MRI CLINIC	WHMC
7245	AUTO HOBBY	MWR
8174	ROD/GUN CLUB	MWR
144	POOL	MWR
150	DINING HALL	svs
1465	GARDEN CTR	AAFES
2418	WARHAWK GYM	MWR
2502	WARHAWK POOL	MWR
3810	MCDONALD HOUSE	WHMC
3812	MCDONALD HOUSE	WHMC
7037	MINI-MALL	AAFES
2800	FAM CAMP	MWR
8410	SATELITE PHARMACY	WHMC
6480	SKYLARK POOL	MWR
7000	OFFICE/STORAGE	WHMC
7065	OFFICE/STORAGE	WHMC
7243	NEW POST OFFICE	POS
7341	CHAPARRAL POOL	MWR
7346	CHAPARRAL GYM	MWR
7390	RECYCLE CTR	CE
10050	NAVY BEQ COMPLEX	svs
10175	MESQUITE INN	svs
10203	GATEWAY COMPLEX	svs

## J13.6 Submittals

The Contractor shall provide the Government submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25<sup>th</sup> of each month for the previous month. Invoices shall be submitted to:

*Name:*

*Address:*

*Phone number:*

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall include the following information for Scheduled and Unscheduled outages:

**Scheduled:** Requestor, date, time, duration, facilities affected, feedback provided during outage, outage notification form number, and digging clearance number.

**Unscheduled:** Include date, time and duration, facilities affected, response time after notification, completion times, feedback provided at time of outage, specific item failure, probability of future failure, long term fix, and emergency digging clearance number.

Outage reports shall be submitted by the 25<sup>th</sup> of each month for the previous month. Outage reports shall be submitted to:

*Name:*

*Address:*

*Phone number:*

3. Well Meter Reading Reports. The daily readings shall be submitted in a format coordinated with the Government. Daily reading shall be submitted by 1300 hrs of the next day. Meter reading shall be submitted to :

*Name:*

*Address:*

*Phone number:*

## J13.7 Water Conservation Projects

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

- Plans are underway to install infrastructure to take advantage of water reclamation initiatives sponsored by the SAWS. The Contractor shall install the required infrastructure. Ownership of on-Base reclaimed water distribution mains is expected to remain with SAWS. Contractor shall have ownership downstream of the main meter, including pipes and appurtenances specific to the facility being served.

## J13.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Lackland AFB boundaries.

## J13.9 Off-Installation Sites

No off-installation sites are included in the sale of the Lackland AFB water distribution system.

## J13.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 8** provides a listing of service connections and disconnections required upon transfer.

**TABLE 8**  
Service Connections and Disconnections  
*Water Distribution System Lackland AFB*

Location	Description
	The Government does not require any connection or disconnections during the transition period.

## J13.11 Government Recognized System Deficiencies

**Table 9** provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Lackland AFB water distribution system. If the water distribution system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

**TABLE 9**  
System Deficiencies  
*Water Distribution System Lackland AFB*

Project Identifier/Location	Project Description
MPLS 974027	Replace Water Laterals for Capehart MFH
MPLS 984003	Replace Water Laterals for Zachary MFH
MPLS 951046B	Paint Water Tower (LTA 232)
MPLS 961002I	Replace Transite Water Line for LTA
MPLS 994002	Replace Water Main for Capehart MFH
MPLS 971175	Paint Water Tower (1506)
MPLS 971176	Paint Water Tower (5084)
	Replace Booster Pump Station on Emergency Supply Line