

ATTACHMENT J14**Lackland AFB Wastewater Collection System**

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J14 Lackland AFB Wastewater Collection System

J14.1 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).¹

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 utilities 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.

¹ 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.

J14.2 Wastewater Collection System Description

J14.2.1 Wastewater Collection System Fixed Equipment Inventory

The Lackland AFB wastewater collection system consists of all appurtenances physically connected to the collection system from the point of demarcation defined by the Right of Way to point in which the collection system connects to the public sanitary collection system. The system may include, but is not limited to, pipelines, manholes, lift stations, valves, controls, treatment plants, 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 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 collection system privatization are:

- Oil water separator
- Storm Sewers
- Septic Systems
- Grease Traps
- All wastewater collection utilities on Kelly AFB, including the 433rd Military Airlift Wing, the 149th Texas Air National Guard, and the HQ Air Intelligence Agency, which will be realigned under Lackland AFB as a part of base closure.

J14.2.1.1 Description

The wastewater collection system at Lackland AFB is a predominantly gravity-flow system consisting of approximately 41 miles of sewer mains. Lift stations and force mains are used to connect individual facilities to the main system. Domestic sewage is treated by the San Antonio Water System (SAWS) at its Leon Creek Water Recycling Center. The Lackland system connects to the San Antonio system at four points located along the northern and eastern Base boundaries.

J14.2.1.2 Inventory

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

TABLE 1
Fixed Inventory
Wastewater Collection System Lackland AFB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe	4.00	1,178	LF	1994
	6.00	15,480	LF	1994

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	8.00	71,950	LF	1994
	10.00	30,180	LF	1994
	12.00	15,810	LF	1994
	14.00	4,200	LF	1994
	15.00	22,900	LF	1994
	18.00	12,390	LF	1994
	21.00	2,420	LF	1994
	30.00	1,740	LF	1994
PVC Pipe (Force Main)	4.00	753	LF	1994
	6.00	10,750	LF	1998
	8.00	3,264	LF	1994
	10.00	8,900	LF	1989
Vitrified Clay Pipe	6.00	12,010	LF	1955
	8.00	4,470	LF	1955
	10.00	2,810	LF	1955
Standard Sanitary Sewer Manhole		883	Ea	1970
Wastewater Lift/Pump Station		13	Ea	1970
Wastewater Metering Station		4	Ea	
Cathodic Protection (sacrificial anode system)		6	Ea	1970

J14.2.2 Wastewater Collection System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** 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 2

Spare Parts

Wastewater Collection System Lackland AFB

Qty	Description	Make/Model	Remarks
	No spare parts are included in the privatization of this utility system.		

TABLE 3

Specialized Vehicles and Tools

Wastewater Collection System Lackland AFB

Description	Quantity	Location	Maker
Seth 4" suction/discharge trailer mounted water pump (diesel)	1		
Pipe Hunter High Pressure Trailer Mounted Sewer Cleaner (gas)	1		
Sewer Eq. Of America Trailer Mounted 1" roto-rooters (gas)	2		

Description	Quantity	Location	Maker
Homelite 2" suction water pumps (gas)	3		Homelite
Homelite 14" cut-off saw, 2-cycle	1		Homelite
2" pump suction hose (20' long)	4		
4" pump suction hose (10' long)	5		
4" pump discharge hose (50' long)	1		
Comcore shoring assembly	2		
Manhole cover lifter/prier	1		
Manhole cleaner (extendable)	1		

J14.2.3 Wastewater Collection 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 Collection System Lackland AFB

Qty	Item	Description	Remarks
1	CD	Utility System Drawings	Wastewater Collection System
1	Utility System Drawings	Sanitary Sewer for Main Base @ 1"=400' and 1"=100'	Tab G-2, 1 Sheet, 31 Sheets @ 1"=100'
1	Utility System Drawings	Sanitary Sewer for Training Annex @ 1"=400' and 1"=100'	Tab G-2, 1 Sheet, 21 Sheets @ 1"=100'
1	Utility System Drawings	Sewer System Upgrade DCA 63-92-C-0144	85 Sheets
1	Utility System Drawings	Sanitary Sewer System Project #LA88-0013, 89-0024,89-0096	141 Sheets
1	Utility System Drawings	Repair Sanitary Sewer System LA88-0043	7 Sheets
1	Utility System Drawings	Regional Wastewater Connection DACA 63-88-C-0105	19 Sheets
1	Utility System Drawings	Repair Sanitary Sewer System 300/400 Area LA86-0012	30 Sheets
1	Utility System Drawings	Repair Sanitary Sewer System Capehart LA86-0064	17 Sheets
1	Utility System Drawings	Repair Sanitary Sewer System OTS Area LA87-0020	22 Sheets
1	Utility System Drawings	Main Base Repair Sewage Metering Station #2 LA86-0046	1 Sheet
1	Utility System Drawings	New Forced Main - Annex & Lift Station C-24 through C-44 Combat Arms Project	20 Sheets
1	O & M Manuals	O & M manuals for Milltronics open channel sewer metering stations and Honeywell chart recorders for station behind WHMC and station on East Range Road.	
1	O & M Manuals	O & M manuals for sanitary sewer and storm sewer lift stations at Bldg. 2484.	
1	O & M Manuals	O & M manual and spec sheet for sewer lift station behind Bldg. 7535.	
1	O & M Manuals	Pump & motor specs for sewer lift stations at Bldg. 7633 and 7466	

Qty	Item	Description	Remarks
		and 7466.	
1	O & M Manuals	O & M manual for Dog Kennel lift station behind hospital.	
1	O & M Manuals	Honeywell chart recorder and chlorine O & M manuals for Bldg. 5706.	
1	O & M Manuals	O & M manual for 7491 dog kennel lift station.	
1	O & M Manuals	O & M manual for 731 sanitary sewer lift station.	
1	O & M Manuals	O & M manual for Combat Arms lift station # 1 and #2.	

J14.3 Specific Service Requirements

The service requirements for the Lackland AFB wastewater collection system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Lackland AFB wastewater collection 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 maintain and operate the cathodic protection system for the wastewater system.
- 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 the 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 wastewater meters once every 5 years.
- The Contractor shall provide monthly meter reading reports IAW Paragraph J14.6, and that meet the following requirements:

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

J14.4 Current Service Arrangement

Lackland AFB currently has an agreement with San Antonio Water System (SAWS), a municipal utility, to treat sanitary wastewater. The Air Force however, may enter into agreements in the future to purchase sanitary wastewater treatment services from other entities. Current peak wastewater flows from Lackland AFB Main Base and Training Annex are approximately 88 million gallons (MG) per month.

J14.5 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.

J14.5.1 Existing Secondary Meters

Table 5 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 5
Existing Secondary Meters
Wastewater Collection System Lackland AFB

Building	Building Description	Meter Description
Meter #1	Stillman Park	
Meter #2	Wilford Hall	
Meter #3	Range Rd	Meter No: 55315
Meter #4	CATM (Medina Annex)	

J14.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. All new secondary meters shall be 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 J14.6 below.

TABLE 6
New Secondary Meters
Wastewater Collection System Lackland AFB

Building	Building Description	User Description
No new secondary meters are required at this time.		

J14.6 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 25th of each month for the previous month. Invoices shall be submitted to:

Name:

Address:

Phone number:

2. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name:

Address:

Phone number:

3. Blockage Report. The Contractor's monthly blockage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Blockage reports shall be submitted by the 25th of each month for the previous month. Blockage reports shall be submitted to:

Name:

Address:

Phone number:

4. 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:

Address:

Phone number:

J14.7 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.

- No I&I projects have been implemented.

J14.8 Service Area

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

J14.9 Off-Installation Sites

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

J14.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Wastewater Collection System Lackland AFB

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

J14.11 Government Recognized System Deficiencies

Table 6 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 wastewater collection system. If the wastewater 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 8
System Deficiencies
Wastewater Collection System Lackland AFB

Project Identifier/Location	Project Description
MPLS 978031	Repair Sewer BSMT Area
MPLS 981040	Connect CATM Holding Tank Sewer
MPLS 984003	Replace Sewer Laterals for Zachary MFH
MPLS 974027	Replace Sewer Laterals for Capehart MFH
MPLS 961002C	Replace Sewer line between Bldg 10070/10075
MPLS 951046B	Paint Water Tower (LTA 232)
MPLS 951043	Sewer Tie-in to Kelly AFB