

ATTACHMENT J38

Seguin AAF Water Distribution System

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J38 Seguin AAF Water Distribution System

J38.1 Seguin AAF Overview

The Seguin Auxiliary Air Field (AAF) is located approximately 40 miles to the southeast of Randolph Air Force Base. It consists of four building structures and an airfield runway. The field comprises approximately 961 acres of land that is owned by the Air Force. The four building structures are a fire station, two Runway Supervisory Units (RSUs), and storage shed. The auxiliary field is used in conjunction with Randolph AFB for flight training exercises. There are no government employees on site unless the airfield is in use. Government personnel man the fire station during training exercises.

J38.2 Water Distribution System Description

J38.2.1 Water Distribution System Fixed Equipment Inventory

The Seguin AAF water distribution system consists of all appurtenances physically connected to the distribution system from the point at which the distribution system enters the Site 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, and storage facilities. 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:

- None

J38.2.1.1 Description

Water is supplied to Seguin AAF through a single 1 inch water main. Water is supplied to the fire station and a single elevated storage tank only. The storage tank is for non-potable fire fighting purposes. There are no other valves, hydrants, or backflow prevention devices on the distribution system.

J38.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Seguin AAF water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System, Seguin AAF

Item	Size	Quantity	Unit	Weighted Year of Construction
Distribution Pipe	1.00 in.	2,072	LF	
Gate Valve	1.00 in.	1	EA	
Elevated Storage Tanks (Total Capacity)	4,000 gal.	1	EA	

Notes: ea = each
lf = linear feet in = inch
gal = gallon

J38.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists the 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
Water Distribution System, Seguin AAF

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

TABLE 3
Specialized Vehicles and Tools
Water Distribution System Seguin AAF

Description	Quantity	Location	Maker
No specialized vehicles and tools are included in the privatization of this utility system.			

J38.2.3 Water Distribution 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
Water Distribution System, Seguin AAF

Qty	Item	Description	Remarks
No manuals, drawings, or records are included in the privatization of this utility system.			

J38.3 Specific Service Requirements

The service requirements for the Seguin AAF water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Seguin AAF 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.

- In accordance with C.8.2, Emergency Service Requests, and C.13.4, System Requirements, the Contractor shall prepare and submit outage reports to the Contracting Officer or other representative as designated by the Contracting Officer. The reports shall be provided to the Contracting Officer within 10 days following the completion of work. The Contractor shall propose a report format that shall be accepted

by the Contracting Officer. The report 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.

J38.4 Current Service Arrangement

Water is supplied by the Spring Hill Water Supply Corporation of Seguin, Texas. Water consumption averages 18 kgal/month.

J38.5 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.

J38.5.1 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 J38.6 below.

TABLE 5
Existing Secondary Meters
Water Distribution System, Seguin AAF

Building	Building Description	Meter No.
None		

J38.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. 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 J38.6 below.

TABLE 6
New Secondary Meters
Water Distribution System, Seguin AAF

Meter Location	Meter Description (kgal)
None	

J38.6 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:*

J38.7 Water Conservation Projects

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

- None

J38.8 Service Area

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

J38.9 Off-Installation Sites

There are no off-installation sites included with the Seguin AAF water distribution system.

J38.10 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 Disconnection's
Water Distribution System, Seguin AAF

Location	Description
None	

J38.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Seguin AAF 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 8
System Deficiencies
Water Distribution System Seguin AAF

Project Location	Project Description
None	