

ATTACHMENT J54

Goodfellow AFB ROW Exhibits

This attachment includes the exhibits (A through D) for the Grant of Right-of-Way (Attachment J51) and specific to the utility systems on Goodfellow AFB. This attachment is divided into four parts specific to each type of utility system (i.e. electric, natural gas, water, and wastewater). Each part includes the Grant of Right-of-Way exhibits specific to a utility system. The exhibits provide descriptive information for the utility system Right-of-Way. The exhibits are; Exhibit A (maps), Exhibit B (points of demarcations), Exhibit C (physical condition reports), and Exhibit D (environmental baseline survey).

The four parts of this attachment are:

- Part 1 - Electric Distribution System Exhibits A through D
- Part 2 - Natural Gas Distribution System Exhibits A through D
- Part 3 - Water Distribution System Exhibits A through D
- Part 4 - Wastewater Collection System Exhibits A through D

PART 1, EXHIBIT A

Goodfellow AFB Electric System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled “*Goodfellow Air Force Base Electric Utility System.*”

- goodfellow base map.dgn
- goodfellow electr.dgn
- readme3.doc

PART 1, EXHIBIT B

Goodfellow AFB Electric System Description of Premises

Electric Distribution System Description

The electric distribution system at Goodfellow AFB may be composed of substations with outdoor switchgear, overhead and underground conductors, utility poles, duct lines, raceways, manholes, pad-mount and pole-mount transformers, transformer pads, meters, and instrumentation related to metering of electricity delivered to end users throughout the Base.

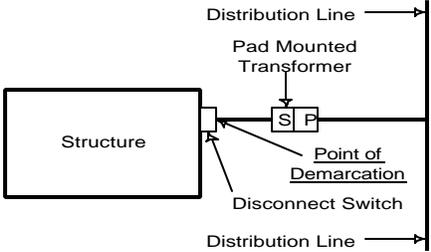
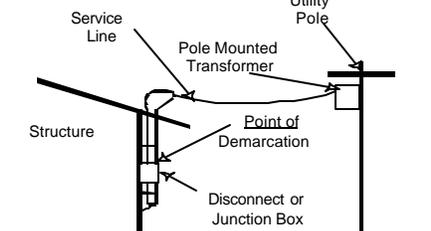
Electric Distribution System Rights-Of-Way

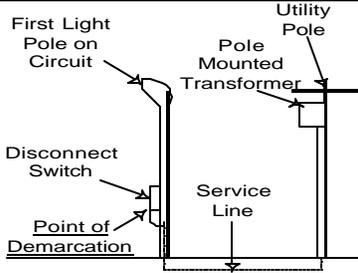
Where the utility is installed overhead, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

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

Electric Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the utility owner to the building 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	Applicable Scenario	Sketch
<p>Point of demarcation is the line side of the disconnect switch.</p> <p><i>Note: If meter is present, Meter is included in purchase of the utility</i></p>	<p>Pad Mounted Transformer located outside of structure with disconnect switch located on the exterior of the building.</p>	
<p>Point of demarcation is the line side of the disconnect switch.</p> <p><i>Note: If meter is present, Meter is included in purchase of the utility.</i></p>	<p>Disconnect switch is located on the exterior of the building on an overhead secondary line.</p>	

Point of Demarcation	Applicable Scenario	Sketch
<p>Point of demarcation is the line side of the disconnect switch at the first pole of the lighting circuit.</p> <p><i>Note: If no disconnect switch exists Contractor shall install new disconnect switch.</i></p>	<p>Street, Security, Parking, and Ball Field Lighting fed directly from a transformer. Service may be from pole or pad mount transformer.</p>	

Unique Points of Demarcation

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

Building No.	Point of Demarcation Description
Airfield Lighting	The point of demarcation for airfield lighting is the line side of the disconnect switch in the building or vault housing the airfield lighting equipment.
Emergency Warning Sirens fed directly from transformers	The point of demarcation for Emergency Warning Sirens will be the disconnect switch closest to the siren. Sirens will be owned and maintained by others.
Sanitary sewer lift station fed from transformers.	The point of demarcation is from the line side of control panel for lift station.
Cable TV amplifiers fed directly from transformers, street lighting, or security lighting.	For connections from the electric distribution system to Cable TV amplifiers, the cable service provider and the privatization contractor will establish the points of demarcation.
Cathodic protection rectifiers fed from transformers	The point of demarcation for cathodic protection rectifiers will be the disconnect switch closest to the rectifier. Rectifiers will be owned and maintained by others.

Plants and Substations

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

Description	Facility Number	State Coordinates	Other Information
Switching Station			

Note: Grantor retains access rights for Fire Department emergency response.

PART 1, EXHIBIT C

Goodfellow AFB Electric System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Government and successful Offeror.

PART 1, EXHIBIT D

Goodfellow AFB Electric System Environmental Baseline Survey

An Environmental Baseline Survey was prepared by Earth Tech. The document is under separate cover and titled "*Utility System Privatization Environmental Baseline Survey, Goodfellow Air Force Base, Texas*", September 1999.

PART 2, EXHIBIT A

Goodfellow AFB Natural Gas Distribution System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled “*Goodfellow Air Force Base Natural Gas Utility System.*”

- goodfellow base map.dgn
- goodfellow gas.dgn
- readme3.doc

PART 2, EXHIBIT B

Goodfellow AFB Natural Gas Distribution System Description of Premises

Natural Gas Distribution System Description

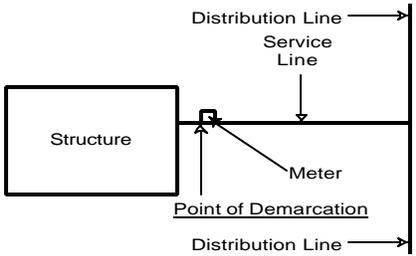
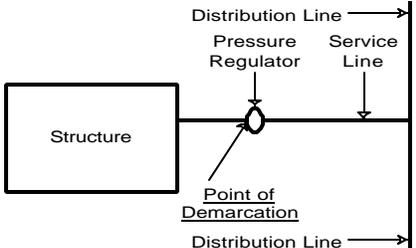
The natural gas distribution system at Goodfellow AFB may be composed of the district regulator stations, distribution mains, valves, valve boxes, service lines, regulators, and meters used to deliver natural gas to end users throughout the Base. Cathodic protection system components including but not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

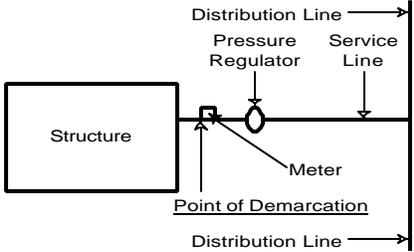
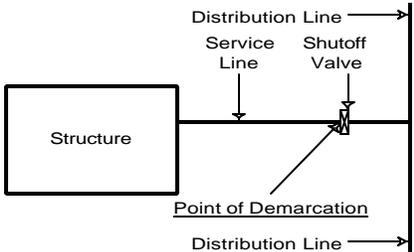
Natural Gas Distribution System Rights-Of-Way

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

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 utility owner 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.

Point of Demarcation	Applicable Scenario	Sketch
<p>The point of demarcation is the down stream side of the natural gas meter.</p>	<p>Natural gas service to the building is metered.</p>	 <p>The sketch shows a horizontal line representing the 'Distribution Line' with arrows at both ends. A vertical line representing the 'Service Line' connects the 'Distribution Line' to a rectangular box labeled 'Structure'. A 'Meter' is located on the 'Service Line' between the 'Structure' and the 'Distribution Line'. A vertical line with an arrow pointing to the meter is labeled 'Point of Demarcation'.</p>
<p>The point of demarcation is the down stream side of the pressure regulator.</p>	<p>Natural gas service to the building is regulated but not metered.</p>	 <p>The sketch shows a horizontal line representing the 'Distribution Line' with arrows at both ends. A vertical line representing the 'Service Line' connects the 'Distribution Line' to a rectangular box labeled 'Structure'. A 'Pressure Regulator' is located on the 'Service Line' between the 'Structure' and the 'Distribution Line'. A vertical line with an arrow pointing to the pressure regulator is labeled 'Point of Demarcation'.</p>

Point of Demarcation	Applicable Scenario	Sketch
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.	 <p>The diagram shows a horizontal line representing the service line. On the left, a box labeled 'Structure' is connected to the line. To the right of the structure, there is a 'Pressure Regulator' and a 'Meter' on the service line. The 'Point of Demarcation' is marked with a vertical line and an arrow pointing to the meter. To the right of the demarcation, the line is labeled 'Service Line' and continues to a vertical line representing the 'Distribution Line'. Arrows indicate the flow direction from the distribution line towards the structure.</p>
Point of demarcation is the closest shutoff valve to the exterior of the building.	No meter or regulator exists at the facility.	 <p>The diagram shows a horizontal line representing the service line. On the left, a box labeled 'Structure' is connected to the line. To the right of the structure, there is a 'Shutoff Valve' on the service line. The 'Point of Demarcation' is marked with a vertical line and an arrow pointing to the shutoff valve. To the right of the demarcation, the line is labeled 'Service Line' and continues to a vertical line representing the 'Distribution Line'. Arrows indicate the flow direction from the distribution line towards the structure.</p>

Unique Points of Demarcation

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

Building No.	Point of Demarcation Description
None	

Plants

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 as described below.

Description	Facility Number	State Coordinates	Other Information
None			

Note: Grantor retains access rights for Fire Department emergency response.

PART 2, EXHIBIT C

Goodfellow AFB Natural Gas Distribution System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Air Force and successful Offeror.

PART 2, EXHIBIT D

Goodfellow AFB Natural Gas Distribution System Environmental Baseline Survey

An Environmental Baseline Survey was prepared by Earth Tech. The document is under separate cover and titled "*Utility System Privatization Environmental Baseline Survey, Goodfellow Air Force Base, Texas*", September 1999.

PART 3, EXHIBIT A

Goodfellow AFB Water Distribution System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled “*Goodfellow Air Force Base Water Utility System.*”

- goodfellow base map.dgn
- goodfellow water.dgn
- readme3.doc

PART 3, EXHIBIT B

Goodfellow AFB Water Distribution System Description of Premises

Water Distribution System Description

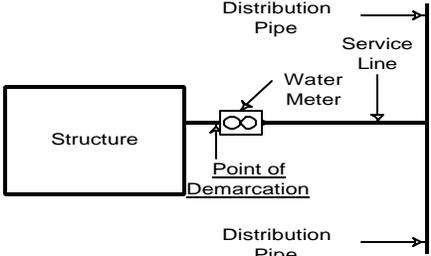
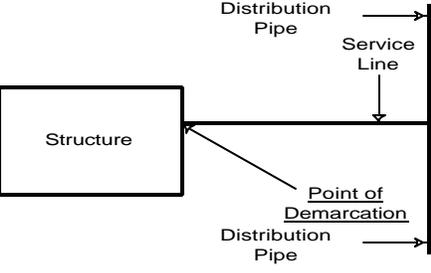
The water distribution system at Goodfellow AFB may be composed of wells, well pumps, supporting emergency generator sets, water treatment equipment, chlorinators, water distribution mains, meters, booster station pumps, storage tanks, reservoirs, all related electrical controls, and computer hardware and software used to operate and control the production and delivery of water throughout the water distribution system.

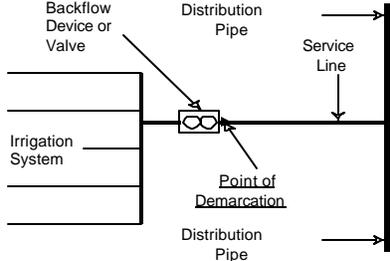
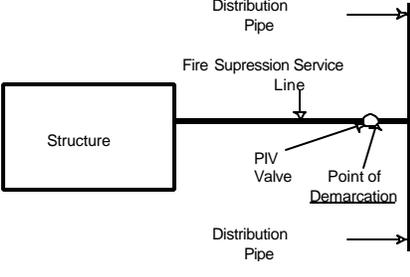
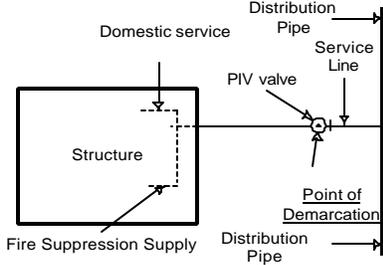
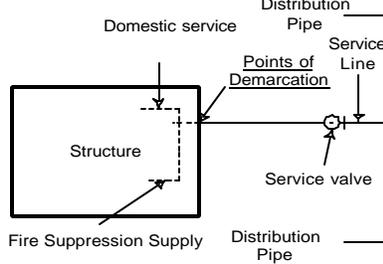
Water Distribution System Rights-Of-Way

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.

Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the piping system where ownership changes from the utility owner 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 of demarcation is the downstream side of the Water Meter, 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.	
Point of demarcation is where the service line enters the structure <i>Note: the Contractor shall install Service valve within 25 feet of the structure during any maintenance action. Service valve will become the point of demarcation</i>	No water meter, backflow device, or valve exists on the service line entering the structure.	

Point of Demarcation	Applicable Scenario	Sketch
<p>Point of demarcation is the upstream side of the backflow device.</p>	<p>Irrigation system fed directly from distribution system.</p>	
<p>Point of demarcation is the upstream side of the PIV valve.</p>	<p>Fire suppression system on dedicated feed from water main.</p>	
<p>Point of demarcation is the upstream side of the PIV valve.</p>	<p>Fire suppression system on the same feed as domestic service from water main and service line has PIV valve.</p>	
<p>Point of demarcation is where the service enters the building.</p> <p><i>Note: Service valve may be installed within 25 feet of the structure at any time. Service valve will become the point of demarcation.</i></p>	<p>Fire suppression system on the same feed as domestic service from water main and service line does not have PIV valve.</p>	

Unique Points of Demarcation

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

Building No.	Point of Demarcation Description
None	

Plants and Towers

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	State Coordinates	Other Information
400,000 Gallon Elevated Water Storage			Located near Commissary
400,000 Gallon Elevated Water Storage			Located near Fire Training Center

Note: Grantor retains access rights for Fire Department emergency response.

PART 3, EXHIBIT C

Goodfellow AFB Water Distribution System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Air Force and successful Offeror.

PART 3, EXHIBIT D

Goodfellow AFB Water Distribution System Environmental Baseline Survey

An Environmental Baseline Survey was prepared by Earth Tech. The document is under separate cover and titled "*Utility System Privatization Environmental Baseline Survey, Goodfellow Air Force Base, Texas*", September 1999.

PART 4, EXHIBIT A

Goodfellow AFB Wastewater Collection System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled “*Goodfellow Air Force Base Wastewater Utility System.*”

- goodfellow base map.dgn
- goodfellow sewer.dgn
- readme3.doc

PART 4, EXHIBIT B

Goodfellow AFB Wastewater Collection System Description of Premises

Wastewater Collection System Description

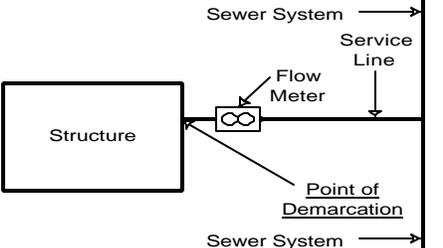
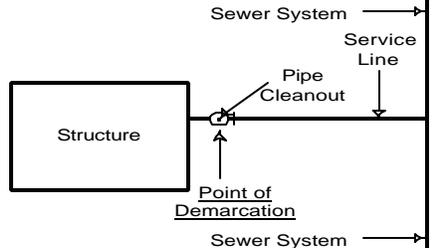
The wastewater collection system at Goodfellow AFB may be composed of collection piping, manholes, final discharge meters, lift stations, supporting emergency generators sets (if any), and electrical controls associated with the lift stations and emergency generator sets.

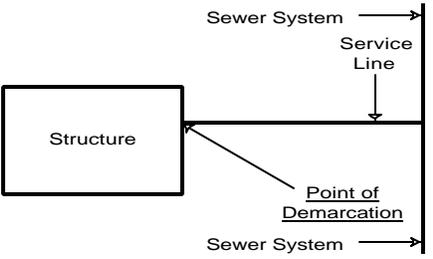
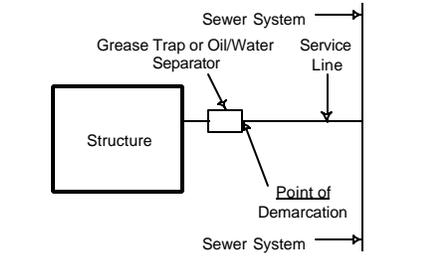
Wastewater Collection System Rights-Of-Way

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.

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 utility owner 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
<p>Point where the service line exits the structure</p> <p><i>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.</i></p>	<p>Wastewater system flow meter is located on the service line exiting the structure.</p>	 <p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Service Line' extends from the structure to the right. On this line, there is a circular symbol with a vertical line through it, labeled 'Flow Meter'. An arrow points to this symbol with the text 'Point of Demarcation'. To the right of the flow meter, the line continues to a vertical line representing the 'Sewer System'. Arrows labeled 'Sewer System' point to the right from the top and bottom of the vertical line. A vertical line labeled 'Service Line' also points to the right from the top of the vertical line.</p>
<p>Point of demarcation is the first cleanout device.</p>	<p>No flow meter exists and a wastewater system cleanout is located within 10 feet of the building perimeter on the service line.</p>	 <p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Service Line' extends from the structure to the right. On this line, there is a circular symbol with a vertical line through it, labeled 'Pipe Cleanout'. An arrow points to this symbol with the text 'Point of Demarcation'. To the right of the pipe cleanout, the line continues to a vertical line representing the 'Sewer System'. Arrows labeled 'Sewer System' point to the right from the top and bottom of the vertical line. A vertical line labeled 'Service Line' also points to the right from the top of the vertical line.</p>

Point of Demarcation	Applicable Scenario	Sketch
<p>Point where the service line exits the structure</p> <p><i>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.</i></p>	<p>No flow meter or cleanout exists on the service line exiting the structure.</p>	 <p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the sewer line extends from the structure to the right. Above this line, a vertical line labeled 'Service Line' descends from the sewer line and then turns right to exit the structure. Below the main sewer line, there are two horizontal arrows pointing right, both labeled 'Sewer System'. A vertical line on the far right represents the sewer main. A horizontal line connects the structure to this main. The 'Point of Demarcation' is indicated by a vertical line on the sewer main, located between the structure and the main sewer line.</p>
<p>Point of Demarcation is the downstream side of grease trap or oil/water separator.</p>	<p>Grease trap or oil/water separator exists.</p>	 <p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the sewer line extends from the structure to the right. A small square box labeled 'Grease Trap or Oil/Water Separator' is connected to the sewer line. Above the main sewer line, a vertical line labeled 'Service Line' descends from the sewer line and then turns right to exit the structure. Below the main sewer line, there are two horizontal arrows pointing right, both labeled 'Sewer System'. A vertical line on the far right represents the sewer main. A horizontal line connects the structure to this main. The 'Point of Demarcation' is indicated by a vertical line on the sewer main, located downstream of the grease trap separator.</p>

Unique Points of Demarcation

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

Building No.	Point of Demarcation Description
Fire Training Building	The point of demarcation is the downstream side of the first manhole downstream of the oil/water separator.
Sanitary sewer lift station electrical supply.	The point of demarcation is from the line side of control panel for lift station.
Connection to Public Sanitary Sewer System.	<p>The point of demarcation is where the wastewater collection system exits the base boundary.</p> <p><i>Note: Goodfellow has four connections to the public sanitary system.</i></p>

Plants

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 as described below.

Description	Facility Number	State Coordinates	Other Information
None			

Note: Grantor retains access rights for Fire Department emergency response.

PART 4, EXHIBIT C

Goodfellow AFB Wastewater Collection System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Air Force and successful Offeror.

PART 4, EXHIBIT D

Goodfellow AFB Wastewater Collection System Environmental Baseline Survey

An Environmental Baseline Survey was prepared by Earth Tech. The document is under separate cover and titled "*Utility System Privatization Environmental Baseline Survey, Goodfellow Air Force Base, Texas*", September 1999.

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