

**ATTACHMENT J7**

# Goodfellow AFB Electric Distribution System

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**Table of Contents**

**GOODFELLOW AFB ELECTRIC DISTRIBUTION SYSTEM .....I**

**J7 GOODFELLOW AFB ELECTRIC DISTRIBUTION SYSTEM .....J7-2**

J7.1 GOODFELLOW AFB OVERVIEW..... J7-2

J7.2 ELECTRIC DISTRIBUTION SYSTEM DESCRIPTION..... J7-3

*J7.2.1 Electric Distribution System Fixed Equipment Inventory..... J7-3*

        J7.2.1.1 Description..... J7-3

        J7.2.1.2 Inventory ..... J7-4

*J7.2.2 Electric Distribution System Non-Fixed Equipment and Specialized Tools Inventory..... J7-5*

*J7.2.3 Electric Distribution System Manuals, Drawings, and Records Inventory..... J7-6*

J7.3 SPECIFIC SERVICE REQUIREMENTS..... J7-6

J7.4 CURRENT SERVICE ARRANGEMENT ..... J7-7

J7.5 SECONDARY METERING..... J7-7

*J7.5.1 Existing Secondary Meters..... J7-7*

*J7.5.2 Required New Secondary Meters..... J7-10*

J7.6 SUBMITTALS ..... J7-10

J7.7 ENERGY SAVING PROJECTS..... J7-11

J7.8 SERVICE AREA..... J7-11

J7.9 OFF-SITE INSTALLATIONS ..... J7-11

J7.10 SPECIFIC TRANSITION REQUIREMENTS..... J7-12

J7.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES ..... J7-12

**List of Tables**

Fixed Inventory..... J7-4

Spare Parts ..... J7-5

Specialized Vehicles and Tools..... J7-6

Manuals, Drawings, and Records..... J7-6

Existing Secondary Meters ..... J7-7

New Secondary Meters..... J7-10

Service Connections and Disconnections..... J7-12

System Deficiencies..... J7-12

# J7 Goodfellow AFB Electric Distribution System

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## J7.1 Goodfellow AFB Overview

Goodfellow AFB, located in the southeast portion of San Angelo, Tom Green County, Texas, is an Air Education and Training Command (AETC) installation that conducts intelligence, fire suppression, and special instruments operation training. The host command is the 17th Training Wing (17 TRW), which trains more than 9,300 personnel annually from all military services. Tenant units include:

- 344th Military Intelligence Battalion/111th Military Intelligence Brigade
- Naval Technical Training Detachment
- Marine Corps Detachment
- Department of Transportation Tire Testing Facility

Goodfellow AFB occupies 1,132 acres and contains approximately 200 buildings enclosing over 2.2 million square feet (sf).<sup>1</sup> The Base also leases 200 units of 801-Leased Military Family Housing. The Base's airfield has been deactivated and has no flying operations.

The Base has a total population of over 5,000, including military personnel and dependents, civilian employees and support personnel, and an average daily student load of approximately 2,250. Goodfellow AFB's annual payroll is approximately \$163 million (combined military and civilian) and the Base is estimated to contribute approximately \$215 million to the local economy through civilian employment, contracting, and purchases from local businesses.

Goodfellow AFB was initially a pilot training installation from its establishment in 1940 (as the San Angelo Air Corps Basic Flying Training School) through 1958. Flying operations ceased in 1958 and the Base was redesignated an USAF advanced cryptologic training center. The Base began providing cryptologic training to other services in the 1960s and its mission expanded in 1985 with the consolidation of intelligence training operations from three other AFBs. AETC activated the 17 TRW in 1993, which further diversified and expanded Goodfellow AFB's mission.

A number of new facilities are planned for Goodfellow AFB, and existing facilities will be upgraded or replaced to meet future mission requirements. Key projects planned for the Base are expected to increase the total square footage in Base buildings by approximately 7.9 percent.

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<sup>1</sup> The nonresidential structures include offices, industrial maintenance and repair facilities, and community service facilities (e.g., Goodfellow Clinic and commissary). On-Base residential structures include dormitories, 24 fourplexes, and 3 detached single-family residences.

## J7.2 Electric Distribution System Description

### J7.2.1 Electric Distribution System Fixed Equipment Inventory

The Goodfellow AFB electric 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, transformers, circuits, protective devices, utility poles, meters, ductbanks, switches, and other ancillary fixed equipment. 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 the electric distribution system privatization are:

- Security, street, and parking lot lights.
- Ball Field Lighting
- Fire School Lights

#### J7.2.1.1 Description

Electric power is supplied to Goodfellow AFB through two 12.47-kilovolt (kV) overhead feeders from the WTU Concho Plant substation. The feeders, designated “East” and “West,” extend from a WTU switching station to the Base-owned switchgear building near the northwest corner of the Base. The distribution system from the switchgear building consists of five circuits, designated “A” through “E.” The West feeder supplies power to circuits A, D, and E; the East feeder supplies power to circuits B and C.

Circuits A, B, and C include overhead and underground lines; circuits D and E are underground. The feeder circuits consist of three-phase, 500 thousand-circular-mil (MCM) cable rated at 15 kV; 250 MCM cable is used for services to individual buildings.

WTU installed a reverse power relaying and switching arrangement to allow automatic transfer between the East and West feeders in the event of a power interruption; however, when the second feeder comes back on, the power can flow from one feeder to the other. To prevent this from affecting the WTU system, the on-base bus tie switches have WTU locks, and WTU coordinates the closing of the ties. Circuit section isolation is achieved through the switches in the distribution system.

The overhead distribution system has gang-operated switches and solid blade disconnects to interconnect circuits for temporary backfeed, and for circuit isolation. Many of the underground portions of the distribution system include switching cabinets for backfeed and circuit isolation. Underground circuit E, however, has no backup feed to another

circuit. This circuit feeds the Fire Training School, and the buildings in this area have standby diesel generators. Goodfellow AFB is working with WTU to locate an additional feeder and switching station at the south side of the Base to provide backup power to this circuit.

The underground circuits and the majority of the transformers and switches were constructed in the 1990s; the overhead circuits and most other system components were constructed in the 1980s. All of the overhead, poles, and conductors were replaced with a new overhead system in 1985. The newer buildings have been constructed using underground circuits.

### J7.2.1.2 Inventory

**Table 1** provides a general listing of the major electric distribution system fixed assets for the Goodfellow AFB electric distribution system included in the sale.

TABLE 1  
Fixed Inventory  
*Electric Distribution System Inventory Goodfellow AFB*

Item	Size	Quantity	Unit	Approximate Year of Construction
<b>Substations</b>				
Switching Station		1	EA	1985
<b>Underground Circuits</b>				
	<b>AWG</b>	<b>Length (ft)</b>		
3ph, 4w, 15000V, in conduit	#250	5,660	LF	1995
3ph, 4w, 15000V, in conduit	#350	13,208	LF	1995
3ph, 4w, 15000V, in conduit	#500	28,302	LF	1995
<b>Overhead Circuits</b>				
3ph, 4w, 15000V, Conductor	#336 ACSR	18750	LF	1985
<b>Transformers</b>				
	<b>Nom kVA</b>	<b>No.</b>		
3-Phase	75	10	EA	1995
3-Phase	112.5	2	EA	1995
3-Phase	150	9	EA	1995
3-Phase	225	12	EA	1995
3-Phase	300	16	EA	1995
3-Phase	500	12	EA	1995
3-Phase	750	5	EA	1995
3-Phase	1000	3	EA	1995
3-Phase	1500	4	EA	1995
3-Phase	2000	1	EA	1995
3-Phase	2500	1	EA	1995
1-Phase	15	2	EA	1995
1-Phase	25	3	EA	1995
1-Phase	37.5	0	EA	1995
1-Phase	50	3	EA	1995
1-Phase	75	2	EA	1995
1-Phase	100	13	EA	1995
1-Phase	10	4	EA	1985
1-Phase	15	4	EA	1985
1-Phase	25	9	EA	1985
1-Phase	37.5	18	EA	1985
1-Phase	50	9	EA	1985

Item	Size	Quantity	Unit	Approximate Year of Construction
1-Phase	75	10	EA	1985
1-Phase	100	1	EA	1985
<b>Utility Poles</b>	<b>Height (ft)</b>	<b>No.</b>		
	40	139	EA	1985
<b>Switches</b>	<b>Type</b>	<b>No.</b>		
	2-Way	5	EA	1995
	3-Way	1	EA	1995
	4-Way	1	EA	1995
<b>Vaults</b>	<b>Type</b>	<b>No.</b>		
	Utility	72	EA	1995

## Notes:

AWG = American Wire Gauge

ea = each

lf = linear feet

w = wire

Nom kVA = nominal kilovolt-amperes

ph – phase

V = volts

## J7.2.2 Electric Distribution 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

*Electric Distribution System Goodfellow AFB*

Qty	Item	Make/Model	Description	Remarks
28	Utility Poles	N/a	Wood	
1	Pad-Mount Trans.	Sesco	25KVA	Serial # 9912361H
1	Pad-Mount Trans.	Westinghouse	100 KVA	Serial # 88JF203044
1	Pad-Mount Trans.	Sesco	750 KVA	Serial # 951N58088
1	Pad-Mount Trans.	Sesco	750 KVA	Serial # 951N58089
1	Pad-Mount Trans.	Sesco	750 KVA	Serial # 753N20860
1	Pad-Mount Trans.	GE	500 KVA	Serial # N651003
1	Pad-Mount Trans.	GE	150 KVA	Serial # P004073
1	Pad-Mount Trans.	GE	300 KVA	Serial # N660112
1	Pole-Mount Trans.	Sesco	75 KVA	Serial # 932N57300
1	Pole-Mount Trans.	Sesco	75 KVA	Serial # 932N57302
1	Pole-Mount Trans.	Sesco	75 KVA	Serial # 932N57301
1	Pole-Mount Trans.	GE	75 KVA	Serial # N71839-YCX
1	Pole-Mount Trans.	GE	75 KVA	Serial # N718040-YCX
1	Pole-Mount Trans.	GE	75 KVA	Serial # N710300-YCX
1	Pole-Mount Trans.	GE	75 KVA	Serial # N7108038-YCX
1	Pole-Mount Trans.	GE	50 KVA	Serial # N919529-YEY
1	Pole-Mount Trans.	ATE	50 KVA	Serial # 791114058
1	Pole-Mount Trans.	GE	50 KVA	Serial # N919531-YEY
1	Pole-Mount Trans.	GE	50 KVA	Serial # N924582-YEY
1	Pole-Mount Trans.	GE	37.5 KVA	Serial # N927300-YEY
1	Pole-Mount Trans.	GE	37.5 KVA	Serial # N927298-YEY
1	Pole-Mount Trans.	GE	37.5 KVA	Serial # N910415-YDY
1	Pole-Mount Trans.	GE	37.5 KVA	Serial # N927302-YEY
1	Pole-Mount Trans.	Alamo	25 KVA	Serial # 763N27621

Qty	Item	Make/Model	Description	Remarks
1	Pole-Mount Trans.	GE	25 KVA	Serial # P108441-YSA
1	Pole-Mount Trans.	GE	25 KVA	Serial # P108440-YSA
1	Pole-Mount Trans.	GE	25 KVA	Serial # P108439
1	Pole-Mount Trans.	Alamo	15 KVA	Serial # N891236-YCY
1	Pole-Mount Trans.	GE	15 KVA	Serial # N926293-YEY
1	Pole-Mount Trans.	GE	15 KVA	Serial # N926296-YEY
1	Pole-Mount Trans.	GE	15 KVA	Serial # N926294-YEY

TABLE 3

Specialized Vehicles and Tools

*Electric Distribution System Goodfellow AFB*

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

### J7.2.3 Electric Distribution System Manuals, Drawings, and Records Inventory

**Table 4** lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

*Electric Distribution System Goodfellow AFB*

Qty	Item	Description	Remarks
1	CD	Utility System Drawings	Electric Distribution System

## J7.3 Specific Service Requirements

The service requirements for the Goodfellow AFB electric distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Goodfellow AFB electric 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 paragraph C.5.1.3, *Contractor Facilities*, all new and renewal electric utility services shall be placed underground unless otherwise agreed to by both parties.
- The Contractor shall provide monthly meter reading reports IAW Paragraph J7.6, 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 Goodfellow Air Force Base Fire Department for fire protection of all facilities included in the purchase of the utility. The Contractor shall abide by Goodfellow 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 Goodfellow Air Force Base Civil Engineer Control Center for exercises and crisis situations.
- For all privatized lighting fixtures, operations and maintenance of lighting fixtures includes the purchase and replacement of the lighting element and the removal and disposal of replaced lighting element.

## J7.4 Current Service Arrangement

Currently, West Texas Utilities (WTU), an electric operating subsidiary of Central and Southwest Corporation (CSW), supplies electric service to Goodfellow AFB. Electric power annual consumption at Goodfellow AFB is about 40.1 million kilowatt-hours (kWh). The peak demand for FY98 was approximately 8.5 megawatts (MW), occurring in July.

As noted in Section J7.1, key projects planned for Goodfellow AFB may increase the total square footage of buildings on Base by nearly 8 percent.

## J7.5 Secondary Metering

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

### J7.5.1 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 J7.6 below.

TABLE 5  
Existing Secondary Meters  
*Electric Distribution System Goodfellow AFB*

Building No.	Meter No.	Tenant	Meter Description
101	M 123	Base Legal Office	Serial # 262
102	M 94	Ballfield Concession	Serial # 374
109	M 3	Arts & Crafts / Auto Shop	Serial # 897
112	M 108	Communication Squadron	Serial # 338
113	M 109	Disaster Preparedness	Serial # 816
127	M 4	NCO Club	Serial # 972
127	M 5	NCO Club	Serial # 342
134	M 6	Honor Guard / Veterinarian	Serial # 241
135	M 7	Religious Education Center	Serial # 325
136	M 10	Religious Education Center	Serial # 679
137	M 8	Dry Cleaners	Serial # 119
140	M 107	Base Gymnasium	Serial # 053
141	M 116	Communications	Serial # 001

Building No.	Meter No.	Tenant	Meter Description
145	M 9	Message Center	Serial # 234
145	M 2	Finance	Serial # 335
146	M 114	GTE Telephone Exchange	Serial # 326
155	M 16	Child Care Annex	Serial # 428
205	M 17	Defense Investigative Services	Serial # 004
213	M 18	Commissary	Serial # 442
216	M 19	Army / MWR Rentals	Serial # 236
222	M 20	Base Exchange	Serial # 452
222	M 78	Class Six Store	Serial # 295
222	M 79	Clothing Sales Store	Serial # 431
223	M 110	Cold Storage / Troop Issue	Serial # 027
238	M 120	Dormitory	Serial # 793
239	M 118	Dormitory	Serial # 046
240	M 119	Dormitory	Serial # 182
241	M 99	Dormitory	Serial # 354
242	M 100	Dormitory	Serial # 352
243			
246	M 21	316 <sup>th</sup> TTS Orderly Room	Serial # 835
251	M 22	UEPH - CQ / TV Room	Serial # 580
256	M 23	UEPH - CQ / TV Room	Serial # 581
258	M 24	310 <sup>th</sup> TTS Orderly Room	Serial # 286
259	M 106	Ammonia Chiller Plant	Serial # 000
300	M 25	Family Services	Serial # 314
303	M 26	Burger King	Serial # 728
334	M 27	Western Winds Dining Hall	Serial # 312
337	M 28	Post Office	Serial # 337
356	M 83	Dormitory	Serial # 794
401	M 13	Dormitory / Administration	Serial # 947
409	M 14	Dormitory / Administration	Serial # 486
409	M 15	Dormitory / Administration	Serial # 950
414	M 29	344 <sup>th</sup> MI BTN - Staff	Serial # 255
420	M 30	344 <sup>th</sup> MI BTN - HQTS	Serial # 217
433	M 81	TMO	Serial # 135
434	M 80	TMO	Serial # 260
435	M 12	Army Training	Serial # 263
436	M 11	Army Administration	Serial # 259
447	M 31	Faculty Administration	Serial # 340
448	M 32	Training Facility	Serial # 385
448	M 33	Training Facility	Serial # 386
501	M 34	SCI	Serial # 489
505	M 35	SCI SnackBar	Serial # 504
508	M 36	Boy Scouts	Serial # 798
520	M 37	SCI	Serial # 290
521	M 38	SCI	Serial # 811
521	M 39	SCI	Serial # 484
523	M 40	SCI	Serial # 729
523	M 41	SCI	Serial # 730
525	M 42	SCI	Serial # 639
530	M 43	Training Facility	Serial # 691
530	M 44	Training Facility	Serial # 692

Building No.	Meter No.	Tenant	Meter Description
533	M 45	Precision Imagery Complex	Serial # 075
538	M 46	Army Corp of Engineers	Serial # 022
600	M 74	Military Family Housing	Serial # 038
600	M 75	Military Family Housing	Serial # 039
600	M 76	Military Family Housing	Serial # 041
700	M 47	UOPH	Serial # 127
700	M 48	UOPH	Serial # 254
707	M 115	Contracting Office	Serial # 346
711	M 49	UOPH	Serial # 252
711	M 50	UOPH	Serial # 852
712	M 51	Base Library	Serial # 341
723	M 52	"O" Club	Serial # 795
734	M 124	Family Services	Serial # 371
736	M 53	CE Logistics	Serial # 032
800	M 54	Bowling Alley	Serial # 990
806	M 55	Officer Housing	Serial # 247
810	M 95	Ballfield Concession	Serial # 720
812	M 56	Base Theater	Serial # 330
818	M 57	Credit Union	Serial # 332
900	M 96	NCO Academy	Serial # 483
904	M 58	Base Gas Station	Serial # 578
906	M 59	Child Care Center	Serial # 923
910	M 121	Temporary Lodging Facility	Serial # 795
915	M 97	Youth Center	Serial # 343
920	M 60	Temporary Lodging Facility	Serial # 125
924	M 61	Temporary Lodging Facility	Serial # 452
1001	M 62	Medical Clinic	Serial # 331
1001	M 63	Dental Clinic	Serial # 034
1004	M 125	Medical Logistics	Serial # 442
1007	M 64	Bioenvironmental Eng.	Serial # 240
3012	M 65	South Gate	Serial # 728
3201	M 111	UEPH Administration	Serial # 067
3206	M 112	UEPH	Serial # 065
3208		Lounge / Laundry Facility	
3210		UEPH	
3220	M 113	Dining Facility	Serial # 068
3298	M 66	Ammunition Storage Facility	Serial # 659
3303	M 67	MWR	Serial # 202
3311	M 68	UEPH	Serial # 805
3321	M 69	Fire Station	Serial # 332
3328	M 98	Security Police Hqts.	Serial # 345
3340	M 70	Dog Kennel	Serial # 357
3347		Vehicle Maintenance – Fire Trucks	
3405	M 117	Firing Range	Serial # 431
3420	M 71	Motor Vehicle Complex	Serial # 943
3428	M 92	Fuel Station	Serial # 506
3439		Training Services Facility	
3453	M 93	Fire Training Facility	Serial # 507
3510	M 72	North Gate	Serial # 462
3511	M 122	CE Complex/Engineering	Serial # 789

Building No.	Meter No.	Tenant	Meter Description
3519		CE Complex/Operations	Serial #
3525	M 1	Department of Transportation	Serial # 968
3530	M 73	Hazardous Waste Storage	Serial # 829
GTE	M 77	Telephone Switching Station	Serial # 212
Offbase	M 82	Concho River Pump	Serial # 2708
60059	M 84	"A" Circuit Breaker	Serial # 745
60059	M 85	"B" Circuit Breaker	Serial # 744
60059	M 86	"C" Circuit Breaker	Serial # 834
60059	M 87	"D" Circuit Breaker	Serial # 747
60059	M 88	"E" Circuit Breaker	Serial # 329
60059	M 89	Buss Tie Breaker	Serial # 841
60059	M 90	East Incoming Line	Serial # 692
60059	M 91	West Incoming Line	Serial # 693
57011	M 101	Incoming Power Feed	Serial # 530
57011	M 102	Rec Camp Office	Serial # 439
57011	M 103	RV Pads - Bathrooms	Serial # 500
57011	M 104	RV Pads – Dump Station	Serial # 487
57011	M 105	Lake Water Pump	Serial # 018

## J7.5.2 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 J7.6 below.

TABLE 6

New Secondary Meters

*Electric Distribution System Goodfellow AFB*

Meter Location	Meter Description
No new secondary meters are required at this time.	

## J7.6 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. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report shall be prepared in the format required by Goodfellow AFB. Meter reading reports shall be submitted by the 15<sup>th</sup> of each month for the previous month. Meter reading reports shall be submitted to:

*Name:*

*Address:*

*Phone number:*

4. System Efficiency Report. The Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. The Contracting Officer will determine the frequency of the report based on Government requirements. System efficiency reports shall be submitted to:

*Name:*

*Address:*

*Phone number:*

## J7.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented on the distribution system by the Government for energy conservation purposes.

- None

## J7.8 Service Area

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

## J7.9 Off-Site Installations

No off-installation sites are included in the sale of Goodfellow AFB electric distribution system.

## J7.10 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  
*Electric Distribution System Goodfellow AFB*

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

## J7.11 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 Goodfellow AFB electric distribution system. If the electric 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  
*Electric Distribution System Goodfellow AFB*

Project Identifier/Location	Project Description
Project 951024-1 Facility 60060	Primary Distribution Line OH – Loop Electrical/Switch/Feeders