

ATTACHMENT J9

Goodfellow AFB Water Distribution System

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J9 Goodfellow AFB Water Distribution System

J9.1 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).¹ 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 a 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 AFB's. 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.

¹ 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.

J9.2 Water Distribution System Description

J9.2.1 Water Distribution System Fixed Equipment Inventory

The Goodfellow 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 the water distribution system privatization are:

- Irrigation systems
- Fire-School Re-circulating System
- Non-Potable Water Systems

J9.2.1.1 Description

Potable water is supplied to Goodfellow AFB through three system connections. Two are located along the Base's northern boundary, and one is located along the Base's western boundary. Each connection is metered to determine usage.

The water system is divided into two pressure planes separated by a division valve. A 400,000-gallon elevated storage tank that provides system pressures ranging between 50 and 60-psi services each pressure plane. Tank 1 is located near the Base exchange and commissary and is approximately 120 feet in height. Tank 2 is located near the Fire Training Center (FTC) and is approximately 150 feet in height. Each tank is protected from overflow by hydraulically activated altitude valves.

Water tank levels and system pressures are monitored remotely through a supervisory control and data acquisition system (SCADA) located at the energy management and control system (EMCS) (not transferred under this contract). This system only provides the ability to monitor system status; remote control of on-Base valving is not possible.

The distribution system consists of small-diameter pipe that ranges in diameter from 6 to 12 inches. The predominant pipe material (approximately 75 percent) is polyvinyl chloride (PVC) C900 pipe, all of which has been installed, in the since 1994. The remaining pipe is ductile iron.

No water treatment occurs on-Base

J9.2.1.2 Inventory

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

TABLE 1
Fixed Inventory
Water Distribution System Goodfellow AFB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe	0.50	150	lf	1994
	0.75	1,612	lf	1994
	1.00	2,205	lf	1994
	1.25	6,398	lf	1994
	1.50	3,443	lf	1994
	1.75	98	lf	1994
	2.00	10,463	lf	1994
	2.50	488	lf	1994
	3.00	1,770	lf	1994
	4.00	3,870	lf	1994
	6.00	5,385	lf	1994
	8.00	25,950	lf	1994
	10.00	10,598	lf	1994
12.00	19,935	lf	1994	
Ductile Iron Pipe	0.5	50	lf	1958
	0.75	538	lf	1958
	1	735	lf	1958
	1.25	513	lf	1958
	1.5	1,148	lf	1958
	1.75	33	lf	1958
	2	3,488	lf	1958
	2.5	163	lf	1958
	3	590	lf	1958
	4	1,290	lf	1958
	6	395	lf	1958
	8	8,650	lf	1958
	10	3,533	lf	1958
12	6,645	lf	1958	
Cast Iron Gate Valves	0.75	7	ea	1958
	1	4	ea	1958
	1.25	26	ea	1958
	1.5	19	ea	1958
	2	80	ea	1958
	2.5	8	ea	1958
	3	18	ea	1958
	4	41	ea	1958
6	210	ea	1958	
8	131	ea	1958	

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	10	70	ea	1958
	12	60	ea	1958
Fire Hydrants (4.5-inch Valve Size)		144	ea	1958
Cathodic Protection System				
Rectifiers (for Water Towers)		2	ea	1958
Sacrificial anodes		12	ea	1958
Elevated Storage Tanks (Total capacity in gal)	800,000 gal	2	ea	1958

Notes:
 PVC = polyvinyl chloride lf = linear feet
 ea = each gal = gallon

J9.2.2 Water 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
 Water Distribution System Goodfellow AFB

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 Goodfellow AFB

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

J9.2.3 Water 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
 Water Distribution System Goodfellow AFB

Qty	Item	Description	Remarks
1	CD	Utility System Drawings	Water Distribution System
1	Record	Recurring Work Program (RWP)	

J9.3 Specific Service Requirements

The service requirements for the Goodfellow AFB water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are

specific to the Goodfellow 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 monthly meter reading reports IAW Paragraph J9.6, 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 own, operate, and maintain all obstruction lighting on water towers.
- 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.
- 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 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 perform testing of Base water system in accordance with TNRCC regulations. The Contractor shall provide the Contracting Officer with a copy of the testing information and the reports.
- The Contractor shall own, operate, and maintain the cathodic protection systems for the water storage tanks and water distribution system 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, emergency warning equipment, and other Government equipment on water tanks.

J9.4 Current Service Arrangement

City of San Angelo supplies potable water to Goodfellow AFB through three system connections. Goodfellow AFB has a peak water demand of 45 million gallons (MG) of potable water per month. These peaks occur during the summer season.

As noted in Section J9.1, key projects for Goodfellow AFB may increase the total square footage on Base by about 8 percent.

The City of San Angelo is the primary purveyor of potable water in the area. The City is the only supplier that has pumping facilities in the immediate vicinity of the Base that have sufficient capacity to maintain on-Base system pressures at levels that allow tank refill at rates commensurate with on-Base demand.

J9.5 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.

J9.5.1 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 J9.6 below.

TABLE 5
Existing Secondary Meters
Water Distribution System Goodfellow AFB

Facility No.	Tenant	Meter Description
99	Department of Transportation	Water Meters
137	Dry Cleaners	Water Meters
205	Defense Investigative Services	Water Meters
213	Commissary	Water Meters
222	Base Exchange	Water Meters
222	Class VI	Water Meters
259	Ammonia Chiller Plant	Water Meters
303	Burger King	Water Meters
533	Precision Imagery Complex	Water Meters
723	Officer's Club	Water Meters
800	Bowling Alley	Water Meters
806	Officer housing (Wing Commander)	Water Meters
812	Base Theater	Water Meters
818	Credit Union	Water Meters
904	BX Service Station	Water Meters
915	Youth Center	Water Meters

Facility No.	Tenant	Meter Description
1001	USAF Clinic	4 Water Meters
3323	Police Station	Water Meters
3530	Hazmat Storage	Water Meters
Recreation Camp	Main	Water Meters
Recreation Camp	Camp RV Pads	Water Meters
Lake Pump	Lake Pump	Water Meters

J9.5.2 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 J9.6 below.

TABLE 6
 New Secondary Meters
 Water Distribution System Goodfellow AFB

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

J9.6 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. 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 25th 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 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name:

Address:

Phone number:

J9.7 Water Conservation Projects

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

- None

J9.8 Service Area

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

J9.9 Off-Installation Sites

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

J9.10 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
Water Distribution System Goodfellow AFB

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

J9.11 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 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 Goodfellow AFB

Project Identifier/Location	Project Description
Water Mains	Install Radio Control Valves