

**United States Department of the Air Force  
Air Combat Command  
(ACC)  
Air Force Center for  
Environmental Excellence  
(AFCEE)**



**Privatization of Military Family Housing  
Cannon Air Force Base, New Mexico**

Solicitation Number: AFCEE-03-0003

**APPENDIX E  
Government Utility Sales and Consumption  
Rates**

**Step One Proposals Are Due No Later Than  
5:00 P.M. MT 18 Aug 03 At:**

PSC MILITARY HOUSING COMPANY

132 South 600 East

Salt Lake City, Utah 84102

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**APPENDIX E. GOVERNMENT UTILITY SALES  
AND CONSUMPTION RATES**

**Historical Resale Rate per Unit Costs**

		<b>FY-1999</b>	<b>FY-2000</b>	<b>FY-2001</b>	<b>FY-2002</b>
<b>Utility</b>	<b>Units</b>	<b>DOD</b>	<b>DOD</b>	<b>DOD</b>	<b>DOD</b>
<b>Electricity</b>	Kilo-Watt Hours (KWH)	#N/A	#N/A	#N/A	#N/A
<b>Natural Gas</b>	Kilo-Cubic Feet (KCF)	#N/A	#N/A	#N/A	#N/A
<b>Water</b>	Kilo-Gallons (KGAL)	\$1.06116	\$1.41528	\$1.07088	\$2.20463
<b>Sewer</b>	KGAL	\$1.81065	\$2.53717	\$1.56669	\$1.48734

Note: #N/A – Cost is obtained by prorating the master bill by consumption

**MFH Common Areas Estimated**

**Annual Consumption**

<b>Electricity</b>	<b>656,417 KHW/Yr</b>
<b>Natural Gas</b>	<b>None</b>
<b>Water</b>	<b>89,593 Kgal/Yr</b>
<b>Sewer</b>	<b>None</b>

Note: The utility commodity provider shall provide the utility commodity in accordance with approved tariffs, statutes and regulations.

**MFH Historical Usage including Common Areas**  
**Electricity by Direct Proration of Master Bill**

Month	FY-2000			FY-2001		
	KWH	Cost	Cost/KWH	KWH	Cost	Cost/KWH
Oct	553,200	\$ 15,825	\$ 0.02861	817,200	\$ 35,202	\$ 0.04308
Nov	529,200	\$ 15,443	\$ 0.02918	356,400	\$ 13,995	\$ 0.03927
Dec	663,600	\$ 25,193	\$ 0.03796	661,200	\$ 26,355	\$ 0.03986
Jan	601,200	\$ 18,375	\$ 0.03056	625,200	\$ 23,303	\$ 0.03727
Feb	514,800	\$ 15,621	\$ 0.03034	1,009,200	\$ 40,658	\$ 0.04029
Mar	566,400	\$ 17,386	\$ 0.03070	580,800	\$ 30,529	\$ 0.05256
Apr	588,000	\$ 20,315	\$ 0.03455	535,200	\$ 29,516	\$ 0.05515
May	1,189,200	\$ 41,407	\$ 0.03482	783,600	\$ 43,473	\$ 0.05548
Jun	754,800	\$ 24,996	\$ 0.03312	838,800	\$ 44,773	\$ 0.05338
Jul	1,463,800	\$ 48,348	\$ 0.03303	1,730,220	\$ 86,510	\$ 0.05000
Aug	828,000	\$ 26,876	\$ 0.03246	528,000	\$ 28,254	\$ 0.05351
Sep	727,200	\$ 23,646	\$ 0.03252	739,200	\$ 39,778	\$ 0.05381
<b>Total</b>	<b>7,233,400</b>	<b>\$236,970</b>		<b>7,370,220</b>	<b>\$366,793</b>	
<b>Average</b>	<b>803,711</b>	<b>\$ 26,330</b>	<b>\$ 0.03276</b>	<b>818,913</b>	<b>\$ 40,755</b>	<b>\$ 0.04977</b>

Note: Jan. and Feb. 2002, Cannon received a fuel rebate larger than the cost, hence why MFH was not charged.

**Electricity (cont.)**

Month	FY-2002			3-Year Average		
	KWH	Cost	Cost/KWH	KWH	Cost	Cost/KWH
Oct	538,800	\$ 30,087	\$ 0.05584	636,400	\$ 27,038	\$ 0.04249
Nov	744,000	\$ 40,275	\$ 0.05413	543,200	\$ 23,237	\$ 0.04278
Dec	670,800	\$ 35,367	\$ 0.05272	665,200	\$ 28,972	\$ 0.04355
Jan	613,200	\$ -	\$ -	613,200	\$ 13,893	\$ 0.02266
Feb	670,800	\$ -	\$ -	731,600	\$ 18,760	\$ 0.02564
Mar	577,200	\$ 18,270	\$ 0.03165	574,800	\$ 22,061	\$ 0.03838
Apr	564,000	\$ 24,545	\$ 0.04352	562,400	\$ 24,792	\$ 0.04408
May	894,000	\$ 44,668	\$ 0.04996	955,600	\$ 43,182	\$ 0.04519
Jun	995,200	\$ 55,559	\$ 0.05583	862,933	\$ 41,776	\$ 0.04841
Jul	865,200	\$ 33,545	\$ 0.03877	1,353,073	\$ 56,134	\$ 0.04149
Aug	1,435,000	\$ 48,250	\$ 0.03362	930,333	\$ 34,460	\$ 0.03704
Sep	902,400	\$ 34,130	\$ 0.03782	789,600	\$ 32,518	\$ 0.04118
<b>Total</b>	<b>7,517,000</b>	<b>\$258,967</b>		<b>7,373,540</b>	<b>\$287,577</b>	
<b>Average</b>	<b>835,222</b>	<b>\$ 28,774</b>	<b>\$ 0.03445</b>	<b>819,282</b>	<b>\$ 31,953</b>	<b>\$ 0.03900</b>

**MFH Historical Usage Including Common Areas**  
**Natural Gas by Direct Proration of Master Bill**

Month	FY-2000			FY-2001		
	KCF	Cost	Cost/KCF	KCF	Cost	Cost/KCF
Oct	4,158	\$ 12,330	\$ 2.96533	2,747	\$ 14,555	\$ 5.29848
Nov	7,844	\$ 26,288	\$ 3.35134	8,539	\$ 40,428	\$ 4.73438
Dec	9,698	\$ 25,619	\$ 2.64156	10,273	\$ 64,312	\$ 6.26012
Jan	8,632	\$ 23,654	\$ 2.74041	13,444	\$125,948	\$ 9.36823
Feb	8,142	\$ 23,922	\$ 2.93809	12,443	\$ 82,325	\$ 6.61632
Mar	6,317	\$ 18,517	\$ 2.93138	8,938	\$ 47,301	\$ 5.29230
Apr	4,211	\$ 13,776	\$ 3.27184	6,903	\$ 37,886	\$ 5.48873
May	1,376	\$ 4,602	\$ 3.34350	2,980	\$ 15,264	\$ 5.12273
Jun	1,647	\$ 7,338	\$ 4.45601	1,816	\$ 7,542	\$ 4.15274
Jul	1,283	\$ 6,025	\$ 4.69602	1,861	\$ 6,735	\$ 3.61826
Aug	1,332	\$ 5,561	\$ 4.17492	2,264	\$ 17,959	\$ 7.93226
Sep	1,607	\$ 7,761	\$ 4.83100	2,083	\$ 5,939	\$ 2.85200
<b>Total</b>	<b>34,545</b>	<b>\$111,155</b>		<b>52,731</b>	<b>\$346,900</b>	
<b>Average</b>	<b>3,838</b>	<b>\$ 12,351</b>	<b>\$ 3.21766</b>	<b>5,859</b>	<b>\$ 38,544</b>	<b>\$ 6.57868</b>

Note: Sep. 2002 amounts are estimated, billing has not yet been received.

**Natural Gas (cont.)**

Month	FY-2002			3-Year Average		
	KCF	Cost	Cost/KCF	KCF	Cost	Cost/KCF
Oct	3,344	\$ 9,764	\$ 2.92000	3,416	\$ 12,217	\$ 3.57588
Nov	3,752	\$ 13,042	\$ 3.47656	6,712	\$ 26,586	\$ 3.96123
Dec	8,589	\$ 30,878	\$ 3.59520	9,520	\$ 40,270	\$ 4.22995
Jan	9,929	\$ 34,357	\$ 3.46044	10,668	\$ 61,320	\$ 5.74796
Feb	13,835	\$ 38,020	\$ 2.74812	11,473	\$ 48,089	\$ 4.19142
Mar	9,602	\$ 21,647	\$ 2.25457	8,285	\$ 29,155	\$ 3.51888
Apr	4,980	\$ 16,967	\$ 3.40705	5,364	\$ 22,876	\$ 4.26454
May	3,199	\$ 12,951	\$ 4.04809	2,518	\$ 10,939	\$ 4.34356
Jun	1,839	\$ 6,740	\$ 3.66499	1,767	\$ 7,207	\$ 4.07774
Jul	1,666	\$ 6,421	\$ 3.85472	1,603	\$ 6,394	\$ 3.98761
Aug	2,295	\$ 8,690	\$ 3.78602	1,964	\$ 10,737	\$ 5.46737
Sep	2,820	\$ 9,227	\$ 3.27249	2,170	\$ 7,643	\$ 3.52263
<b>Total</b>	<b>50,164</b>	<b>\$155,021</b>		<b>45,813</b>	<b>\$204,359</b>	
<b>Average</b>	<b>5,574</b>	<b>\$ 17,225</b>	<b>\$ 3.09029</b>	<b>5,090</b>	<b>\$ 22,707</b>	<b>\$ 4.46068</b>

**MFH Historical Usage Including Common Areas**  
**Water (Base Provided)**

Month	FY-2000			FY-2001		
	Kgal	Cost	Cost/Kgal	Kgal	Cost	Cost/Kgal
Oct	19,050	\$ 20,498	\$ 1.07603	27,924	\$ 34,524	\$ 1.23634
Nov	14,272	\$ 15,357	\$ 1.07603	12,818	\$ 15,848	\$ 1.23634
Dec	12,573	\$ 15,544	\$ 1.23634	9,669	\$ 10,354	\$ 1.07088
Jan	11,775	\$ 14,558	\$ 1.23634	9,581	\$ 10,260	\$ 1.07088
Feb	15,199	\$ 18,791	\$ 1.23634	11,675	\$ 12,502	\$ 1.07088
Mar	20,705	\$ 25,598	\$ 1.23634	14,787	\$ 15,835	\$ 1.07088
Apr	22,888	\$ 28,297	\$ 1.23634	17,619	\$ 18,868	\$ 1.07088
May	35,623	\$ 44,042	\$ 1.23634	24,256	\$ 25,975	\$ 1.07088
Jun	36,654	\$ 45,317	\$ 1.23634	30,293	\$ 32,440	\$ 1.07088
Jul	33,284	\$ 41,150	\$ 1.23634	38,215	\$ 40,923	\$ 1.07088
Aug	30,371	\$ 37,549	\$ 1.23634	35,703	\$ 38,234	\$ 1.07088
Sep	37,921	\$ 46,883	\$ 1.23634	21,519	\$ 23,044	\$ 1.07088
<b>Total</b>	<b>290,314</b>	<b>\$353,585</b>		<b>254,058</b>	<b>\$278,806</b>	
<b>Average</b>	<b>24,193</b>	<b>\$ 29,465</b>	<b>\$ 1.21794</b>	<b>21,171</b>	<b>\$ 23,234</b>	<b>\$ 1.09741</b>

**Water (cont.)**

Month	Kgal	FY-2002		3-Year Kgal	Average	
		Cost	Cost/Kgal		Cost	Cost/Kgal
Oct	20,593	\$ 22,053	\$ 1.07088	22,522	\$ 25,691	\$ 1.14071
Nov	12,334	\$ 13,208	\$ 1.07088	13,141	\$ 14,804	\$ 1.12654
Dec	10,006	\$ 22,058	\$ 2.20463	10,749	\$ 15,986	\$ 1.48716
Jan	11,005	\$ 24,262	\$ 2.20463	10,787	\$ 16,360	\$ 1.51664
Feb	13,183	\$ 29,063	\$ 2.20463	13,352	\$ 20,119	\$ 1.50679
Mar	14,469	\$ 31,898	\$ 2.20463	16,653	\$ 24,444	\$ 1.46779
Apr	22,864	\$ 50,408	\$ 2.20463	21,124	\$ 32,524	\$ 1.53970
May	30,976	\$ 68,291	\$ 2.20463	30,285	\$ 46,103	\$ 1.52230
Jun	38,249	\$ 84,324	\$ 2.20463	35,065	\$ 54,027	\$ 1.54076
Jul	38,625	\$ 85,153	\$ 2.20463	36,708	\$ 55,742	\$ 1.51854
Aug	43,600	\$ 96,122	\$ 2.20463	36,558	\$ 57,302	\$ 1.56741
Sep	21,500	\$ 47,400	\$ 2.20463	26,980	\$ 39,109	\$ 1.44956
<b>Total</b>	<b>277,404</b>	<b>\$574,241</b>		<b>273,925</b>	<b>\$402,211</b>	
<b>Average</b>	<b>23,117</b>	<b>\$ 47,853</b>	<b>\$ 2.07006</b>	<b>22,827</b>	<b>\$ 33,518</b>	<b>\$ 1.46832</b>

**MFH Historical Usage Including Common Areas  
Sewage (Base Provided)**

Month	FY-2000			FY-2001		
	Kgal	Cost	Cost/Kgal	Kgal	Cost	Cost/Kgal
Oct	13,335	\$ 19,793	\$ 1.48430	19,547	\$ 46,690	\$ 2.38864
Nov	9,990	\$ 14,829	\$ 1.48430	8,973	\$ 21,433	\$ 2.38864
Dec	8,801	\$ 21,022	\$ 2.38864	6,768	\$ 10,604	\$ 1.56669
Jan	8,243	\$ 19,689	\$ 2.38864	6,707	\$ 10,507	\$ 1.56669
Feb	10,639	\$ 25,413	\$ 2.38864	8,172	\$ 12,803	\$ 1.56669
Mar	14,493	\$ 34,619	\$ 2.38864	10,351	\$ 16,216	\$ 1.56669
Apr	16,022	\$ 38,270	\$ 2.38864	12,333	\$ 19,322	\$ 1.56669
May	24,936	\$ 59,563	\$ 2.38864	16,979	\$ 26,601	\$ 1.56669
Jun	25,658	\$ 61,287	\$ 2.38864	21,205	\$ 33,222	\$ 1.56669
Jul	23,299	\$ 55,652	\$ 2.38864	26,750	\$ 41,909	\$ 1.56669
Aug	21,260	\$ 50,782	\$ 2.38864	24,992	\$ 39,155	\$ 1.56669
Sep	26,545	\$ 63,406	\$ 2.38864	15,063	\$ 23,599	\$ 1.56669
<b>Total</b>	<b>203,220</b>	<b>\$464,325</b>		<b>177,840</b>	<b>\$302,062</b>	
<b>Average</b>	<b>16,935</b>	<b>\$ 38,694</b>	<b>\$ 2.28484</b>	<b>14,820</b>	<b>\$ 25,172</b>	<b>\$ 1.69850</b>

**Sewage (cont.)**

Month	FY-2002			3-Year Average		
	Kgal	Cost	Cost/Kgal	Kgal	Cost	Cost/Kgal
Oct	14,415	\$ 22,584	\$ 1.56669	15,766	\$ 29,689	\$ 1.88316
Nov	8,634	\$ 13,526	\$ 1.56669	9,199	\$ 16,596	\$ 1.80411
Dec	7,004	\$ 10,417	\$ 1.48734	7,524	\$ 14,014	\$ 1.86254
Jan	7,704	\$ 11,458	\$ 1.48734	7,551	\$ 13,885	\$ 1.83879
Feb	9,228	\$ 13,725	\$ 1.48734	9,346	\$ 17,314	\$ 1.85245
Mar	10,128	\$ 15,064	\$ 1.48734	11,657	\$ 21,966	\$ 1.88434
Apr	16,005	\$ 23,805	\$ 1.48734	14,787	\$ 27,132	\$ 1.83493
May	21,683	\$ 32,251	\$ 1.48734	21,199	\$ 39,472	\$ 1.86191
Jun	26,774	\$ 39,822	\$ 1.48734	24,546	\$ 44,777	\$ 1.82424
Jul	27,037	\$ 40,214	\$ 1.48734	25,695	\$ 45,925	\$ 1.78729
Aug	30,520	\$ 45,394	\$ 1.48734	25,591	\$ 45,110	\$ 1.76276
Sep	15,050	\$ 22,385	\$ 1.48734	18,886	\$ 36,463	\$ 1.93070
<b>Total</b>	<b>194,183</b>	<b>\$290,644</b>		<b>191,748</b>	<b>\$352,344</b>	
<b>Average</b>	<b>16,182</b>	<b>\$ 24,220</b>	<b>\$ 1.49676</b>	<b>15,979</b>	<b>\$ 29,362</b>	<b>\$ 1.83754</b>