

ATTACHMENT J2

# AFB Natural Gas Distribution System

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# J2 \_\_\_\_\_ AFB Natural Gas Distribution System

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***“User Note: The AFCESA contractor that performed the Feasibility Analysis should provide additional help and guidance for completing this attachment.”***

## J2.1 \_\_\_\_\_ AFB Overview

***“User Notes: Provide a description of the Installation and mission. This description should provide the Offeror with a good understanding of the historical development of the Installation and current mission and population. Key components should include:***

- ***Installation location relative to surrounding cities***
- ***Impacts on surrounding areas economics***
- ***Important dates that show land acquisitions and Installation development***
- ***Size of the Installation in Acres***
- ***Current number of Installation facilities (Military Family Housing, Unaccompanied and Transient Housing, Industrial, Administrative)***
- ***Current Installation Population (Resident and Non-Resident)***
- ***Future Growth Plans (where possible estimate the growth or reduction in terms of total building square footage and personnel)”***

## J2.2 Natural Gas Distribution System Description

### J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The \_\_\_\_\_ AFB natural gas 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, regulators, and meters. The actual inventory of items sold will be 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 natural gas distribution system privatization are:

***“User Notes: Clearly identify items excluded from Utilities Privatization (e.g. Compressed Natural Gas Stations, Propane Air mixing stations, etc.)***

#### J2.2.1.1 Description

***“User Note: Provide a text description of the system. This text description should be sufficient enough to provide the Offeror with a good understanding of the size and configuration of utility system. Key components may include:***

- ***Number of points where the utility system enters the Installation.***
- ***Configuration of the system (e.g., gridiron distribution system, dead-end distribution system, system pressures, etc.)***
- ***Unique components (e.g. Odorizers, Compressed Natural Gas Systems, Propane Air Systems)”***

#### J2.2.1.2 Inventory

**Table 1** provides a general listing of the major natural gas distribution system fixed assets for the \_\_\_\_\_ AFB natural gas distribution system included in the sale.

***“User Note: The following table is an example and is not necessarily inclusive of all system components. The table should, at a minimum, be updated as shown in the feasibility analysis report. The inventory should be as detailed as possible to include breaking down like components that were installed in different years.”***

**TABLE 1**  
Fixed Inventory  
Natural Gas Distribution System \_\_\_\_\_ AFB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PE Gas Pipe				
Steel Gas Pipe				
Steel Plug Valves				
PE Ball Valves				
Large Regulators				
Small Regulators				
Large Meters				
Small Meters				
Cathodic Protection Systems				
Sacrificial Anodes				
SAS Test Stations				
Impressed Current System				
Rectifiers				

Notes:

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
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PE = Polyethylene

LF = Linear Feet

EA = Each

IN = Inches

PSI = Pounds per Square Inch

## J2.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools

**Table 2** lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. 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

Natural Gas Distribution System \_\_\_\_\_ AFB

Qty	Item	Make/Model	Description	Remarks
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**TABLE 3**

Specialized Vehicles and Tools

Natural Gas Distribution System \_\_\_\_\_ AFB

Description	Quantity	Location	Maker
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## J2.2.3 Natural Gas 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

Natural Gas Distribution System \_\_\_\_\_ AFB

Qty	Item	Description	Remarks
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## J2.3 Specific Service Requirements

The service requirements for the \_\_\_\_\_ AFB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the \_\_\_\_\_ AFB natural gas 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.

***“User note: Specifically describe any different and more restrictive standards to those defined in the SOW. This section should not be used to relax any requirements of section C. Look also at the Service Standards Criteria under paragraph L.6.2, Quality Management Plan, Schedule L-1, for which the Offeror is to propose the standards that will be adhered to for day-to-day operation and maintenance of the system. In some cases a Installation may want to define a standard here and remove it from Schedule L-1 which removes the flexibility of the Offeror to define the standard.”***

***“Examples requirements may include defining requirements for frequency of leak surveys based on Heavily Populated vs. Residential Areas.”***

## J2.4 Current Service Arrangement

***“User Note: Provide a discussion on the current commodity provider to include:***

- ***Provider Name***
- ***Average Usage***
- ***Annual Usage Fluctuations***
- ***Describe any existing commitments or special service agreements***

***Also provide a discussion of any CCN issues to include discussing who holds any CCNs that include all or portions of the Installation and the regulatory body issuing the CCN.”***

## J2.5 Secondary Metering

### J2.5.1 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 for all secondary meters IAW Paragraph C.3.3 and J2.6 below.

**TABLE 5**  
Existing Secondary Meters  
Natural Gas Distribution System \_\_\_\_\_ AFB

Meter Location	Meter Description

## J2.5.2 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.3.3 and J2.6 below.

**TABLE 6**  
New Secondary Meters  
Natural Gas Distribution System \_\_\_\_\_ AFB

Meter Location	Meter Description

## J2.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

***“User Note: Include any other submittals that may be required on a monthly basis. Annual submittals are required by the SOW and do not need to be mentioned here. Example of other reports may include reports for leak detection and maintenance, etc.”***

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 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 will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. 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:

***“User Note: Only meters for reimbursable customers are necessary for monthly meter readings. Meters used for managing consumption or conservation may be read on a less frequent basis. Clearly establish the frequency of meter readings.”***

Name:  
Address:  
Phone number:

4. System Efficiency Report. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25<sup>th</sup> of each month for the previous month. System efficiency reports shall be submitted to:

Name:  
Address:  
Phone number:

## J2.7 Energy Saving Projects

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

***(User Note: Provide a listing of detailed discussion of any ESPC, DSM, or other projects that have been implemented and require continuing after privatization.)***

## J2.8 Service Area

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

***(User Note: If there are any circumstances that would define the Service area to be other than Installation boundaries, modify the above statement, particularly if part of the installation's utility system is located on easements off the installation.)***

## J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the \_\_\_\_\_ AFB natural gas distribution system.

***(User Note: If there are any off-Installation sites included under this contract list them out and include information such as the purpose and function of the site, annual utility usage, age of the utility system, and general listing of system assets. This section may require subsections depending on the size and information about the off-Installation Site or Sites. If there are portions of the installation's utility system located off-Installation and on land belonging to a non-federal entity, the ROW will not apply and the purchaser will only take whatever easement rights the Government currently has for that portion of the system; contact SAF/GCN in such an event.)***

## J2.10 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  
 Natural Gas Distribution System \_\_\_\_\_ AFB

Location	Description
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## J2.11 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 \_\_\_\_\_ AFB natural gas distribution system. If the utility 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  
 Natural Gas Distribution System \_\_\_\_\_ AFB

Project Location	Project Description
	<p><b><i>“User Note: Project Descriptions need to be of sufficient detail to allow the Offeror to bid a cost. If available additional information about a project can be included under a separate attachment under Section J (e.g., J50 or higher).</i></b></p>
	<p><b><i>User Note: MILCON projects that are underway at the time of conveyance will need to be handled on a case by case basis. In some cases it may be beneficial to the Government to complete the project and others maybe beneficial to transfer to the new owner.</i></b></p>
	<p><b><i>Note that these projects are not mandated for implementation and the Offeror will make its own determination as to the need and timing of any improvements”</i></b></p>