

ATTACHMENT J6

Pittsburgh 171st ARW, PA ANG, Natural Gas Distribution System

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J6 Pittsburgh 171st ARW, PA ANG Natural Gas Distribution System

J6.1 Pittsburgh 171st ARW, PA ANG Overview

The Pennsylvania Air National Guard (PA ANG) 171st Air Refueling Wing (ARW) is located at the Pittsburgh International Airport, approximately 16 miles northwest of downtown Pittsburgh in Allegheny County, Pennsylvania. The base is accessible from US Highway 60 at the McClaren Road exit. The 171st ARW mission is to provide aerial in-flight refueling and passenger/cargo transportation. The base currently has 20 KC-135 Air Refueling Tankers. The activities of the 171st ARW are estimated to have an economic impact of more than \$50 million on the Pittsburgh area.

The 171st ARW base employs 418 full-time personnel during regular weekday shifts. Of the 418 personnel, 293 are technicians, 116 are Active Guard Reserve full-time (AGR), and 9 are state employees. Traditional guardsmen add 1034 personnel that are on the installation during their respective Unit Training Assembly (UTA) weekend. The UTA weekend occurs one weekend each month for each unit.

The 171st ARW occupies 176 acres leased from the Allegheny County Department of Aviation. Construction of the base began in 1949 for the 112th Fighter Group. After several unit and mission changes at the PA ANG, the 171st moved to the current base in 1964. The 171st maintains approximately 52 buildings and structures with the breakdown being 40 industrial buildings and 12 administrative buildings. Major additions or deletions to the installation are not planned at this time.

J6.2 Natural Gas Distribution System Description

J6.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The 171st ARW 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:

- No parts of the natural gas distribution system are excluded from privatization.

J6.2.1.1 Description

CMS Marketing, Services and Trading supplies natural gas to the 171st ARW through a 6-inch coated and wrapped steel feeder pipe owned by the Dominion Peoples Natural Gas Company. Pressure is reduced from 40 psig to 8 psig at the metering station owned by Dominion Peoples on McClaren Road and then distributed to Base facilities through piping ranging from 1 to 4 inches in diameter. The pipes range in depth from 2 to 6 feet, although actual depth may vary significantly. Pipe materials are a combination of steel and polyethylene. The Cliff Mine Road metering station is the only entry point for natural gas; the 171st ARW assumes ownership of the gas lines on the demand side of the master meter. There are twelve meters at the facilities on the Base and several regulators with shut-off valves.

Natural gas is the primary heating source for most of the current facilities on the base. Currently, natural gas billing rates are based on "interruptible" service.

The system uses dead end branches extending from the main line to serve the flight line, maintenance area, and the Base's administrative core. The Base reports no supply, pressure, or maintenance problems relating to the dead ends. There are no valves on the distribution system, other than those at the buildings. Future demolition and new construction projects on the base are expected to result in no net change in demand.

J6.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the 171st ARW natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System 171st ARW, PA ANG

| Item | Size (in.) | Quantity | Unit | Approximate Year of Construction |
|-------------------|------------|----------|------|----------------------------------|
| PE Gas Pipe | 2.0 | 725 | LF | 1997 |
| PE Gas Pipe | 2.0 | 1,610 | LF | 1990 |
| PE Gas Pipe | 4.0 | 510 | LF | 1985 |
| PE Gas Pipe | 2.0 | 510 | LF | 2003 |
| PE Gas Pipe | 4.0 | 900 | LF | 1997 |
| Steel Gas Pipe | 1.0 | 85 | LF | 1955 |
| Steel Gas Pipe | 2.0 | 770 | LF | 1955 |
| Steel Gas Pipe | 3.0 | 3,460 | LF | 1955 |
| Steel Gas Pipe | 4.0 | 3,475 | LF | 1955 |
| Steel Plug Valves | 1.0 | 1 | EA | 1955 |

| Item | Size (in.) | Quantity | Unit | Approximate Year of Construction |
|-------------------|------------|----------|------|----------------------------------|
| Steel Plug Valves | 2.0 | 2 | EA | 1955 |
| Steel Plug Valves | 3.0 | 7 | EA | 1955 |
| PE Ball Valve | 2.0 | 2 | EA | 1990 |
| PE Ball Valve | 2.0 | 2 | EA | 1997 |
| PE Ball Valve | 4.0 | 2 | EA | 1997 |
| PE Ball Valve | 4.0 | 1 | EA | 1985 |
| Small Regulator | 1" | 22 | EA | 1965 |
| Small Regulator | 1" | 1 | EA | 2003 |
| Large Regulator | 2" | 3 | EA | 1965 |
| Large Regulator | 2" | 1 | EA | 1999 |
| Gas Cock | 0.75 | 22 | EA | 1965 |
| Gas Cock | 1.25 | 4 | EA | 1965 |
| Meter | 1.5" | 5 | EA | 1999 |
| Meter | 2.00" | 6 | EA | 1999 |
| Meter | 2.00" | 1 | EA | 2003 |

Notes:

PE = Polyethylene

LF = Linear Feet

EA = Each

IN = Inches

PSIG = Pounds per Square Inch

J6.2.2 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 171st ARW, PA ANG

| Qty | Item | Make/Model | Description | Remarks |
|------|------|------------|-------------|---------|
| None | | | | |

TABLE 3

Specialized Vehicles and Tools

Natural Gas Distribution System 171st ARW, PA ANG

| Description | Quantity | Location | Maker |
|-------------|----------|----------|-------|
|-------------|----------|----------|-------|

| Description | Quantity | Location | Maker |
|-------------|----------|----------|-------|
| None | | | |

J6.2.3 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 171st ARW, PA ANG

| Qty | Item | Description | Remarks |
|-------|---------------------|-----------------------------|---------|
| 1 set | Gas Utility Drawing | Natural Gas Utility Drawing | |

J6.3 Specific Service Requirements

The service requirements for the 171st ARW natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the 171st ARW 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.

- Provide marks on the ground to show locations of natural gas distribution lines on an as needed basis as other entities request. Mark utilities in the field to show location and depth.
- The Contractor shall provide monthly meter reading reports in accordance with Paragraph J3.6, and that meet the following requirements:

The Contractor shall keep a meter book 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 Government may provide a meter reading report format to be used for meter readings.

J6.4 Current Service Arrangement

Dominion Peoples Natural Gas Company owns and operates the distribution system and metering station leading to the base. The CMS Marketing, Services and Trading Company is the natural gas commodity provider to the 171st ARW. The FY 2002 annual natural gas usage was 20,075 kcf. The average monthly usage is 1673 kcf with the peak month occurring in December with 3920 kcf and the lowest usage occurring in August with 219 kcf.

J6.5 Secondary Metering

J6.5.1 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 and J6.6 below.

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System 171st ARW, PA ANG

| Meter Location | Meter Description |
|---|----------------------------|
| Bldg 108 Fire Station | Gas meter, 2.00" pipe size |
| Bldg 120 Base Supply | Gas meter, 1.5" pipe size |
| Bldg 121 Haz Material Storage | Gas meter, 1.5" pipe size |
| Bldg. 205 BCE Maintenance | Gas meter, 1.5" pipe size |
| Bldg 206 Weather Flight | Gas meter, 2.00" pipe size |
| Bldg. 212 BCE Storage | Gas meter, 1.5" pipe size |
| Bldg. 301 Hangar | Gas meter, 2.00" pipe size |
| Bldg. 302 Hangar | Gas meter, 2.00" pipe size |
| Bldg 310 Jet Engine Maintenance | Gas meter, 2.00" pipe size |
| Bldg 316 Powered Support Equipment Shop | Gas meter, 2.00" pipe size |
| Bldg 320 Hangar | Gas meter, 2.00" pipe size |
| Bldg 404 Vehicle Maintenance | Gas meter, 1.5" pipe size |

J6.5.2 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 J6.6 below.

TABLE 6
New Secondary Meters
Natural Gas Distribution System 171st ARW, PA ANG

| Meter Location | Meter Description |
|--------------------------|----------------------------|
| Bldg 102 Compliance | Gas meter, 2.00" pipe size |
| Bldg 103 Security Police | Gas meter, 2.00" pipe size |

| | |
|---------------------------------|----------------------------|
| Bldg 105 Base Exchange | Gas meter, 1.25" pipe size |
| Bldg 107 Squad Ops | Gas meter, 2.00" pipe size |
| Bldg 110 Base Supply/Admin | Gas meter, 3" pipe size |
| Bldg 113 Petrol Ops | Gas meter, 1.5" pipe size |
| Bldg 200 Small Arms Sys | Gas meter, 1.5" pipe size |
| Bldg 300 Base Headquarters | Gas meter, 3.5" pipe size |
| Bldg 303 Fabrication Shop | Gas meter, 1.5" pipe size |
| Bldg 304 Fuel Cell | Gas meter, 2.00" pipe size |
| Bldg 307 Non-Power Support Shop | Gas meter, 2.00" pipe size |
| Bldg 314 Pump House | Gas meter, 1.5" pipe size |

J6.6 Monthly Submittals

The Contractor shall provide the Government monthly 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:

Department of Military Affairs
State Armory Board
Federal Service Contracts
Building O-47
Annville, PA 17003-5002
717-772-7002

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 25th of each month for the previous month. Outage reports shall be submitted to:

171st ARW/CES
Base civil Engineer
300 Tanker Road #4217
Coraopolis, PA 15108-4217
412-474-7614

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

171st ARW/CES
Base civil Engineer
300 Tanker Road #4217
Coraopolis, PA 15108-4217
412-474-7614

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 25th of each month for the previous month. System efficiency reports shall be submitted to:

171st ARW/CES
Base civil Engineer
300 Tanker Road #4217
Coraopolis, PA 15108-4217
412-474-7614

J6.7 Energy Saving Projects

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

- No energy conservation projects have been implemented.

J6.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the 171st ARW boundaries.

J6.9 Off-Installation Sites

No off-installation sites are included in the sale of the 171st ARW natural gas distribution system.

J6.10 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 171st ARW, PA ANG

| Location | Description |
|----------|---|
| None | There are no specific connections or disconnections anticipated for this system at the time of privatization. |

J6.11 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 171st ARW 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 171st ARW, PA ANG

| Project Location | Project Description |
|-------------------------------------|---------------------|
| No Projects/Deficiencies Identified | |