ATTACHMENT J2

Pittsburgh ARS, 911th AW Natural Gas Distribution System

Table of Contents

List of Tables

J2 Pittsburgh ARS, 911th AW Natural Gas Distribution System

J2.1 Pittsburgh ARS, 911th AW Overview

The Pittsburgh Air Reserve Station (ARS) is home to the 911th Airlift Wing (AW). The installation is located in the western portion of Allegheny County, Pennsylvania, within the Pittsburgh International Airport (IAP). The Base is approximately 16 miles northwest of downtown Pittsburgh located along Business Route 60. The 911th AW's mission is to train Air Force Reserve personnel to respond to national interests with equipment and supplies through air drop, landing, and cargo extraction. The base currently is assigned nine C-130 H "Hercules" cargo/transport aircraft which are used for joint service training, support to active duty training, and transport of combat troops, supplies, and equipment during missions. The resulting economic impact on the surrounding Pittsburgh area is over $82 million.

The 911th AW encompasses approximately 115 acres (12 acres government owned and 103 acres leased from Allegheny County) in the eastern portion of the Pittsburgh IAP. Construction for the base began in 1942 and has seen several different units and mission changes over its life. The 911th AW has been operating at the Pittsburgh ARS since January 1963.

The 911th AW has a total of 59 buildings with an estimated 511,366 square feet which is further subdivided into 139,148 square feet dedicated to industrial activities and 47,616 square feet for administrative purposes. No housing facilities are located on the base. The 911th AW employs 1,675 personnel, including 1,221 Reservists/Trainees and 320 full time civilians. Future plans for the base include the construction of a new headquarters facility consisting of approximately 22,000 square feet. Other activities on the base include utilization of training facilities by the US Navy Reserve Seabees and the Civil Air Patrol. The US Army Corps of Engineers also maintains an office on the station.

J2.2 Natural Gas Distribution System Description

J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The 911th AW 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.

J2.2.1.1 Description

Dominion Peoples Natural Gas Company supplies natural gas to the 911th AW. Gas is brought to the Base through a 6-inch coated and wrapped steel feeder pipe operating at 40 psig. The 6-inch supply line enters the Base southeast of the main gate and runs parallel along Defense Avenue to the metering station located at Building 119. At the metering station, pressure is reduced to 10 psig, and then distributed to Base facilities through piping ranging in size from 0.75 to 4-inches. Most of the pipe is polyethylene, which has been inserted in the original steel lines. There are some 4 inch steel gas pipes remaining which date from 1955. Dominion Peoples Natural Gas owns the natural gas lines, meter and the regulator system to the point of pressure reduction inside Building 119; 911th AW assumes ownership of the gas lines five feet beyond the edge of Building 119 on the "low-side" of the reducing station. Building 119 will remain Dominion Peoples Natural Gas property and the Air Force cannot grant access to the building.

Natural gas is the primary heating source for the Base facilities, supplying the central heating plant and individual buildings. The central heating plant services the dormitory and dining hall. The gas system uses a combination of loops and dead end branches to serve the flight line, dining hall/dormitory complex, maintenance area, and the Base's administrative core. The Base reports no supply or maintenance problems relating to the dead ends. Valves located at buildings and throughout the system enable portions to be isolated for maintenance. Tracer wires on most of the piping facilitate locating lines when repairs are required. The average depth of pipe ranges from 2 to 6 feet, although actual depth may vary significantly. Most of the system was replaced in FY 1991.

J2.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the 911th AW natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System 911th AW, ARS

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PE Piping				
PE Gas Pipe	0.75	300	LF	1991
PE Gas Pipe	1.0	2,260	LF	1991

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PE Gas Pipe	2.0	6,400	LF	1991
PE Gas Pipe	3.0	5,500	LF	1991
PE Gas Pipe	4.0	3,690	LF	1991
Steel Piping				
Steel Gas Pipe	4.0	105	LF	1955
Polypropylene Valves				
PE Ball Valves	1.0	11	EA	1991
PE Ball Valves	2.0	34	EA	1991
PE Ball Valves	3.0	19	EA	1991
PE Ball Valves	4.0	15	EA	1991
Pressure Regulators				
Small Regulator	.75”	37	EA	1991
Large Regulator	2.0”	5	EA	1991
Gas Meters				
Meters	1.00" pipe size	19	EA	1991
Meters	0.75" pipe size	2	EA	1991
Meters	1.25" pipe size	4	EA	1991
Meters	2.00" pipe size	5	EA	1991
Meters	2.50" pipe size	2	EA	1991
Gas Cock	0.75	37	EA	1991
Gas valve	2.0	15	EA	1991

Notes:
PE = Polythylene
LF = Linear Feet
EA = Each
IN = Inches
PSIG = 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 911th AW, ARS

Qty	Item	Make/Model	Description	Remarks
	None			

TABLE 3
Specialized Vehicles and Tools
Natural Gas Distribution System 911th AW, ARS

Description	Quantity	Location	Maker
None			

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 911th AW, ARS

Qty	Item	Description	Remarks
1 set	Natural Gas Distribution System, Tab G-5, Dated Jan 99	Installation Map depicting the Natural Gas Distribution System, Sheet 1 of 1.	

J2.3 Specific Service Requirements

The service requirements for the 911th AW natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the 911th AW 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.

J2.4 Current Service Arrangement

The Dominion Peoples Natural Gas Company, P.O. Box 640563, Pittsburgh, PA. is the natural gas commodity provider to the 911th AW. The FY 2002 annual natural gas usage was 31,766 mcf. The average monthly usage is 2647 mcf with the peak month occurring in December with 5768 mcf and the lowest usage occurring in July with 185 mcf.

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 and J2.6 below.

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System 911th AW, ARS

Meter Location	Meter Description
Bldg 102 POL	Gas meter, 1.00" pipe size
Bldg 103 POL Pump House	Gas meter, 1.00" pipe size
Bldg 110 Consolidated Open Mess	Gas meter, 1.00" pipe size
Bldg 125 Avionics	Gas meter, 1.25” pipe size
Bldg 127 Fuel Operations Building	Gas meter, 0.75" pipe size
Bldg 129 Nose Dock Hangar	Gas meter, 1.25” pipe size
Bldg 208 HQ/SF/COE	Gas meter, 1.00" pipe size
Bldg 209 Dorm VAQ	Gas meter, 2.00” pipe size
Bldg 210 Contracting/CEX	Gas meter, 0.75" pipe size
Bldg 213 Dining Hall	Gas meter, 1.00" pipe size
Bldg 216 Dorm, VAQ	Gas meter, 1.00" pipe size
Bldg 217 Dorm, VAQ	Gas meter, 1.00" pipe size
Bldg 218 Dorm, VAQ	Gas meter, 1.00" pipe size
Bldg 219 Dorm VAQ	Gas meter, 1.00" pipe size
Bldg 220 Medical Facility	Gas meter, 1.00" pipe size
Bldg 300 Army Air Force Exchange	Gas meter, 2.50” pipe size
Bldg 300 Ceramic Shop	Gas meter, 1.00" pipe size

Meter Location	Meter Description
Bldg 300 Credit Union	Gas meter, 1.00" pipe size
Bldg 300 Snack Bar	Gas meter, 1.00" pipe size
Bldg 304 Vehicle Maintenance Shop	Gas meter, 1.25” pipe size
Bldg 306 Transportation Facility	Gas meter, 1.00" pipe size
Bldg 312 Base Supply Warehouse	Gas meter, 2.50” pipe size
Bldg 320 Service Store	Gas meter, 1.00" pipe size
Bldg 323 Vehicle Wash Facility	Gas meter, 1.25” pipe size
Bldg 333 Base Civil Engineer	Gas meter, 2.00” pipe size
Bldg 342 BCE Material Control	Gas meter, 1.00" pipe size
Bldg 401 Chapel	Gas meter, 1.00" pipe size
Bldg 411 Propulsion Hangar	Gas meter, 1.00" pipe size
Bldg 416 Fuel Cell Hangar	Gas meter, 2.00” pipe size
Bldg 417 ISO Hangar	Gas meter, 2.00” pipe size
Bldg 418 ISO Hangar	Gas meter, 1.00" pipe size
Bldg 419 Operations	Gas meter, 2.00” pipe size

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 and J2.6 below.

TABLE 6
New Secondary Meters
Natural Gas Distribution System 911th AW, ARS

Meter Location	Meter Description
Bldg 305 Vehicle maintenance facility	Provide meter that functions properly with this natural gas system and meets the standard of practice and code for use in this setting.
Bldg 327 BCE Sand Storage Facility	Same as Bldg 305
Bldg 409 SHP Non-Destruct Inspection	Same as Bldg 305
Bldg 412 Water FR Pump Station	Same as Bldg 305
Bldg 130 Aerial Port Facility	Same as Bldg 305
Bldg 206 VOQ/Billeting Office	Same as Bldg 305
Bldg 325 BCE Roads & Grounds	Same as Bldg 305

Bldg 405 Communications Facility	Same as Bldg 305
Bldg 408 SHP Surv Equipment	Same as Bldg 305
Bldg 420 Aerial Support Facility	Same as Bldg 305

J2.6 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:

   911th AW, ARS/LGC
   Pittsburgh International Airport
   1100 Herman Avenue
   Coraopolis, PA 15108-4421
   412-474-8120

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:

   911th AW, ARS/LGC
   Pittsburgh International Airport
   1100 Herman Avenue
   Coraopolis, PA 15108-4421
   412-474-8573

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:

   911th AW, ARS/LGC
   Pittsburgh International Airport
   1100 Herman Avenue
   Coraopolis, PA 15108-4421
   412-474-8573

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:

911th AW, ARS/LGC
Pittsburgh International Airport
1100 Herman Avenue
Coraopolis, PA 15108-4421
412-474-8573

J2.7 Energy Saving Projects

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

- There are no energy saving projects identified.

J2.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the 911th AW boundaries.

J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the 911th AW natural gas distribution system.

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 911th AW, ARS

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

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 911th AW 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 911th AW, ARS

Project Location	Project Description
No Projects/Deficiencies Identified	