ATTACHMENT J01 **AUG 2004**

Hunter Army Airfield Gas Distribution Sys

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J01 Hunter Army Airfield Gas Distribution System

J01.1 Hunter Army Airfield Overview

Hunter Army Airfield is a 5,370 acre U.S. Army Installation located in Savannah Georgia. Hunter Army Airfield is entirely within Chatham County and is bounded by Interstate Highway I-516 on the north, CSX railroad on the west, Little Ogeechee River on the south, and commercially developed land on the east and southeast. The City of Savannah selected the Hunter Army Airfield area for the site of a municipal airport in 1928. The War Department acquired the original runways and land to the east and north of the runways by six Declarations of Taking in 1942. Three additional tracts of land were purchased in 1943. Hunter Field was declared surplus in 1946 and custody was transferred to the War Assets Administration in Jan 1947. In 1948 Hunter Field was deeded to the City of Savannah and in 1952, the Air Force obtained the land for the Wilson family housing neighborhood from the City of Savannah and 6 private landholders. Hunter Air Force Base was transferred to the Army in July 1967 and renamed Hunter Army Airfield.

The Hunter Army Airfield Gas Distribution System comprises all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation, and/or Government ownership currently starts, to the point of demarcation defined by Table 9. Hunter Army Airfield purchases its natural gas from Atlanta Gas Light Company. The natural gas is distributed throughout the Installation via pipes ranging in size from less than two inches to eight inches in diameter. The total length of the system is approximately 22,760 linear feet (4.3 miles), serving about 17 buildings. The system was originally installed in the 1940s. The inventory is assumed to be approximately 90 percent complete. The Offeror shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description. Under no circumstances shall the successful Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

J01.1.1 Description

Natural gas is supplied by Atlanta Gas and Light Company and delivered to Hunter Army Airfield at a pressure of 300 pounds per square inch (psig). The pressure is reduced to 40 psig at the pressure reducing station adjacent to the main meter at the intersection of Montgomery Street and Duncan Drive. This 40 psig gas is then delivered throughout the Hunter Army Airfield natural gas distribution system. The distribution system utilizes approximately 11 valves of various sizes, and one main meter to serve approximately 17 buildings. The natural gas lines are primarily coated steel pipe with a small amount of polyethylene pipe. As summarized in Table 1, there are approximately 22,760 linear feet (4.3 miles) of pipe ranging in size from less than 2 inches to 8 inches in diameter. The natural gas distribution system was constructed over various periods. The initial system (and about 60% of the current system) was constructed during the 1940s. The average life of the system is estimated to be 40 years old. The system is currently operated and maintained on a non-dedicated basis. Maintenance of the lines primarily involves fixing the lines when broken or when a leak is reported.

J01.1.2 Inventory

Table 1 provides a general listing of the major Gas System fixed assets for the Hunter Army Airfield Gas Distribution System included in the purchase. The system will be sold in an "as is, where is" condition without any warrant, representation, or obligation on the part of the Government to make any alterations, repairs, or improvements. All ancillary equipment attached to and necessary for the operation of the system (to include all regulating valves; pressure reducing valves, meters and metering devices, pumping stations, mains, laterals, and branches from point of entry onto the installation to the point of demarcation into a Government facility or structure), though not specifically mentioned herein, is considered part of the purchased utility.

TABLE 1
Fixed Inventory gross quantities
Hunter Army Airfield Natural Gas Distribution System Distribution Mains / Pipe

Pipe Size	Inventory (LF)
2″	4,720
3″	1,240
4″	10,000
6″	5,800
8″	1,000
Total	22,760
Bldg. Services	17
Main Valves w/Boxes	11
Main Meters	1

J01.1.3 Gas Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized equipment and vehicles included in the purchase. Offerors shall field verify all equipment and vehicles prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and vehicles. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2
Spare Parts
Gas Distribution System Hunter Army Airfield

Quantity	Item	Make/Model	Description	Remarks
Hunter Army Airfield maintains an inventory of spare parts for the Gas distribution system. Contents of the inventory vary as items are used and/or purchased. Availability of this inventory to the new owner will be negotiated before or during the transition period.				

TABLE 3
Specialized Equipment and Vehicles
Gas Distribution System Hunter Army Airfield

Description	Quantity	Location	Maker
None.			

J01.1.4 Gas 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
Gas Distribution System Hunter Army Airfield

Quantity	Item	Description	Remarks
Hunter Army Airfield maintains a limited collection of technical manuals, drawings, and records on the installed components of the Gas distribution system. This information will be transferred to the new owner during the transition period. System maps will be available in the technical library.			

J01.2 Current Service Arrangement

Hunter Army Airfield currently purchases Gas from Atlanta Gas and Light Company and distributes through the installation pipes. The current installation gas usage is estimated to be 664,450 Therms per year. As required by this contract, the Contractor shall demonstrate the ability to meet all requirements to provide gas distribution service to Hunter Army Airfield.

J01.3 Secondary Metering

The Installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for future secondary meters IAW Clause C.3.

J01.3.1 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 H.5 and J01.5 below.

TABLE 5
Existing Secondary Gas Meters
Gas Distribution System Hunter Army Airfield

Building No	Manufacturer	Serial Number	Model Number
110	Quimeter	9243349	5000
305	Invensys	9318155	750
306	Invensys	9318161	750
307	Invensys	9318157	750
312	Quimeter	VS6871627	10,000 S-99

Building No	Manufacturer	Serial Number	Model Number
812	Roots	9857888	3M175
849	Quimeter	94-V850157	AL-425
850	Quimeter	V51598353	10,000
860	Quimeter	V51598351	10,000 S-93
925	American	7055408601	AL1400
931	Quimeter	550517	415
1020	Roots	9857889	3M175
1277	Quimeter	5198105	T-18
1284	Quimeter	WS1118138	S-92
1323	Quimeter	5198108	T-18
1360	American	93s5660712	AL1400
1440	Quimeter	7713196	5000
6006	American	95W766863	AL425
6007	Quimeter	8169052	750
6015	Rockwell	S-5009688	4
6020	Rockwell	Z-25920	1000
6025	American	94-55661317	AL-1400
7920	Quimeter	ZS6261713	1000 S-98
8005	American	93s6451144	AL800
8012	American	93u666021	AL425

J01.3.2 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 Clause C.17, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3, H.5, and J01.4 below.

TABLE 6
New Secondary Meters
Gas Distribution System Hunter Army Airfield

Meter Location	Meter Description
None.	

J01.4 Monthly Submittals

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

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 the Contracting Officer's designee. (This information will be provided upon award.)

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 the Contracting Officer's designee. (This information will be provided upon award.)

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 the Contracting Officer's designee. (This information will be provided upon award.)

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 the Contracting Officer's designee. (This information will be provided upon award.)

J01.5 Energy Savings Projects

There are currently no existing energy saving projects for the Gas distribution system at Hunter Army Airfield.

J01.6 Service Area

IAW Clause C.4, Service Area, the service area is defined as all areas within the Hunter Army Airfield boundaries.

J01.7 Off-Installation Sites

There are no off-installation sites associated with this privatization effort.

J01.8 Specific Transition Requirements

IAW Clause C.17, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer, and **Table 8** lists the improvement projects required upon transfer of the Hunter Army Airfield Gas distribution system.

TABLE 7
Service Connections and Disconnections
Gas Distribution System Hunter Army Airfield

Project Location	Project Description
None.	

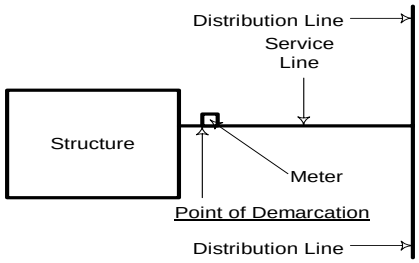
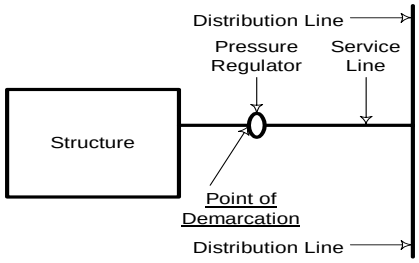
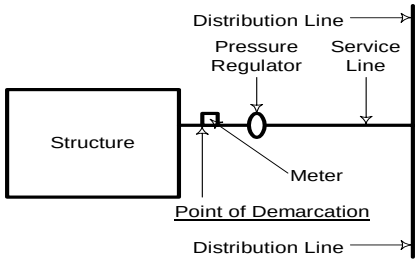
TABLE 8
System Improvement Projects
Gas Distribution System Hunter Army Airfield

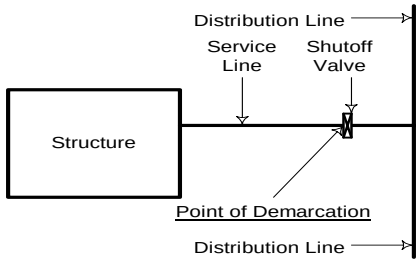
Project Location	Project Description
None.	

J01.9 Gas Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a gas meter adjacent to the building structure. The table below identifies the type and general location of the point of demarcation with respect to the building for each scenario. During the operation and maintenance transition period, concurrence on specific demarcation points will be documented during the joint inventory of facilities.

TABLE 9
Points of Demarcation
Gas Distribution System Hunter Army Airfield

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the downstream side of the natural gas meter.	Natural gas service to the building is metered.	
POD is the downstream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	
POD is the downstream side of the closest apparatus to the exterior of the facility.	More than one apparatus is connected to the service line feeding the facility.	

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the closest shutoff valve to the exterior of the building.	No meter or regulator exists at the facility. Shutoff valve located within 25 feet from the exterior of the building.	
POD is the five-foot line exterior to building footprint. Install a shutoff valve within 5-feet of the building exterior.	No meter, regulator or closest shutoff valve exists at the facility.	No Sketch Required.

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

TABLE 10
Unique Points of Demarcation
Gas Distribution System Hunter Army Airfield

Location	Point of Demarcation (POD) Description
NONE	