

Fort Stewart Gas Distribution System

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J02 Fort Stewart Gas Distribution System

J02.1 Fort Stewart Overview

Fort Stewart is a 279,568 acre Army installation on the Lower Coastal Plain of east-central Georgia. The reservation occupies portions of Evans, Tattnall, Long, Liberty, and Bryan counties. The cantonment and family housing areas are entirely within Liberty County. The town of Hinesville lies at the southern boundary of Fort Stewart. Savannah, the largest metropolitan area in the region, is 20 miles northeast of Hinesville. Fort Stewart was established in June 1940 as an Anti Aircraft Center to prepare troops for overseas deployment. Training activities associated with World War II decreased by the end of 1944. Between January and September 1945, the installation opened as a Prisoner of War Camp, housed two Italian units, and served as a separation center. The post was inactivated in Sep 1945. In Aug 1950, Fort Stewart was reactivated to train anti-aircraft artillery units for the Korean Conflict. The training mission was expanded to include armor training concurrent with anti-aircraft artillery training in 1953. In 1956, Fort Stewart was designated a permanent Army installation and an element of the US Army Aviation School from Fort Rucker, Alabama was stationed there. An aviation school was located at Fort Stewart/Hunter Army Airfield from 1966 to 1973. The 1st Battalion, 75th Infantry (Ranger) was activated at Fort Stewart in Jan 1974. Shortly thereafter, Fort Stewart became a training and maneuver area, providing tank, field artillery, helicopter gunnery, and small arms training for regular Army, USAR, and National Guard units. The 24th Infantry Division was permanently stationed at Fort Stewart in 1975 and was re-flagged as the 3rd Infantry Division in 1996.

J02.1.1 Gas Distribution System Fixed Equipment Inventory

The Fort Stewart 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. Fort Stewart purchases its natural gas requirements from Atlanta Gas Light Company, under an interruptible gas rate. A Propane Air Plant is located at Fort Stewart, and is owned and operated by a contractor. The natural gas or the propane air mixture (during natural gas interruption) is distributed throughout the Installation via a distribution system with pipes ranging in size from less than two inches to eight inches in diameter. The total length of the system is approximately 110,920 linear feet (21 miles), serving about 400 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.

J02.1.1.1 Description

Natural gas is supplied by Atlanta Gas and Light Company and delivered to Fort Stewart at a pressure of 300 pounds per square inch (psig). The pressure is reduced to 40 psig at pressure reducing stations near the main meters. The 40 psig gas is then distributed throughout Fort Stewart. The distribution system utilizes approximately 76 valves of various sizes, and approximately seven main meters to serve approximately 400 buildings. Most of the service connections are in the housing area. The natural gas lines are primarily coated steel pipe with a small amount of polyethylene pipe. As summarized in Table 1, there are approximately 110,920 linear feet (21 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.

The Fort Stewart Propane Air Plant allows Fort Stewart to purchase gas under an interruptible rate schedule. The Plant is Government-owned but operated by an outside contractor. The Propane Air Plant is not included in this privatization contract and the contract to operate and maintain the plant will not be altered if and when a successful offeror is chosen for award of the privatization of the Fort Stewart natural gas system. Outages due to improper operation of the Plant (e.g. improper mixture of propane and air) will not be the responsibility of the Natural Gas privatization contractor. When outages due to improper operation of the Plant occur, the Government and the Propane Air Plant Operator will respond to restore service and relight pilot lights (to include housing areas).

The function of the propane system is to provide gas supplies during any outages of normal gas service. The intent is that before a gas curtailment is imposed, Atlanta Gas and Light provides notice to the installation. The government then informs the propane contractor. The propane contractor sends his personnel to activate the propane system which supplies an air and propane mixture during the curtailment period to satisfy Fort Stewart's demand load. The plant vaporizes stored propane (from outdoor tanks) and mixes it with air to get comparable BTU value to natural gas and supplies it to the gas distribution system. The propane contractor takes the propane system offline at the termination of the curtailment period.

J02.1.1.2 Inventory

Table 1 provides a general listing of the major Gas System fixed assets for the Fort Stewart 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

Ft. Stewart Natural Gas Distribution System Distribution Mains / Pipe

Pipe Size	Inventory (LF)
<2"	22,240
2"	30,120
3"	14,720
4"	15,880
6"	23,680
8"	4,280
Total	110,920
Bldg. Services	400
Main Valves w/Boxes	76
Main Meters	7

J02.1.1.3 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 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 Fort Stewart

Quantity	Item	Make/Model	Description	Remarks
Fort Stewart 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 Fort Stewart

Description	Quantity	Location	Maker
No specialized equipment or vehicles for maintenance of the Fort Stewart Gas distribution system will be transferred to the new owner of the system.			

J02.1.1.4 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 Fort Stewart

Quantity	Item	Description	Remarks
1	Leak Survey for Natural Gas Dist Sys	Attachment to 1993 Leak Survey Report	Site Plan - May 1993
Sheets 2 of 10 thru 9 of 10	Replacement of Gas Lines in Family Housing Areas 13-17		Plans - March 1997
1	DOT Survey		Report - April 1995

J02.2 Current Service Arrangement

Fort Stewart currently purchases Gas from Atlanta Gas and Light Company and distributes through the installation pipes. The current installation gas usage is estimated to be 255,531 Therms per year. As required by this contract, the Contractor shall demonstrate the ability to meet all requirements to provide gas distribution service to Fort Stewart.

J02.3 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.

J02.3.1 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 Fort Stewart

Building Number	Manufacturer	Serial Number	Model Number
03	Rockwell	W206504	750
71	Invensys	9241733	750
136	Sprague	S4541310	400
200	Quimeter	N/A	143
206	Fisher	N/A	S202
207	Fisher	N/A	S202
253	Quimeter	9785901	3000
270	American	03F000445	G-16
302	Rockwell	N/A	243-8
350	American	12619F011	N/A
403	Rockwell	23817	1,000
405	Singer	79s5585434	AL1400
419	Quimeter	937599	R275
421	Quimeter	VS2242779	10,000
439	American	N/A	N/A
440	Quimeter	5276253	R-315
443	Schlumberger	N/A	R931
457	American	83s6196492	AL800
512	Singer	79s6162207	AL800
642	Reliance	N/A	1813D
B.King	Rockwell	415524	415
Car Wash	Rockwell	W210913	750
703-1	American	84s6343529	AL800
703-2	American	85s6349800	AL800
726	Quimeter	78s6156535	N/A
904	Singer	N/A	18156
939	American	94w003204	AL250
Housing-1	Rockwell	613849	T-30
Housing-2	Rockwell	613848	T-39
1001	Quimeter	N/A	143
1003	Rockwell	N/A	143

Building Number	Manufacturer	Serial Number	Model Number
1012	Rockwell	N/A	143
1013	Rockwell	N/A	143
1015	Rockwell	N/A	143
1016	Rockwell	N/A	143
1024	Invensys	N/A	143
1056	Rockwell	N/A	N/A
1057	Rockwell	N/A	N/A
1058	Rockwell	N/A	N/A
1076	Invensys	N/A	143
1077	Invensys	N/A	143
1079	Invensys	N/A	143
1082	Quimeter	N/A	143
1085	Quimeter	N/A	143
1096	Invensys	N/A	143
1113	Reliance	N/A	1213B
1114	Quimeter	N/A	143
1129	Quimeter	N/A	143
1132	Quimeter	N/A	N/A
1135	Reliance	N/A	N/A
1139	Quimeter	N/A	1-96
1160	American	03D002249	G-65
1201	Invensys	N/A	143
1205	Rockwell	N/A	143
1208	American	03F000484	G-16
1209	American	03F000488	G-16
1211	American	03F000490	G-16
1210	Rockwell	N/A	143
1220	Rockwell	N/A	143
1259	American	03F000483	G-16
1261	American	03F000485	G-16
1265	American	03E001564	G-25
1330	American	03F000486	G-16
1340	Actaris	03E001562	B34R
1412	Fisher	16089360	209H
1503	American	03F000482	G-16
1509	American	03C001493	G-100
1510	American	03E001563	G-25
1540	American	03E001561	G-25
1620	American	03D002250	G-65
1720	American	03C001494	G-100
1810	American	03F000487	G-16
2115	Quimeter	5276251	R-315
2916	Fisher	N/A	5202G
3002	American	03F000489	G-16

Building Number	Manufacturer	Serial Number	Model Number
4502	American	03C000495	G-100
4577	American	03C001496	G-100
4578	American	03D002248	G-65
4950	Singer	78SF041575	AL425
4951	American	85S6354359	AL800
7097	American	86M8559079	AL425
7338	Quimeter	S773447	1000
7339	Quimeter	W196543	750
7392	Singer	81S6187074	AL800
7393	Rockwell	N/A	043

J02.3.2 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 Gas Meters
Gas Distribution System Fort Stewart

Meter Location	Meter Description
NONE	

J02.4 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.)

J02.5 Energy Savings Projects

There are currently no existing energy saving projects for the Gas distribution system at Fort Stewart.

J02.6 Service Area

IAW Clause C.4, Service Area, the service area is defined as all areas within the Fort Stewart boundaries.

J02.7 Off-Installation Sites

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

J02.8 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 Fort Stewart Gas distribution system.

TABLE 7
Service Connections and Disconnections
Gas Distribution System Fort Stewart

Location	Description
None.	

TABLE 8
System Improvement Projects
Gas Distribution System Fort Stewart

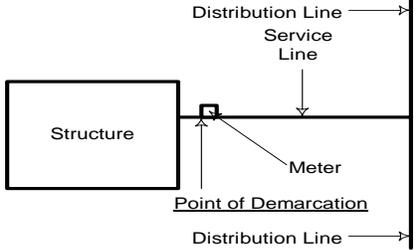
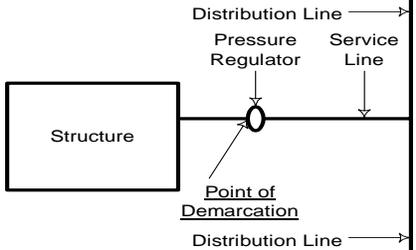
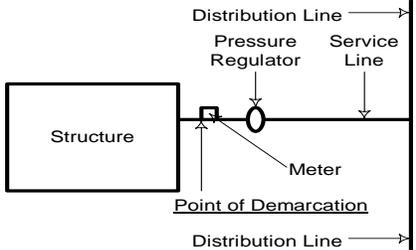
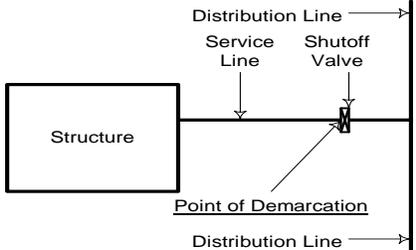
Project Location	Project Description
None.	

J02.9 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 Fort Stewart

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.	 <p>Distribution Line →</p> <p>Service Line</p> <p>Structure</p> <p>Meter</p> <p><u>Point of Demarcation</u></p> <p>Distribution Line →</p>
POD is the downstream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	 <p>Distribution Line →</p> <p>Pressure Regulator</p> <p>Service Line</p> <p>Structure</p> <p><u>Point of Demarcation</u></p> <p>Distribution Line →</p>
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.	 <p>Distribution Line →</p> <p>Pressure Regulator</p> <p>Service Line</p> <p>Structure</p> <p>Meter</p> <p><u>Point of Demarcation</u></p> <p>Distribution Line →</p>
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.	 <p>Distribution Line →</p> <p>Service Line</p> <p>Shutoff Valve</p> <p>Structure</p> <p><u>Point of Demarcation</u></p> <p>Distribution Line →</p>
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 Fort Stewart

Location	Point of Demarcation (POD) Description
NONE	