

Attachment J01

Fort Huachuca Natural Gas System

Table of Contents

J01.1 Fort Huachuca Area Overview	1
J01.2 Natural Gas System Description	2
J01.2.1 Natural Gas System Fixed Equipment Inventory	2
J01.2.1.1 Description	2
J01.2.1.2 Inventory	2
J01.2.2 Natural Gas System Non-Fixed Equipment and Specialized Tools Inventory	3
J01.2.3 Natural Gas System Manuals, Drawings, and Records Inventory	4
J01.3 Current Service Arrangement.....	4
J01.4 Metering	4
J01.4.1 Existing Meters.....	5
J01.4.2 Required New Meters.....	7
J01.5 Monthly Submittals	7
J01.6 Energy Savings and Conservation Projects.....	8
J01.7 Service Area	8
J01.8 Off-Complex Sites.....	8
J01.9 Specific Transition Requirements	9
J01.10 Natural Gas System Points of Demarcation	10
J01.10.1 Unique Points of Demarcation	11
J01.11 Installation Specific Requirements.....	11

List of Tables

Table 1 – Fixed Inventory.....	3
Table 2 – Spare Parts	3
Table 3 – Specialized Equipment and Vehicles.....	4
Table 4 – Manuals, Drawings, and Records	4
Table 5 – Existing Meters	5
Table 6 – New Meters.....	7
Table 7 – Service Connections and Disconnections	9
Table 8 – System Improvement Projects	9
Table 9 – Points of Demarcation	10
Table 10 – Unique Points of Demarcation.....	11

J01 Fort Huachuca Natural Gas System

J01.1 Fort Huachuca Area Overview

The U.S. Army Intelligence Center and Fort Huachuca occupy over 73,000 acres in the San Pedro River valley in the Huachuca Mountains of southeastern Arizona. The installation is situated approximately 70 miles southeast of Tucson and 10 miles north of the United States-Mexico border.

Fort Huachuca is a product of the Indian Wars of the 1870s and 1880s. A temporary camp was established at the post's current location on March 3, 1877, by Captain Samuel Marmaduke Whitside with two companies of the 6th Calvary. This camp's mission was to protect the settlers in the area and to prevent Apache raiding parties from escaping into Mexico. Camp Huachuca was redesignated a fort and made permanent in 1882. In 1886, the fort was used as an advance headquarters and forward supply base for the campaign against Geronimo. During World War I the fort was assigned the mission of guarding the United States-Mexico border with troops from the 10th Cavalry, the "Buffalo Soldiers". During World War II, the fort was home to the 92nd and 93rd Infantry Divisions. At war's end, the fort was transferred to the State of Arizona. The fort was reactivated during the Korean War as a training site for the U.S. Army Engineer troops.

In 1954 the U.S. Army Electronic Proving Ground redesignated Fort Huachuca as an active Army post after discovering the area and climate to be ideal for testing of electronic and communications equipment. In 1967, Fort Huachuca became the headquarters of the U.S. Army Strategic Communications Command. Then, in 1971, the post became the home of the U.S. Army Intelligence Center and School, bringing with it the School Brigade. The Strategic Communications Command became the U.S. Army Communications Command in 1973, subsequently changing to the U.S. Army Information Systems Command in 1984. In October 1990, the post changed hands with the U.S. Army Training and Doctrine Command becoming the new host command; the U.S. Army Intelligence Center and Fort Huachuca now operate the post. Operations at Fort Huachuca are comprised almost entirely of intelligence and communications systems testing and training. Because of the nature of this vital national defense mission, these activities account for nearly 95% of training range use.

The installation also supports the U.S. Army Network Enterprise Technology Command, the 11th Signal Brigade, the White Sands Missile Range Electronic Proving Ground, several Army National Guard and Army Reserve units, and numerous smaller units. Other activities on the fort include field training exercises, aviation activities, live-fire qualification and training, vehicle maneuver training, and administrative and support activities. Facilities on post include Libby Army Airfield, the Raymond W. Bliss Army Health Center, recreational activities, historical museums, and other community support activities.

The installation supports approximately 7,000 military, 2,500 civilians, 2,000 contractors and 4,000 dependents, totaling an average daily population of 15,500. Fort Huachuca also supports approximately 10,000 retirees and survivors.

J01.2 Natural Gas System Description

The Fort Huachuca natural gas system consists of all appurtenances physically connected to the system from the points at which the natural gas enters the system and/or where the Government ownership currently starts, to the point of demarcation defined by Section J01.10 of this section or the real estate easements that result from negotiations under this contract. The system may include, but is not limited to valves, regulators, meters and distribution lines including service lines. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the system. The Offeror shall base the proposal on site inspections, information in the bidder's library, and other pertinent information, and to a lesser degree on the following description.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the natural gas system. The Contractor shall perform an annual leak survey and submit the results to the Contracting Officer.

J01.2.1 Natural Gas System Fixed Equipment Inventory

J01.2.1.1 Description

The natural gas system at Fort Huachuca consists of approximately 416,700 feet of piping ranging from 1/2-inch to 8 inches in diameter. The natural gas system has been the focus of a complete system replacement since 1993. All steel pipe has been abandoned and replaced in that period with high density polyethylene (HDPE) yellow pipe. Natural gas is used mostly for heating and cooking. The system is currently in code compliance. Consumption is approximately one million cubic feet per month of natural gas in the summer season, with usage peaking in winter months to 60 million cubic feet per month. System pressure is 60 psi. Some areas of the installation are served by propane. See Table 8 for propane tanks that are to be replaced with natural gas connections.

J01.2.1.2 Inventory

Table 1 provides a general listing of the major fixed assets for the Fort Huachuca natural gas 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. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

Table 1 – Fixed Inventory
Natural Gas System – Fort Huachuca

Item	Size (inches)	Material	Quantity	Unit	Approximate Year of Construction
Piping	½	Polyethylene (PE)	158	Linear Feet	1993-1995
	¾	PE	9,446	Linear Feet	1993-1994
	¾	PE	7,400	Linear Feet	1993-1996
	1	PE	300	Linear Feet	1976
	1	PE	430	Linear Feet	1984
	1	PE	19,006	Linear Feet	1993-1996
	1	Polyvinyl Chloride (PVC)	480	Linear Feet	1976
	1¼	PE	150	Linear Feet	1994
	1¼	PE	70	Linear Feet	1984
	1¼	PE	46,674	Linear Feet	1993-1996
	1½	PE	17,672	Linear Feet	1993-1996
	2	PE	4,060	Linear Feet	1994
	2	PE	128,979	Linear Feet	1993-1996
	2½	PE	7,810	Linear Feet	1993-1996
	3	PE	57,162	Linear Feet	1993-1996
	4	PE	1,190	Linear Feet	1981
	4	PE	87,144	Linear Feet	1993-1996
	5	PE	80	Linear Feet	1996
	5	PE	560	Linear Feet	1993-1996
	6	PE	2,960	Linear Feet	1993
	6	PE	15,465	Linear Feet	1993-1996
	8	PE	7,875	Linear Feet	1981
	Unknown	PE	1,645	Linear Feet	1993-1996
		Piping Total	416,716	Linear Feet	
Master Meters (for housing areas)			20	Each	1993-1996
System Meters			approx. 350	Each	Varies
Regulators:	Housing		1,490	Each	Varies
	Non-Housing		150	Each	Varies

J01.2.2 Natural Gas System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and Table 3 lists special equipment and vehicles included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. 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
Natural Gas System – Fort Huachuca

Qty	Item	Make/Model	Description	Remarks
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None.

Table 3 – Specialized Equipment and Vehicles
Natural Gas System – Fort Huachuca

Description	Quantity	Location	Maker
None.			

J01.2.3 Natural 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
Natural Gas System – Fort Huachuca

Qty	Item	Description	Remarks
The installation maintains a limited collection of drawings and records on the natural gas system. This information or copies thereof will be transferred during the transition period. Fort Huachuca will retain originals and receive updates on system as alterations are completed.			

J01.3 Current Service Arrangement

Fort Huachuca currently purchases the natural gas commodity from SEMPRA Energy Trading Corporation, through a contract administered by the Defense Energy Support Center. Southwest Gas Corporation transports the natural gas from the El Paso Natural Gas transmission main to Fort Huachuca. Fort Huachuca pays Southwest Gas for the transportation of the natural gas on a special negotiated tariff. There are three connections between Fort Huachuca and Southwest Gas, with pressure regulating stations and meters. Station A is the main source of supply for the installation, located on the west side of the cantonment area. Station B is the backup source of supply and is located near the East Gate. The third metered connection is a feed to a single building (Building 14658) located on the northwest side of the installation. These three master meters are read monthly by Southwest Gas personnel. The Contractor will not be responsible for reading these three master meters or maintaining the three pressure regulating stations because they are owned by Southwest Gas.

J01.4 Metering

The installation will require meters for internal billings of Housing and their reimbursable activities (i.e., non-Army organizations, AAFES, schools), utility usage management, air quality, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future meters IAW Clause C.3.

Although not all buildings at Fort Huachuca have natural gas meters, since 1996 the Fort has initiated a program that requires all newly constructed buildings to have natural gas meters.

Fort Huachuca has certain categories of meters that are read due to requirements by other entities for reporting. The Contractor shall submit, in the monthly meter reading report, these meter readings as categorized in J01.5.

Army Family Housing currently has a system of area meters with individual meters on non-housing buildings within the housing areas. The area meters monitor the gas usage of the housing areas with the non-housing buildings being subtracted out. There are individual meters on select housing units for special reporting and to provide backup if an area meter fails.

J01.4.1 Existing Meters

Table 5 provides a listing of the existing (at the time of contract award) meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all new and existing meters IAW C.3 and J01.5 below.

Table 5 – Existing Meters
Natural Gas System – Fort Huachuca

Meter Category:	Description (Building Number)
Reimbursable Accounts (26 total):	School Administration Office
	Meyer School
	Smith School
	Johnston School
	Holman House
	Allan House
	Utah House
	Bonnie Blink Housing
	Post Office
	Bowling Alley (52010)
	Outdoor Recreation Building
	Golf Course
	Lakeside Club
	19 th Hole
	La Hacienda Club
	EM Club
	Armed Forces Bank (41331)
	Ozone Club
	RV Park
	Main Post Exchange (52030)
	PX Admin and Laundromat (52045)
	Greely Hall Café (61801)
	Burger King (51004)
	Furniture Store (52408)
	Regimental Store (82301)
	Dry Cleaner (52025)
Housing – Capehart and Old MCA (38 total)	123 Grierson
	107 Dove
	100A Hanna
	100B Hanna
	Adams and Hanna
	112A Fuller
	112B Fuller
	110A Fuller
	110B Fuller
	108A Fuller
108B Fuller	

Meter Category:	Description (Building Number)
	106A Fuller
	106B Fuller
	104A Fuller
	104B Fuller
	102A Fuller
	102B Fuller
	100B Fuller
	101A Fuller
	101B Fuller
	103A Fuller
	103B Fuller
	105A Fuller
	105B Fuller
	107A Fuller
	107B Fuller
	109A Fuller
	109B Fuller
	111A Fuller
	111B Fuller
	113A Fuller
	113B Fuller
	115A Fuller
	115B Fuller
	Carter and IWR
	244 Jeffords
	Lawton and Winrow
	Mizner and Winrow
Housing – Wherry (14 total):	188 Stedman
	190 Stedman
	192 Stedman
	194 Stedman
	216 Stedman
	214 Stedman
	212 Stedman
	210 Stedman
	208 Stedman
	206 Stedman
	204 Stedman
	202 Stedman
	198 Stedman
	196 Stedman
Housing – MCA 72 (1 total):	Carter and Irwin
Housing – Quarters (5 total):	135 Grierson
	137 Grierson
	139 Grierson
	141 Grierson
	143 Grierson
Housing – General (1 total):	151B Grierson
Housing – Historic (2 total):	129 Grierson
	131 Grierson
Medical Tax-Exempt Accounts (16 total):	Dental Clinic (45005)

Meter Category:	Description (Building Number)
	Health Clinic (45001, 45006, 51005, 51101, 81501)
	Medical Warehouse (45004 and 45022)
	Veterinarian Facility (30008-30011, 30014, 30015, 30017, 30023)
There are approximately 100 Air Quality Monitoring meters that will be required to be read by the Contractor, in addition to the meters listed below.	
Approximately 250 other meters exist in the natural gas system, but are not currently read monthly by the installation. The Contractor shall read these existing meters as well.	

J01.4.2 Required New Meters

The Contractor shall install and calibrate new meters as listed in **Table 6**. New meters shall be installed IAW Clause C.13, Operational Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3 and J01.5 below. As new construction occurs on Fort Huachuca, a new gas meter will be required for each new building IAW Clause C.3.

Table 6 – New Meters
Natural Gas System – Fort Huachuca

Meter Location	Description
Each existing commercial building served by natural gas that doesn't currently have a meter will be required to have one installed by the Contractor. This total is estimated at 100 buildings. All buildings currently have pressure regulators.	

J01.5 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 presented 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 report shall have meters grouped by the following:

- Air Quality Monitoring Accounts
- Reimbursable Accounts
- Housing Accounts (to include Capehart, Wherry, MCA, Historic, General and Other Quarters)
- Medical Tax-Exempt Accounts

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.)

As the Contractor makes a change to the natural gas system, i.e. new construction, etc., the Contractor shall submit drawing updates to the Contracting Officer within 30 days. Removal and disposition of facilities shall be the responsibility of the Contractor. The Contractor shall coordinate with Administrative Contracting Officer when removing or disposing of hazardous materials. Reference H.7 Hazardous Substances. The Contractor shall comply with all applicable environmental laws and regulations including installation specific requirements (C.10).

J01.6 Energy Savings and Conservation Projects

IAW C.3, Utility Service Requirement. There are no projects currently planned or under execution by Fort Huachuca for energy conservation purposes. The Contractor must abide by Fort Huachuca's energy plan and goals.

J01.7 Service Area

IAW Clause C.4, Service Area. The service area is defined as the area within the boundaries of Fort Huachuca.

J01.8 Off-Complex Sites

There are no off-complex sites of Fort Huachuca with natural gas systems to be privatized.

J01.9 Specific Transition Requirements

IAW Clause C.13, Operational 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 Huachuca natural gas system.

Table 7 – Service Connections and Disconnections
Natural Gas System – Fort Huachuca

Location	Description
None.	

Table 8 – System Improvement Projects
Natural Gas System – Fort Huachuca

Project	Description	Year of Completion (Contract Year)
Connect Building 71450 to Natural Gas System*	450 LF of service line to connect with existing 4-inch PE pipe	Year 1-3
Connect Building 90551 to Natural Gas System*	1,000 LF of service line to connect with existing 3-inch PE pipe	Year 1-3
Connect Building 13524 to Natural Gas System*	400 LF of service line to connect with existing 3-inch PE pipe	Year 1-3
Connect Building 12585 to Natural Gas System*	2,600 LF of service line to connect with existing 3-inch PE pipe	Year 1-3
Connect Building 13555 to Natural Gas System*	2,200 LF of service line to connect with existing 3-inch PE pipe	Year 1-3
Connect Building 47109 to Natural Gas System*	800 LF of service line to connect with existing 3-inch PE pipe	Year 1-3
Connect Building 15471 to Natural Gas System*	1,800 LF of service line to connect with existing 1-inch PE pipe	Year 1-3
Connect Building 11660 to Natural Gas System*	100 LF of service line to connect with existing 3-inch PE pipe	Year 1-3
Connect Building 11664 to Natural Gas System*	100 LF of service line to connect with existing 3-inch PE pipe	Year 1-3
Connect Building 11669 to Natural Gas System*	100 LF of service line to connect with existing 3-inch PE pipe	Year 1-3
Connect Building 11698 to Natural Gas System*	100 LF of service line to connect with existing 3-inch PE pipe	Year 1-3
Connect Building 11699 to Natural Gas System*	100 LF of service line to connect with existing 3-inch PE pipe	Year 1-3
Upgrade Piping to Golf Course Clubhouse	Replace 1,800 LF of existing 1-inch pipe with 3-inch pipe to support scheduled future development in the area	Year 1-3
System Meter, Regulator Evaluation and Pressure Reducing Valve Evaluation and Repair	Meters, regulators, and pressure reducing valves in the system have not been on a regular maintenance schedule. All meters and regulators require an inventory, evaluation, repair/replacement, and calibration.	Year 1
Install Tracer Wire	Install tracer wire to natural gas pipeline from Old Post to Black Tower (37,000 LF)	Year 1

Project	Description	Year of Completion (Contract Year)
Compressed Natural Gas Filling Station	Construct an unmanned, self-service compressed natural gas vehicular fuel dispensing system capable of servicing approximately 200 vehicles per week at Carter Fuel Point including: multiple stage compression modular units, automated control system, one storage and dispensing unit with control panel, concrete pad with protection bollards, and electric connections (max distance to panel is 150 feet). System shall be in compliance with NFPA 52, ANSI/AGA NGV4.1, and other applicable Federal regulations.	Year 3

*These buildings are currently served by Liquefied Petroleum (Propane-Butane) Gas.

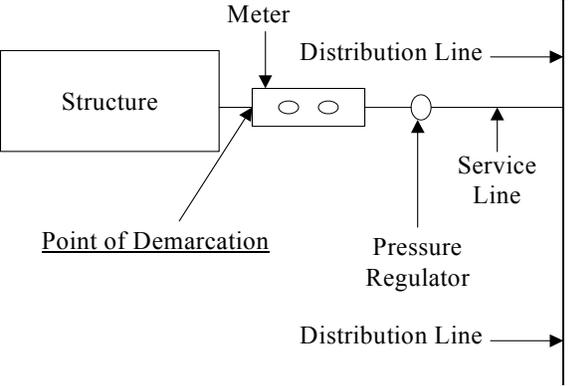
Coordinate all line installations with water, sewer, and communications installations for buildings requiring conversion from propane to natural gas.

J01.10 Natural Gas System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Contractor to the building owner. **Table 9** below identifies the types of service and general location of the point of demarcation with respect to the building served. Where no device exists and building access is prohibited, install a meter and/or shutoff valve and use that device as the point of demarcation.

Table 9 – Points of Demarcation
Natural Gas System – Fort Huachuca

Point of Demarcation	Applicable Scenario	Sketch
The point of demarcation is the downstream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	

Point of Demarcation	Applicable Scenario	Sketch
<p>The point of demarcation is the downstream side of the closest apparatus to the exterior of the facility.</p>	<p>More than one apparatus is connected to the service line feeding the facility.</p>	

J01.10.1 Unique Points of Demarcation

Table 10 lists anomalous points of demarcation that do not fit any of the above scenarios.

Table 10 – Unique Points of Demarcation
Natural Gas System – Fort Huachuca

Facility	Point of Demarcation Description
(Various)	<p>Several boilers have gas meters within the buildings. In these cases, the point of demarcation will be five feet outside the building exterior wall, and the contractor will be granted access monthly to read the meter.</p>

J01.11 Installation Specific Requirements

The Contractor shall respond to all service requests in accordance with the following:

Emergency Service Requests:

An emergency condition is one that is detrimental to the mission of the installation, significantly impacts operational effectiveness, or compromises the safety, health, and life of personnel. Such requests shall include, but are not necessarily limited to, natural gas outages or natural gas leaks. The Contractor shall ensure it is able to receive the Installation’s emergency service requests 24 hours a day, every day. Once an emergency request is received, the Contractor shall respond within 1 hour during normal and other than normal duty hours. A representative knowledgeable of the system and the Service Interruption/Contingency Plan shall be on the site of the emergency within 1 hour. Repair crews appropriately trained to eliminate the condition must respond to the emergency site within 1 hour. Work will be continuous until the emergency condition is eliminated or downgraded and service is restored. All emergencies will be remedied or downgraded to a non-emergency status within 24 hours.

Urgent Service Requests:

An urgent condition is not an emergency but significantly hinders performance of Installation activities and requires elimination of potential fire, health, and safety hazards (for example, environmental controls, non-emergency utility leaks, special requests and events, plumbing

problems, downgraded emergency responses, etc.). Once an urgent request is received, the Contractor shall respond with a representative knowledgeable of the system and the Service Interruption/Contingency Plan to the site of the request within 8 hours. All urgent requests will be remedied within 5 days.

Routine Service Requests:

A routine service request is one that does not pose an immediate threat to public health, safety, or property, or to a mission or operation conducted at the Installation. Such requests may include, but are not necessarily limited to requests for new or relocated service connections. The Contractor is not required to respond to the Installation's routine service requests outside normal duty hours. The Contractor may respond to routine service requests outside of normal duty hours at its option and with appropriate coordination. All routine service requests will be remedied within 30 days.