

ATTACHMENT J04

JUL 2004

Fort Gillem Gas Distribution System

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J04 Fort Gillem Gas Distribution System

J04.1 Fort Gillem Overview

Fort Gillem is a sub-post of Fort McPherson. Fort McPherson is located in the city of Atlanta, four miles southwest of downtown. It covers 487 acres of well-landscaped grounds. Fort Gillem is a 1,500-acre site located in Forest Park, 10 miles southeast of Atlanta. Fort Gillem is home for the 1st U.S. Army and the U.S. Army Southeast Region Recruiting Command.

J04.2 Gas Distribution System Description

J04.2.1 Gas Distribution System Fixed Equipment Inventory

The Fort Gillem 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 the real estate instruments. Generally, the point of demarcation will be the building footprint. Fort Gillem purchases its natural gas requirements from Atlanta Gas Light Company (AGL), under interruptible gas schedule I-21 Commercial Rate. There is a Propane Air Plant at Fort Gillem that is owned and operated by a contractor, Systems Corp. The natural gas or the propane air mixture (during natural gas interruption) is distributed throughout the installation through a distribution system with pipes ranging in size from less than two inches to twelve inches in diameter. The total length of the system is 63,530 linear feet, serving about 119 buildings. The present gas system was installed in 1996. The inventory is assumed to be approximately 90 percent complete. The Offeror shall base the 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.

J04.2.1.1 Description

Fort Gillem currently redistributes the purchased natural gas from current gas supplier within the Installation from two metering stations: Jonesboro Road and 42 Highway. As summarized in Table 2.1 and Table 2.2, there is approximately 63,530 linear feet (12 miles) of pipe ranging in size from less than 2 inches to 12 inches in diameter. The distribution system serves approximately 119 buildings located throughout the Installation. During 1996, the entire natural gas distribution system was rebuilt using polyethylene pipe.

Fort Gillem has a propane air plant originally constructed in July 1992 with a capacity of 667 Therms/hr. In 1995 the plants were modified to increase the capacity to 4000 Therms/hr. The service of this propane air plant, provides Fort Gillem to purchases gas at interruptible rate schedule. The Propane plant is owned and operated by a contractor, System Corp, under a 15 year contract. The plant is approximately 9 years old. The contractor will operate the system during the existing contract. The ownership will revert to the Government at the end of the contract period and will retain ownership of the system after the contract period.

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 of the gas is imposed, the supplier 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 & propane mixture during

the curtailment period to satisfy Fort Gillem'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.

J04.2.1.2 Inventory

Table 1 provides a general listing of the major Gas system fixed assets for the Fort Gillem 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 operating the system, though not specifically mentioned here in, is considered part of the purchased utility.

TABLE 1

1. Fixed Inventory gross quantities

Ft. Gillem Natural Gas Distribution System Distribution Mains / Pipe

Pipe Size	Inventory
<2"	6,260
2"	20,600
2½"	510
3"	2,400
4"	11,040
6"	1,880
8"	3,230
10"	0
12"	17,610
Total	63,530
Bldg. Services	119
Main Valve	75
Main Mtr/Reg.	0

TABLE 2

1. Fixed Inventory area location

Ft. Gillem National Gas Distribution System Inventory

Pipe Size	Section A	Section B	Section C	Section D	Total
<2"	1,180	1,300	1,140	2,640	6,260
2"	5,330	8,690	1,150	5,430	20,600
2 1/2"	0	5,10	0	0	510
3"	0	1,250	60	1,090	2,400
4"	4,400	3,150	0	3,490	11,040
6"	0	1,240	390	250	1,880
8"	2,230	410	590	0	3,230
10"	0	0	0	0	0
12"	0	4,450	7,210	5,950	17,610
Bldg. Services (100'@1"+Reg.+Vlv+Rsr.)	34	49	12	24	119
Main Valve	24	14	4	33	75
Main Mtr/Reg.	0	0	0	0	0
Pipe Total, Ft.	13,140	21,000	10,340	19,050	63,530
Installed	1996	1996	1996	1996	

Acronyms:

Bldg = Building

Reg = Regulator

Mtr = Meter

Vlv = Valve

Rsr = Riser

J04.2.2 Gas Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 3 lists other ancillary equipment (spare parts) and **Table 4** lists specialized vehicles and tools 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 3

2. Spare Parts

Gas Distribution System Fort Gillem

Quantity	Item	Make/Model	Description	Remarks
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Quantity	Item	Make/Model	Description	Remarks
Fort Gillem 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 4
3. Specialized Equipment and Vehicles
Gas Distribution System Fort Gillem

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

J04.2.3 Gas System Manuals, Drawings, and Records Inventory

Table 5 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 5
4. Manuals, Drawings, and Records
Gas Distribution System Fort Gillem

Quantity	Item	Description	Remarks
Fort Gillem 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.			

J04.3 Current Service Arrangement

Fort Gillem currently purchases Gas from a supplier and distributes through the installation pipes. The current installation gas usage is estimated to be 250,700 MCF per year. As required by this contract, the Contractor shall demonstrate the ability to meet and shall establish any and all requirements to provide gas distribution service to Fort Gillem.

J04.4 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 existing and future secondary meters IAW Clause C.3.

J04.4.1 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
5. Existing Secondary Gas Meters
Gas Distribution System Fort Gillem

Building No.	Meter Type	Meter No.	Location
	GAS	313674	Jonesboro Road and 42 Highway

Building No.	Meter Type	Meter No.	Location
	GAS	1469355	Jonesboro Road and 42 Highway
	GAS	1368998	Jonesboro Road and 42 Highway
	GAS	1469354	Jonesboro Road and 42 Highway

J04.4.2 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 J01.5 below.

TABLE 6
6. New Secondary Meters
Gas Distribution System Fort Gillem

Meter Location	Meter Description
NONE DEFINED AT THIS TIME	

J04.5 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 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.)

J04.6 Energy Savings Projects

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

J04.7 Service Area

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

J04.8 Off-Installation Sites

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

J04.9 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 Gillem Gas distribution system.

TABLE 7
7. Service Connections and Disconnections
Gas Distribution System Fort Gillem

Location	Description
Required service connections and disconnections will be provided to the contractor, as the requirements become known.	

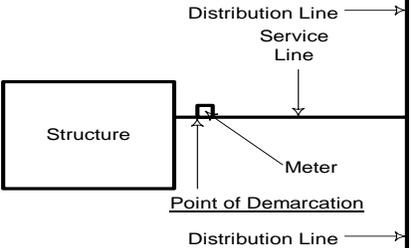
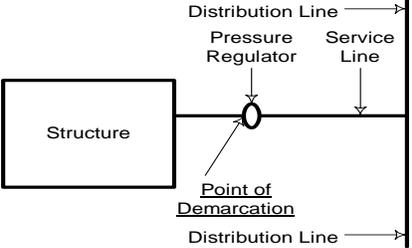
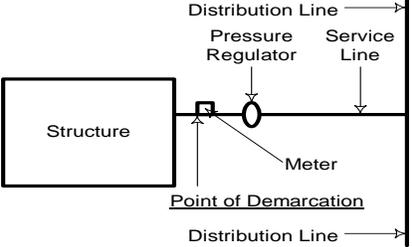
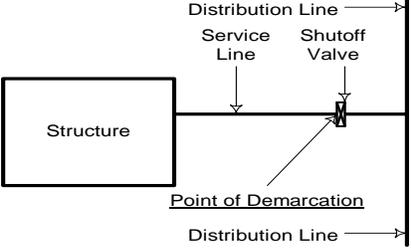
TABLE 8
8. System Improvement Projects
Gas Distribution System Fort Gillem

Project Location	Project Description
None identified as of the beginning of FY04.	

J04.10 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
9. Points of Demarcation
Gas Distribution System Fort Gillem

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.	
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.