

ATTACHMENT J2

# MacDill AFB Natural Gas Distribution System

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# J2 MacDill AFB Natural Gas Distribution System

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## J2.1 MacDill AFB Overview

MacDill Air Force Base is located approximately eight miles south of downtown Tampa on the tip of the Interbay Peninsula in Hillsborough County, Florida. The base is surrounded by Tampa Bay on the south and west; by Hillsborough Bay on the east, and by the city of Tampa on the north. The base covers about 5,630 acres of land and has an approximate population of 5,322 active duty and 1,077 civilian personnel.

MacDill is home for the 6<sup>th</sup> Air Mobility Wing (6<sup>th</sup> AMW). The 6<sup>th</sup> AMW is the host unit at MacDill AFB and supports several organizations including the United States Special Operations Command (USSOCOM) and the United States Central Command (USCENTCOM) along with 14 additional tenant organizations.

Based on present real estate records, MacDill AFB provides operations and maintenance support for approximately 624 separate facilities. This includes approximately 67 administration facilities; 16 dormitories (10 for Unaccompanied Enlisted Personnel, 2 for Visiting Airmen Quarters, and 4 for Visiting Officer Quarters); 3 Temporary Lodging Facilities; and 140 Military Family Housing Buildings (623 Individual Family Units). The remaining facilities are considered commercial or industrial use facilities and range from small shop spaces to large maintenance hangars.

## J2.2 Natural Gas Distribution System Description

### J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The MacDill AFB 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:

- Interior valves or regulators

**J2.2.1.1 Description**

Service is provided to the base from Tampa Electric Company – Peoples Gas at a pressure of 10 pounds per square inch gauge (psig). The gas main passes through a manifold and valve station presently housed within a 385 SF structure (Building No. 23). This facility is owned by the USAF and is used to protect the natural gas equipment from the elements and allow ease of maintenance during inclement weather. The building is not part of the gas system and not part of the privatization activity. All equipment downstream of the manifold is presently owned, operated and maintained by MacDill AFB personnel. The average depth of burial of the system is three inches.

The gas is distributed to 624 buildings on base through underground pipelines. In some areas the steel line has polypropylene pipe inserted inside the steel pipe. In areas where it was necessary to replace lines, polypropylene pipe has been installed in place of steel. There is no marker tape or tracer wire installed in the system. The commodity supplier retains odorization responsibility.

TECO Peoples Gas meters natural gas to the base at the manifold station (Building 23). There are thirty-three additional meters on base that are read, maintained and owned by the Air Force. Three of these meters are used to meter the Hospital Central Heating Plant.

**J2.2.1.2 Inventory**

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

**TABLE 1**  
Fixed Inventory  
Natural Gas Distribution System MacDill AFB

Component Item	Size ( Inches )	Material Type	Quantity	Unit of Measure	Approximate Year of Installation
<b>Piping</b>	0.75	Steel	9,900	LF	1941
Housing	0.75	Steel	8,100	LF	1941
	0.75	CI	653	LF	1976
	0.75	PE	618	LF	1976
<b>Piping</b>	1	CI	2,686	LF	1976
	1	PE	1,403	LF	1976
Housing	1	CI	6,435	LF	1976
<b>Piping</b>	1.25	CI	24960	LF	1941
Housing	1.25	CI	37,440	LF	1941
	1.25	CI	2,329	LF	1976
	1.25	PE	458	LF	1976
Housing	1.25	PE	7,500	LF	1982

Component Item	Size ( Inches )	Material Type	Quantity	Unit of Measure	Approximate Year of Installation	
<b>Piping</b>	2	CI	3,272	LF	1976	
	2	PE	116	LF	1976	
	2	PE	5,376	LF	1978	
	Housing	2	PE	2,304	LF	1978
	Housing	2	PE	100	LF	2002
<b>Piping</b>	2.5	CI	68	LF	1976	
<b>Piping</b>	3	CI	91	LF	1976	
		3	PE	1,377	LF	1978
	Housing	3	PE	243	LF	1978
<b>Piping</b>	4	CI	3,379	LF	1976	
		4	PE	48,240	LF	1978
	Housing	4	PE	600	LF	2002
<b>Piping</b>	6	CI	41	LF	1976	
		6	PE	7,740	LF	1978
<b>Piping</b>	8	PE	11,340	LF	1978	
<b>Valves</b>	0.75	Steel	382	EA	1941	
	Housing	0.75	Steel	312	EA	1941
		0.75	CI	5	EA	1976
		0.75	PE	4	EA	1976
<b>Valves</b>	Housing	1	CI	20	EA	1976
		1	PE	8	EA	1976
<b>Valves</b>	1.25	CI	239	EA	1941	
	Housing	1.25	CI	445	EA	1941
		1.25	CI	11	EA	1976
		1.25	PE	3	EA	1976
<b>Valves</b>	1.5	CI	8	EA	1976	
<b>Valves</b>	2	CI	75	EA	1941	
		2	CI	11	EA	1976
		2	PE	2	EA	1976
	Housing	2	CI	2	EA	2002
<b>Valves</b>	2.5	CI	1	EA	1976	
<b>Valves</b>	3	CI	45	EA	1941	
		3	CI	1	EA	1976
<b>Valves</b>	4	CI	26	EA	1941	

Component Item	Size ( Inches )	Material Type	Quantity	Unit of Measure	Approximate Year of Installation
	4	CI	1	EA	1976
Housing	4	CI	1	EA	2002
<b>Valves</b>	6	CI	60	EA	1941
	6	CI	1	EA	1976
<b>Valves</b>	8	CI	31	EA	1941
<b>Meters</b>	1.25		26	EA	1941
Housing	1.25		7	EA	1941
<b>Regulators</b>	1.25		239	EA	1941
Housing	1.25		445	EA	1941
<b>Pressure Relief Valves</b>	8		2	EA	1941

**Legend:**  
 CI - Cast Iron  
 LF - Linear Feet  
 EA - Each  
 PE - Polyethylene

### 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 MacDill AFB

Qty	Item	Make/Model	Description	Remarks
None				

**TABLE 3**  
 Specialized Vehicles and Tools  
 Natural Gas Distribution System MacDill AFB

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 MacDill AFB

Qty	Item	Description	Remarks
1	October 1997 through September 1998 Gas Utility Bills	Historical Bills	
1	MacDill AFB Natural Gas System Drawings, G-6 Sheets 1 through 2, Dated Jan 1997	Natural Gas System Record Drawings	Must be field verified

## J2.3 Specific Service Requirements

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

For areas where piping is installed under hard surfaces, especially parking lots and roads, we use, where feasible, directional boring or jack/bore drilling techniques. Under soft surfaces (green spaces), cut and cover may be used. However, in areas that have extensive landscaping, it may be more economical to use directional boring, to prevent replacing expensive shrubbery or trees.

### LOCAL SECURITY PROCEDURES

Due to heightened security concerns on military installations, effective immediately, all Contractor and subcontractor personnel who must enter onto MacDill AFB to perform this contract must undergo a background check. Background checks will be conducted using the following information: the name, driver’s license numbers, and/or social security number and date of birth of the person that will be entering the installation. These measures will continue until you are notified otherwise. If any of your employees or the employees of any of your subcontractors do not consent to a background check, such individuals will be prevented from entering the installation until you are otherwise notified. **Any derogatory information resulting from a background check or which otherwise comes into the possession of the contracting officer may also result in such individuals being prevented from entering the installation for purposes of performing work at any time on the subject contract. However, nothing in this clause shall excuse the Contractor from proceeding with the contract as required.**

Contractors are further reminded to ensure their employees and those of their subcontracts have the proper credentials allowing them to work in the United States. Persons later found to be undocumented or illegal aliens will be remanded to the proper authorities. The contractor shall not be entitled to any compensation for delays or expenses associated with complying with the provisions of this clause.

**Material Deliveries.** All contractor (including subcontractor) deliveries shall be made by accessing the Port Tampa Gate. In order to gain entry onto MacDill AFB, the driver must have a valid driver’s license rated for the type of vehicle being operated, proof of insurance, social security number, the name and contact (telephone) number of someone receiving the delivery. In some cases, an escort may be required to assist drivers in completing the delivery. Contractors may be required to provide the escort and must be done so without cost, liability, or time extension to the contract. Drivers are required to exit the installation immediately after completing the delivery.

In accordance with Paragraph C.7, *Service Interruption/Contingency Plan*, the Contractor shall provide support during increased Force Protection Conditions (FPCONs) as outlined in MacDill AFB FPCON Checklist’s. The MacDill AFB FPCON Checklist will be available in the technical library.

The contractor shall maintain existing security mechanisms (i.e. locks, fences) to protect the utility systems, such as pumping stations, critical nodes and valve pits. The mechanisms should ensure controls to prevent tampering or sabotage.

In accordance with Paragraph C.7, *Service Interruption/Contingency Plan*, the Contractor shall notify the following agencies for Service Interruption/Contingency Response Plan: 6th Airlift Wing Command Post (6 AW/CP; the 6th Civil Engineer Squadron Fire Department (6 CES/CEF; and the 6th Security Forces Squadron/Security Forces Control Center, (6SFS/SFCC).

## J2.4 Current Service Arrangement

TECO Peoples Gas supplies natural gas to the base. A single eight inch pipeline provides gas service for the entire base. Service is provided to the base at a pressure of 10 pounds per square inch gauge (psig). The gas main passes through a manifold and valve station presently housed within a 385 SF structure (Building No. 23). The facility is owned by the USAF and is used to protect the natural gas equipment from the elements and allow ease of maintenance during inclement weather. All equipment downstream of manifold is owned, operated and maintained by MacDill AFB personnel.

Records for natural gas usage for the year FY 02 provided the following usage data :

Annual Usage	80,201,630 cubic feet
Monthly Average Usage	6,683,469 cubic feet
High Month - February 2002	10,959,900 cubic feet
Low Month - July 2002	5,085,000 cubic feet
Average Daily Usage	219,730 cubic feet

Average Flow Rate

9,155 cubic feet per hour

## J2.5 Secondary Metering

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

### 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 once a month for all secondary meters IAW Paragraph C.3.3 and J2.6 below.

**TABLE 5**  
Existing Secondary Meters  
Natural Gas Distribution System MacDill AFB

Facility ID	Facility Name/Description	Meter Number	Facility ID	Facility Name/Description	Meter Number
17	BX Laundry	16036	499	NCO Club, MWR	6472980
17	BX		499	NCO Club, Boiler Room	19129
18	Post Office & BX Admin.		541	Cent Com, Electric Power Station Bldg	3504598
38	BX Clothing Sales		594	MacDill Gate	4605299
298	Bowling Alley	7675751	712	Hospital	70005830
299	HQ WG	85652	712	Hospital	70005860
303	Gymnasium	5603938	712	Hospital (Incinerator)	70005836
312	VOQ		925	Commissary	7256105193
397	Officers Club (MWR Kitchen)	6097950	925	Commissary	S6055222
397	Officers Club Boilers	385962	926	BX Main	6444981
401	2106 Staff Loop	1041059	930	Burger King	866359975
402	2112 Staff Loop	1041062	1885	RES Forces C-E Tng.	6377964
403	7706 Staff Loop	1041052	1886	Air National Guard	665036
404	2136 Staff Loop	1031054	726	Golf Course Clubhouse	85s6346027
405	2132 Staff Loop	1041061	263	Chow Hall	1062501
411	Garden Drive	6504346	295	Flight Simulator	00B130338
411	Garden Drive	6504445			

### 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.3.3 and J2.6 below.

**TABLE 6**  
 New Secondary Meters  
 Natural Gas Distribution System MacDill AFB

Meter Location	Meter Description
None	

## 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 25<sup>th</sup> of each month for the previous month. Invoices shall be submitted to:

Name:	Utility COTR	Utility Contract Administrator
Address:	6 CES/CEQ 7621 Hillsborough Loop Drive MacDill AFB, FL 33621-5207	6 CONS/LGCM 2606 Brown Pelican Avenue MacDill AFB, FL 33621-5000
Phone number:	813-828-4554	813-828-3238

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 25<sup>th</sup> of each month for the previous month. Outage reports shall be submitted to:

Name:	Utility COTR	Utility Contract Administrator
Address:	6 CES/CEQ 7621 Hillsborough Loop Drive MacDill AFB, FL 33621-5207	6 CONS/LGCM 2606 Brown Pelican Avenue MacDill AFB, FL 33621-5000
Phone number:	813-828-4554	813-828-3238

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 15<sup>th</sup> of each month for the previous month. Meter reading reports shall be submitted to:

Name:	Utility COTR	Utility Contract Administrator
Address:	6 CES/CEQ 7621 Hillsborough Loop Drive MacDill AFB, FL 33621-5207	6 CONS/LGCM 2606 Brown Pelican Avenue MacDill AFB, FL 33621-5000
Phone number:	813-828-4554	813-828-3238

## J2.7 Energy Saving Projects

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

None

## J2.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the MacDill AFB boundaries.

## J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the MacDill AFB 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 MacDill AFB

Location	Description
None	

## 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 MacDill AFB 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 MacDill AFB

Project Location	Project Description
NVZR020033	Repair Natural Gas System