

**ATTACHMENT J2**

# **Keesler AFB Natural Gas Distribution System**

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# J2 Keesler AFB Natural Gas Distribution System

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## J2.1 Keesler AFB Overview

### J2.1.1 Description

Keesler Air Force Base is located in Biloxi, Mississippi, approximately midway between Mobile, AL and New Orleans, LA. The installation is on a narrow peninsula running west to east, with the Back Bay of Biloxi to the north and the Mississippi Sound, part of the Gulf of Mexico, to the south. US Highway 90 parallels the base's southern border and provides access via US Highways 49 and 110 to Interstate 10.

### J2.1.2 Installation Profile

Keesler AFB is the home of the largest technical training center and the second largest medical training center in the Air Force. The 81st Training Wing is the host unit. Major tenant units are the Second Air Force, the 403d Airlift Wing, and the 738th Engineering Installation Squadron.

The mission of the 81st Training Wing is to enhance the world's most respected armed force by developing, conducting, and supporting training health care and associated missions for DoD, international and other governmental agency people. Second Air Force has the mission to manage all aspects of the more than 2,200 formal training courses taught to approximately 235,000 students annually in the Air Education and Training Command (AETC). Second Air Force has four training wings plus basic military training courses at Lackland AFB, TX; missile training at Vandenberg AFB, CA; and the 602d Training Support Squadron at Edwards AFB, CA. The 403d Airlift Wing of the Air Force Reserve Command (AFRC) is responsible for tactical airlift support of airborne forces, equipment and supplies. The Wing includes the 53d Weather Reconnaissance Squadron (Hurricane Hunters) who fly hurricane data gathering missions and relaying weather information to the National Hurricane Center. The 738th Engineering Installation Squadron performs engineering and installation of base and long haul communication air traffic control and secure systems for the Air Force and other government agencies worldwide. The Air Force Office of Special Investigations Detachment 407 is another tenant as is an office of the Defense Finance and Accounting Service. Detachment 2 of the 57th Aeromedical Evacuation Squadron provides administrative and ground support for aeromedical aircraft and crews. It is the aeromedical evacuation coordinator for the southeast region of the US. Lastly, the Keesler Noncommissioned Officer (NCO) Academy prepares technical sergeants for increased leadership responsibility.

Keesler AFB covers approximately 1,668 acres, consisting of the following parcels: Main Base – 1,447 acres; Falcon and Harrison Court Family Housing – 164 acres; Thrower Park Family Housing – 57 acres. The installation has 1,930 family housing units located in 1014 buildings. There are 321 non-housing buildings containing over 7.3 million square feet of area. The average assigned population of Keesler AFB is

9,500 military personnel, 4,200 civilians, and 14,400 dependents. Keesler's impact to the local community is estimated at over \$1.4 billion which covers local contracts, jobs, services, and retirees.

### J2.1.3 Installation And Local History

Native American tribal groups traversed the land now occupied by Keesler AFB for hundreds of years. Members of the Biloxi tribe met French explorers of the peninsula in 1699. The Biloxi Peninsula was under French, English, and Spanish dominion before the Louisiana Purchase of 1803.

Nineteenth century settlement of the peninsula was tourist-based. Forested land near the present Keesler marina became part of the national Naval Reserve in 1832. In 1870, the rail link between New Orleans and Mobile was completed, spurring development. Tourism and the seafood canning industry flourished. In 1906, the City of Biloxi was given the Naval Reserve land, which was no longer needed for wooden ships. It became Naval Reserve Park, and the city expanded it through land acquisition. In 1925, a small section of the Naval Reserve Park was given to the Coast Guard for a base to enforce Prohibition and to support the area fishing fleet.

During the Great Depression, Biloxi officials sought ways to spur economic development through the use of the park land. The city provided land for a Veterans Administration hospital and built an airport. The airport, with 1,563 acres, was donated for the 1941 establishment of an Army Air Corps technical training school. Keesler Army Airfield was named in honor of Second Lieutenant Samuel Reeves Keesler, Jr. A combat aerial observer from Greenwood, Mississippi, he was killed in action in France during World War I.

During World War II, Keesler trained 142,000 aviation mechanics and 336,000 recruits. Most B-24 bomber mechanics were Keesler graduates. Since 1947, when aircraft mechanics training was moved to other centers and the Air Force's radar training school moved to Keesler, the base's primary mission has been electronics training.

The base underwent a multimillion dollar building program to meet the challenge of the Korean Conflict. Changes in radar and communications during the 1950s were reflected in technical training at Keesler. Communication and control courses moved to Keesler from Scott AFB. Missile and computer training began in the 1950s.

In the 1960s, flying training was added to the training center's mission with pilot training for foreign nationals, mostly from South Vietnam, in T-28, T-41, and C-47 aircraft. In 1968, personnel and administration courses were moved to Keesler from Amarillo AFB, and astronautics and space systems courses were added.

During the 1970s, tenant support expanded. The base's primary aircraft became the C-130, used by new cartographic, weather reconnaissance, and Reserve tactical airlift tenants. To meet the needs of the C-130s and C-9 aeromedical flights, the base extended the runway in 1974.

Throughout the 1970s and the 1980s, training at Keesler was continuously improved to be more cost effective and to develop the “whole person.” Two areas of training received increased attention in the early 1980s — the Airborne Warning and Control System (AWACS) and the Ground Launched Cruise Missile (GLCM). In 1981, when President Reagan fired striking civilian air traffic controllers, military controllers who were trained at Keesler stepped in to fill the gap.

The 1990s brought the nation another military conflict, Operation Desert Storm. Many Keesler personnel played an active role, not only supporting troop and equipment movements, but also deploying to the Middle East. The 1990s have also brought Keesler new missions, resulting from base realignment and closure. Weather training was moved from Chanute AFB in 1993. Flying training returned in 1994 with the instruction of pilots in C-12 and C-21 aircraft. The Second Air Force was reactivated in 1993 as part of AETC and was headquartered at Keesler.

Keesler remains the largest technical training center in the Air Force, having graduated nearly two million students, from every military branch and from more than 50 countries.

#### **J2.1.4 Physical Assets**

Keesler AFB covers 1,668 acres, consisting of the following parcels:

Main Base	1,447 acres
East/West Falcon and Harrison Court Family Housing	164 acres
Thrower Park Family Housing	57 acres

The base has 113 acres of easements for runway clearance and gas lines. Keesler has 1,930 family housing units located in 1,014 buildings and totaling 2,697,937 square feet. There are 321 non-housing buildings with 7,395,362 square feet of area.

#### **J2.1.5 Socioeconomic Conditions**

Biloxi is the second largest city in Harrison County and the third largest in Mississippi. The city’s estimated 1995 population is 53,403, a 15% increase over the 1990 Census population of 46,319. Harrison County’s estimated 1995 population is 173,868, a 5% increase over its 1990 Census population of 165,365.

The three strongest sectors of Biloxi’s economy are seafood, government, and tourism/gaming. Tourism/gaming has experienced phenomenal growth since dockside casino gambling passed county-wide referendum in 1992.

One-third of Biloxi’s labor force is military personnel. Almost one-fourth of Biloxi’s civilian, nonfarm employment is in government, and much of that is attributed to Keesler. Keesler

AFB and Northrup Grumman Ship Systems' Ingalls Operations are the largest employers in the Jackson-Harrison County area, each employing over 13,000 people. Keesler AFB contributes significantly to the regional economy through its direct employment and purchases from local businesses. The annual military payroll is about \$112 million and the civilian payroll is about \$72 million. In addition, the base has contracts with local entities totaling about \$65 million annually. The total annual economic impact of Keesler AFB is over \$820 million.

Average assigned personnel at Keesler AFB total about 28,100: 9,500 military personnel, 4,200 civilians, and 14,400 dependents. In addition, 9,000 military retirees reside near Keesler (within 395XX zip codes).

### **J2.1.6 Local Government**

Keesler AFB is located within the City of Biloxi, MS. Biloxi has a mayor/council form of government. The city has a zoning ordinance. The city planning department coordinates development initiatives in the Keesler vicinity with the base planning staff.

### **J2.1.7 Community Involvement**

Keesler AFB has excellent relations with the surrounding community. Between 4,000 and 5,000 base personnel are involved in volunteer activities in Biloxi, Ocean Springs, Gulfport, and Harrison County. The Family Support Center serves as a volunteer clearing house. Keesler AFB provides honor guards for functions across Mississippi and in part of Alabama. Marching groups, drum and bugle corps, and fife and drum corps from the base participate in community events. The base is actively involved with the nine chambers of commerce located on the Gulf Coast. It participates in education community exchanges, cleanup campaigns, and student mentoring programs. Keesler holds an open house for the community every two years.

## **J2.2 Natural Gas Distribution System Description**

### **J2.2.1 Natural Gas Fixed Equipment Inventory**

The Keesler AFB Natural Gas Distribution System consists of all appurtenance physically connected to the distribution system from the point of supply in Gulfport, MS at the Turkey Creek regulating station to the point of demarcation defined by the real estate instruments (Exhibit B). The system may include, but is not limited to, pipelines, valves, regulators, and meters. The following description and inventory is included to provide the Contractor a general understanding of the size and configuration of the distribution system.

Specifically excluded from the natural gas system privatization are:

- Natural gas distribution system within the following Military Family Housing areas: (1) Thrower Park, (2) West Falcon, (3) East Falcon, (4) Maltby, (5) Shadowlawn, (6) Bay Ridge, Oak Park, (7) North Pinehaven, (8) South Pinehaven, (9) Harrison Court

### J2.2.1.1 Description

Keesler Natural Gas Distribution System is an older system; the majority of the mains are steel but appear to be in good condition. The system has been well maintained by the base personnel and a good preventive maintenance program ensures that the older system stays in good repair.

Center Point Energy supplies natural gas to Keesler AFB. A single government owned eight inch pipeline runs from the utility owned meter at Gulfport, MS, twelve miles to the main base. Service is supplied to the base at a pressure of 135 pounds per square inch gauge (psig), and distributed to the base facilities at 25 psig. The gas main passes through two different government owned measuring and regulator / valve stations on the west side of Biloxi, Ms. to enter Thrower Park family housing area and the main base. The majority of the twelve miles of eight inch gas main is located on private property within a thirty-foot easement. Encroachment within the easement boundaries has been a longstanding problem and concern at the installation. The regulating station at Turkey Creek (Gulfport) is owned and maintained by the Air Force, as are the five additional metering and regulator stations. Keesler owns and the utility operates a natural gas odorization station, which is also located at the Turkey Creek regulating station. All of the fenced areas have padlocked gates with restricted access.

The gas is distributed to the main base and eight family housing areas (Thrower Park, Falcon Park East and West, Bay Ridge, Pinehaven, Maltby Hall, Shadowlawn, Oak Park and Harrison Court) on base through approximately 51 miles of underground pipeline. These lines are owned and maintained by the Air Force. Over ninety-five percent of the bases total inventory of gas mains are steel. In some areas where it was necessary to replace lines due to new construction or repair, polyethylene pipe has been installed in place of steel (<5% of base total). There is no tracer wire or marker tape installed with the polyethylene pipe. The average depth of burial for the entire system is 42 inches.

Center Point Energy meters the natural gas to the base at five security fenced regulator stations. There are sixty-five additional meters on base that are owned by the Air Force. These meters are maintained by the Air Force and measure gas used by various DOD facilities and non-federal agencies reimbursable customers.

### J2.2.1.2 Inventory

**Table 1** provides a general listing of the major Natural Gas Distribution System fixed assets for the Keesler AFB Natural Gas Distribution System included in the sale.

TABLE 1  
Fixed Inventory  
Natural Gas Utility System Keesler AFB

Component Description	Size	Quantity	Unit of Measure	Material Type <sup>1</sup>	Approximate Year Installed
Valves, gas cocks	1"	174	EA	Brass	1959
Valves, gas cocks	2"	27	EA	Brass	1959
Valves, gas cocks	2"	96	EA	Brass	1979
Valves	1"	12	EA	Steel	1959
Valve	1-1/2"	4	EA	Steel	1959
Valves	2"	98	EA	Steel	1959
Valves	2"	20	EA	Steel	1979
Valves	2"	4	EA	Steel	1989
Valves	2-1/2"	24	EA	Steel	1959
Valves	3"	10	EA	Steel	1959
Valves	4"	108	EA	Steel	1959
Valves	4"	6	EA	Steel	1979
Valves	6"	13	EA	Steel	1959
Valves	8"	3	EA	Steel	1959
Valves	10"	1	EA	Steel	1959
Valves	12"	3	EA	Steel	1959
Gas service piping	1"	15,072	LF	Steel	1959
Gas service piping	1"	2,180	LF	PE	1989
Gas service piping	1-1/2"	2,150	LF	Steel	1989
Gas service piping	2"	52,925	LF	Steel	1959
Gas service piping	2"	19,700	LF	Steel	1979
Gas service piping	2"	7,090	LF	PE	1989
Gas service piping	3"	15,480	LF	Steel	1959
Gas service piping	3"	2,250	LF	PE	1989
Gas service piping	4"	50,325	LF	Steel	1959
Gas service piping	6"	1,450	LF	Steel	1959
Gas service piping	8"	89,635	LF	Steel	1959
Gas service piping	10"	5,525	LF	Steel	1959
Gas service piping	12"	6,450	LF	Steel	1959
Gas meter	1"	21	EA		1959
Gas meter	2"	30	EA		1959
Gas meter	2"	3	EA		2001
Gas meter	4"	3	EA		1959
Gas meter	4"	5	EA		1959
Gas meter	4"	3	EA		2003
Pressure regulators	1"	178	EA		1959
Pressure regulators	2"	96	EA		1979
Pressure regulators	4"	2	EA		1979
Pressure regulators	4"	3	EA		1959
Pressure regulators	4"	4	EA		2003
Pressure regulators	6"	2	EA		2003
Pressure regulators	8"	2	EA		2003
Cathodic Protection Cable	#2	7,200	LF	CU	1959
Cathodic Protection Anode	#45	500	EA		1959

Component Description	Size	Quantity	Unit of Measure	Material Type <sup>1</sup>	Approximate Year Installed
Odorization Equipment		1	EA		1979
<b>Legend:</b> EA – Each, CU - Copper LF - Linear Feet PE - Polyethylene		<b>Notes:</b> 1. Drawings furnished by Keesler AFB do not indicate material types. Some material types and sizes have been assumed and may not necessarily reflect the actual material or size in place.			

## J2.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools

**Table 2** lists other ancillary other equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting his bid. Offerors shall make his own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2  
Spare Parts  
Natural Gas Distribution System Keesler AFB

Qty	Item	Make/Model	Description	Remarks
NONE				

TABLE 3  
Specialized Vehicles and Tools  
Natural Gas Distribution System Keesler 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 and Records  
Natural Gas Distribution System Keesler AFB

Qty	Item	Description	Remarks
1	CD	UTILITY SYSTEM DRAWINGS	AUTOCAD 2000
1	MANUALS, TESTS, RECORDS		MADE AVAILABLE FOR REFERENCE IN BASE TECH LIBRARY

## J2.3 Specific Service Requirements

The service requirements and standards for the Keesler AFB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following standards are specific to the Keesler AFB natural gas distribution system and are in addition to those found in Section C. If there is a conflict between standards described below and Section C, the standards listed below take precedence over those found in Section C.

1. As to digging permits, the Contractor will be required to mark his own utilities and will be responsible for initiating, officiating, and tracking digging permits for his own utilities. IAW Mississippi Code of 1972 Section 77-13-5 and -11, the Contractor will provide not less than two (2) and not more than ten (10) working days notice of any needed excavations to Mississippi One Call System and to said Utilities Privatization Administrative Contracting Officer so the location of underground utilities may be located and marked by the applicable utility owner.
2. All gas meters will be tested and calibrated upon request.
3. If a meter is found to be inoperative or inaccurate, the Contractor will be given no more than 30 days to correct/recalibrate/replace said meter to maintain accuracy in meter readings, for both reimbursable and/or energy conservation purposes.

## J2.4 Current Service Arrangement

Center Point Energy supplies natural gas to Keesler AFB. A single eight inch pipeline runs from Gulfport, MS, twelve miles to the main base. Service is supplied to the base at a pressure of 135 pounds per square inch gauge (psig), and distributed to the base facilities at 25 psig. The gas main passes through two different measuring and regulator / valve stations on the west side of Biloxi, Ms. to enter Thrower Park family housing area and the main base. The majority of the twelve miles of eight inch gas main is located on private property within a thirty-foot easement. The regulating station at Turkey Creek (Gulfport) is owned and maintained by the Air Force, as are the five additional metering and regulator stations.

Records for gas usage from AF Form 3556 for FY 02 are provided below

Annual Usage	468,025 Mcf
Monthly Average Usage	39,002 Mcf
Daily Average Usage	1,282 Mcf
High Month (Jan 2002)	59,384 Mcf
Low Month (Jul 2002)	24,787 Mcf
Average Flow Rate	53,417 cubic feet per hour
Estimated Peak Flow Rate	126,666 cubic feet per hour

## J2.5 Secondary Metering

### 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 and J2.6 below.

TABLE 5  
Existing Secondary Meters  
Natural Gas Distribution System Keesler AFB

Utility System	Facility ID	Facility Name/Description	Utility System	Facility ID	Facility Name/Description
Gas	233	Squad Ops	Gas	5022	Boiler
Gas	412	Medical CMD/Admin	Gas	6727	Golf Clubhouse/Equipment
Gas	414	Fisher House	Gas	7408	Welch Theater
Gas	460	Hospital Boiler Plant	Gas	7409	TRI Dinning Facility
Gas	468	Hospital	Gas	7704	AFCS Maint Facility
Gas	824	Dental Clinic	Gas	4811	Dorm Am, PP/PCS
Gas	904	Res Forces Opl Tng	Gas	4813	Dorm Am, PP/PCS
Gas	1002	Computer Training	Gas	4815	Dorm Am, PP/PCS
Gas	1101	Comm Squadron	Gas	4817	Dorm Am, PP/PCS
Gas	1203	Gaude Lanes	Gas	4904	Dorm Am, PP/PCS
Gas	1504	BX Service Station	Gas	4906	Dorm Am, PP/PCS
Gas	1505	1st Miss Bank	Gas	4908	Dorm Am, PP/PCS
Gas	1704	BX Package Store	Gas	4910	Dorm Am, PP/PCS
Gas	2001	Dining Hall 1000 PN	Gas	5020	Dorm Am, PP/PCS
Gas	2002	Dorm VAQ	Gas	5022	Dorm Am, PP/PCS
Gas	2003	Dorm VAQ	Gas	5024	Dorm Am, PP/PCS
Gas	2004	Dorm VAQ	Gas	5025	Dorm Am, PP/PCS
Gas	2221	NCO Club	Gas	G5740	TLF
Gas	2302	Base Exchange	Gas	G6950	Triangle Dorm
Gas	2602	Academic Development	Gas	G6955	Triangle Dorm
Gas	3200	Keesler Club	Gas	G6960	Triangle Dining Facility
Gas	3401	Commissary Store	Gas	G6965	Triangle Dorm - Foster
Gas	4120	BX Snack Bar	Gas	G7310	Triangle – Fish
Gas	4263	NDI Lab	Gas	G7315	Triangle Dorm
Gas	4332	Weather TNG Facility	Gas	G7320	Triangle Dorm
Gas	4705	Base Civil Engineering	Gas	G7404	Triangle Dorm - Winters
Gas	4908	Boiler	Gas	G3823	Simmons Manor
Gas	G2222	McBribe Library	Gas	G4101	Steam Plant
Gas	G2503	7 Level Dorm	Gas	G4812	Pecan Dining Hall
Gas	G2504	7 Level Dorm	Gas	G5720	TLF
Gas	G2505	7 Level Rec/Laundry	Gas	G5735	TLF
Gas	G3821	Shaw House	Gas	G5730	TLF

Utility System	Facility ID	Facility Name/Description	Utility System	Facility ID	Facility Name/Description
Gas	G5725	TLF			

## 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 and J2.6 below.

TABLE 6  
New Secondary Meters  
Natural Gas Distribution System Keesler 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 Contract Administrator  
Address: 81 CES/CEOC  
508 L Street  
Keesler AFB, MS 39534  
Phone number: 228-377-3801

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 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 permit clearance number.

Unscheduled: Include date, time, duration, facilities affected, response time after notification, completion times, feedback provided at time of outage and to who, specific item failure, probability of future failures, long term correction, and emergency digging permit clearance number.

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 Contract Administrator  
 Address: 81 CES/CEOC  
 508 L Street  
 Keesler AFB, MS 39534  
 Phone number: 228-377-3801

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 Contract Administrator  
 Address: 81 CES/CEOC  
 508 L Street  
 Keesler AFB, MS 39534  
 Phone number: 228-377-3801

## J2.7 Energy Saving Projects

IAW C.3, Requirement, the following projects have been implemented by the Government for energy conservation purposes. None

## J2.8 Service Area

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

## J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the Keesler AFB Natural Gas Distribution System.

## J2.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer.

TABLE 7  
 Service Connections and Disconnections  
 Natural Gas Distribution System Keesler 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 Keesler AFB natural gas distribution system. If the utility system is sold, the Government will not accomplish these improvements. The Contractor shall make a determination as to the actual need to accomplish and 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 Improvement Projects  
Natural Gas Distribution System Keesler AFB

Project Location	Project Description
NONE	

## J2.12 Right of Access to the Utility System

### Exhibit A—Map of Premises

The map or maps attached as this Exhibit A show the known locations of the utility system. Portions of the utility system may not be fully shown on the map or maps. Any such failure to show the complete utility system on the map or maps shall not be interpreted as that part of the utility system being outside the Premises. The Premises are co-extensive with the entire linear extent of the utility system sold to Grantee, whether or not precisely shown on the map or maps attached hereto as this Exhibit A.

The following files, pertaining to the Natural Gas Distribution Utility System, in AutoCAD 2000 format, are included on the CD entitled *"Keesler Air Force Base Utilities, 4 April 2000."*

Folder "READ-THIS-NOTE":

NOTE-3-6-00.bak  
NOTE-3-6-00.DWG

Folder "SCREEN-TABS":

KE01P-UTIL-PRIV.DWG  
KE02P-UTIL-PRIV.DWG  
KE03P-UTIL-PRIV.DWG

KE04P-UTIL-PRIV.DWG  
KE05P-UTIL-PRIV.DWG  
KE06P-UTIL-PRIV.DWG  
KE07P-UTIL-PRIV.DWG  
KE08P-UTIL-PRIV.DWG  
KE09P-UTIL-PRIV.DWG  
KE10P-UTIL-PRIV.DWG  
KE11P-UTIL-PRIV.DWG  
KE12P-UTIL-PRIV.DWG  
KE13P-UTIL-PRIV.DWG  
KE14P-UTIL-PRIV.DWG

Folder "GAS":

GAS1-12-UTIL-PRIV.DWG  
GAS13-14-UTIL-PRIV.DWG  
**GAS15-16-UTIL-PRIV.DWG**

**Folder "EASEMENTS"**

GAS-GFPT1-UTIL-PRIV.DWG  
***GAS-GFPT2-UTIL-PRIV.DWG***

## Exhibit B—Description of Premises

### B.1. General Description of the Utility System, Lateral Extent of the Right-of-Way, and Points of Demarcation:

#### UTILITY SYSTEM DESCRIPTION:

The utility system may be composed of, without limitation, the district regulator stations, distribution mains, valves, valve boxes, service lines, regulators, cathodic protection system components including but not limited to anodes and test stations, service lines, and meters used to deliver natural gas to end users on the Installation.

#### LATERAL EXTENT OF UTILITY SYSTEM RIGHT-OF-WAY:

26-feet-wide, extending 13 feet on each side of the utility system, as installed.

#### UTILITY SYSTEM POINTS OF DEMARCATION:

The point of demarcation is defined as the point on the utility system where ownership changes from the utility system owner to the facility owner. The table below identifies the type and general location of the point of demarcation with respect to the facility for each scenario.

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the down stream side of the natural gas meter.	Natural gas service to the building is metered.	
POD is the down stream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the down stream 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>The sketch shows a horizontal line representing the service line. On the left, a box labeled 'Structure' is connected to the line. Above the line, there is a 'Pressure Regulator' and a 'Meter'. To the right of the meter, the line is labeled 'Point of Demarcation'. Further right, the line is labeled 'Service Line'. Above the line, there is a 'Distribution Line' with an arrow pointing right. Below the line, there is another 'Distribution Line' with an arrow pointing right.</p>
POD is the closest shutoff valve to the exterior of the building.	No meter or regulator exists at the facility.	<p>The sketch shows a horizontal line representing the service line. On the left, a box labeled 'Structure' is connected to the line. To the right of the structure, the line has a 'Shutoff Valve'. Below the line, the point is labeled 'Point of Demarcation'. Further right, the line is labeled 'Service Line'. Above the line, there is a 'Distribution Line' with an arrow pointing right. Below the line, there is another 'Distribution Line' with an arrow pointing right.</p>

#### UNIQUE POINTS OF DEMARCATION:

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

Building No.	Point of Demarcation (POD) Description
MFH - Thrower Park. West of Qtrs 200	Inlet (supply) side of Gas Valve 610011
MFH - Thrower Park. West of Qtrs 200	Inlet (supply) side of Gas Valve 610012
MFH - Thrower Park. North of Qtrs 230	Inlet (supply) side of Gas Valve 690105 at Gas Meter Regulator Station
MFH - West & East Falcon. Northwest of Qtrs 01	Inlet (supply) side of Valve 609119 at Gas Meter Regulator Station
MFH - Maltby, Shadowlawn, and Bayridge. North of Qtrs 80	Inlet (supply) side of valve 607704 at Gas Meter Regulator Station
MFH - Oakpark. East of Facility 09	Inlet (supply) side of valve 600403 at Gas Meter Regulator Station
MFH - North Pine Haven. Adjacent to Gate 1	Inlet (supply) side of Gas Valve 606201

MFH – North Pine Haven. Adjacent to Gate 1	Inlet (supply) side of Gas Valve 606202
MFH – North Pine Haven, Intersection Sixth St & Meadows Dr	Inlet (supply) side of Gas Valve 605702
MFH – North Pine Haven. Intersection Fifth St & Meadows Dr	Inlet (supply) side of Gas Valve 602201
MFH – North Pine Haven. West of Qtrs 72	Inlet (supply) side of Gas Valve 602303
MFH – South Pine Haven. West of Qtrs 54	Inlet (supply) side gas tie leading into South Pine Haven (south of Gas Valve 603303)
MFH – South Pine Haven	Inlet (supply) side of Gas Valve 603804
MFH – Harrison Court. Intersection Benachi & DeSoto Ave	Inlet (supply) side Valve 610007 leading to Gas Meter Regulator Station
Turkey Creek Pump Station	First upstream connection prior to pump station.

## B.2. Description of Restricted Access Areas:

Description	Facility #	State Coordinates	Other Information
None			

## Exhibit C—Environmental Baseline Survey

The Air Force has determined that it is not required to conduct an EBS in regard to the sale of this utility system.