

ATTACHMENT J2

# Grissom ARB Natural Gas Distribution System

## Table of Contents

**GRISSOM ARB NATURAL GAS DISTRIBUTION SYSTEM ..... I**

**J2 GRISSOM ARB NATURAL GAS DISTRIBUTION SYSTEM ..... 1**

J2.1 GRISSOM ARB OVERVIEW ..... 1

J2.2 NATURAL GAS DISTRIBUTION SYSTEM DESCRIPTION ..... 2

*J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory* ..... 2

        J2.2.1.1 Description ..... 3

        J2.2.1.2 Inventory ..... 3

*J2.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools* ..... 5

*J2.2.3 Natural Gas Distribution System Manuals, Drawings, and Records* ..... 5

J2.3 SPECIFIC SERVICE REQUIREMENTS ..... 5

J2.4 CURRENT SERVICE ARRANGEMENT ..... 5

J2.5 SECONDARY METERING ..... 6

*J2.5.1 Existing Secondary Meters* ..... 6

*J2.5.2 Required New Secondary Meters* ..... 6

J2.6 MONTHLY SUBMITTALS ..... 7

J2.7 ENERGY SAVING PROJECTS ..... 7

J2.8 SERVICE AREA ..... 8

J2.9 OFF-INSTALLATION SITES ..... 8

J2.10 SPECIFIC TRANSITION REQUIREMENTS ..... 8

J2.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES ..... 8

## List of Tables

Fixed Inventory ..... 3

Spare Parts ..... 5

Specialized Vehicles and Tools ..... 5

Manuals, Drawings, and Records ..... 5

Existing Secondary Meters ..... 6

New Secondary Meters ..... 6

Service Connections and Disconnections ..... 8

System Deficiencies ..... 8

# J2 Grissom ARB Natural Gas Distribution System

---

## J2.1 Grissom ARB Overview

Grissom ARB is located in north-central Indiana, about 50 miles north of Indianapolis. Grissom is currently home to the 434<sup>th</sup> Air Refueling Wing, an Air Force Reserve Command unit. Grissom ARB is the largest aerial refueling unit in the Air Force Reserve. Although Grissom continues to complete actions associated with base realignment and closure (BRAC) actions, it remains the largest employer in the local economy and third largest in the region. Privatization focuses on two utility systems, electric and gas, while the water and wastewater systems were transferred to Peru Utilities ownership under the BRAC efforts.

Grissom ARB land area was significantly reduced as a result of BRAC and now consists primarily of a cantonment area with both the wing operations and support elements consolidated within this area. Initially a number of base support elements were outside the cantonment area. Recent construction projects have placed all government elements inside the fence. The Grissom Redevelopment Authority (GRA) currently manages much of the land areas and facilities transferred under BRAC. Another influence of BRAC is the presence of two electrical utility providers, whose service territory was established by the public service commission. Miami-Cass County Rural Electric Membership Corporation (REMC) provides the electric utility to the cantonment area while Peru City Utilities is the provider for most customers surrounding the base.

### History

Grissom ARB dates back to 1942 when it was established and occupied by the US Navy. Originally named Bunker Hill Naval Air Station, the base was a flight training facility for naval pilots. Closed and deactivated at the end of WWII, the base came to the attention of the Air Force with the outbreak of the Korean War. Still the property of the Navy, Bunker Hill Air Force Base was established with the Navy providing the construction and supervision of building new facilities. Title was officially transferred from the Navy to the Air Force in 1982.

Reopened in 1954, the Tactical Air Command called Bunker Hill home with a Fighter-bomber wing and later an Air Defense Fighter Interceptor Squadron operating from the base. A few years later, the Strategic Air Command occupied the base and the 8<sup>th</sup> Air Force became the parent organization. About the same time the first air refueling squadron was stationed at Bunker Hill.

The 1960's began a number of changes for the base. In 1968, after 26 years being Bunker Hill, the base was renamed Grissom Air Force Base in honor of LTC Virgil "Gus" Grissom, one of the original seven astronauts and a casualty of the Apollo 1 fire. In 1970, an air-refueling wing was stationed at Grissom, making it one of the largest tanker bases in the country. In 1971, an Air Force Reserve unit, 434<sup>th</sup> Special Operations Wing, was assigned to

Grissom, making it a joint active duty and reserve installation. This combination remained until 1994.

At the height of its operations, Grissom was home to one active duty wing and two reserve wings. With changes in the Air Force mission, the active duty wing and one of the reserve refueling wings were deactivated in 1994. Additionally, under the BRAC process, Grissom was transferred from an active installation to the reserves. It is now home of the 434<sup>th</sup> Air Refueling Wing, and is the fourth largest installation in the Air Force Reserve Command.

## Land Cession

In a post-BRAC environment, Grissom ARB now constitutes approximately 1,312 acres and has 98 buildings on its inventory. A new CE complex has been completed as have Phases I and II of the Services Complex. The Marine Reserve facility will be occupied shortly. All the current land holdings were an integral part of the Grissom federal lands prior to implementation of BRAC. In 1994, Grissom was realigned as an Air Force Reserve installation.

## Host Unit

Grissom ARB is home to the 434<sup>th</sup> Air Refueling Wing with its three major organizations, the 434<sup>th</sup> Operations Group, 434<sup>th</sup> Mission Support Group and the 434<sup>th</sup> Logistics Group. Assigned to the Air Wing are two squadrons, the 72<sup>nd</sup> and 74<sup>th</sup> Air Refueling Squadron. Both squadrons have identical missions and have combined assets of 22 KC-135R Stratotankers. The wing has a combined civilian-military workforce of 1,700 personnel.

## J2.2 Natural Gas Distribution System Description

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

The Grissom ARB 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: Compressed NG Station #4.

**J2.2.1.1 Description**

Northern Indiana Public Service Company (NIPSC) supplies natural gas to Grissom Air Reserve Base under an interruptible gas service contract. This type of contract allows the local utility to curtail gas service to customers on the interruptible agreement under extreme weather conditions when their priority customers, e.g., hospitals and residential customers, require the supply of additional gas.

A single eight-inch (8”) pipeline enters the base at a fenced compound and runs alongside Harry Forman Drive. Gas service is supplied to the base at 55 pounds per square inch gauge (psig) through a regulating station located on the service main ahead of the metering station and the installation distribution network. The gas main passes through one metering and valve station, and gas is distributed to each facility at a reduced but variable pressure. NIPSC owns and maintains the odorizing equipment. There is a limited amount of tracer wire on the remaining system. However the exact location and amount is unknown. There is no EMCS employed with the natural gas distribution system.

The natural gas is distributed throughout the main base through approximately four miles of underground pipeline. These lines are owned entirely by Grissom ARB. The average depth of burial is 36”. The gas main is constructed of either polyethylene pipe (PE), or in some locations, high-density polyethylene (HDPE). There are 32 buildings within the cantonment area supplied natural gas directly. The majority are not separately metered. Grissom ARB deactivated their steam plant August 2000. All facilities within the cantonment area are on individual building heating systems.

The NIPSC central metering point was relocated from just inside the fence to a point by the truck scales. There are ten government owned secondary metering points on base.

Grissom’s natural gas piping system is relatively new. The entire gas main piping network was replaced under several different contracts between 1989 and 1997. The mains include both PE and HDPE pipe according to construction drawings and discussions with NIPSC and shop personnel. The specific locations and ranges of each type of distribution piping are not identifiable with assured accuracy.

NIPSC provides maintenance on an as needed and emergency-repair arrangement with the base. Over the last four years, only minor maintenance repairs were required. NIPSC identified and satisfactorily corrected each problem. NIPSC also maintains the repair records and documentation.

**J2.2.1.2 Inventory**

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

TABLE 1  
Fixed Inventory  
Natural Gas Distribution System Grissom ARB

| Item   | Size (in.) | Quantity | Unit | Materials | Approximate Year of Construction |
|--------|------------|----------|------|-----------|----------------------------------|
| Valves | 0.75"      | 2        | EA   | PE        | 1995                             |

| Item  | Size (in.) | Quantity | Unit | Materials | Approximate Year of Construction |
|---|------------|----------|------|-----------|----------------------------------|
| Valves, brass, gas cocks  | 2"         | 4        | EA   | Brass     | 1995                             |
| Valves  | 1"         | 6        | EA   | PE        | 1995                             |
| Valves  | 1.25"      | 2        | EA   | PE        | 1995                             |
| Valves  | 1.5"       | 12       | EA   | PE        | 1995                             |
| Valves  | 2"         | 3        | EA   | Steel     | 1995                             |
| Valves  | 2.5"       | 1        | EA   | Steel     | 1995                             |
| Valves  | 3"         | 4        | EA   | PE        | 1995                             |
| Valves  | 4"         | 3        | EA   | PE        | 1995                             |
| Gas service piping  | 1"         | 2,425    | LF   | PE        | 1995                             |
| Gas service piping  | 2"         | 3,060    | LF   | PE        | 1995                             |
| Gas service piping  | 2"         | 2,600    | LF   | PE        | 1997                             |
| Gas service piping  | 2"         | 3,270    | LF   | PE        | 2000                             |
| Gas service piping  | 3"         | 2,340    | LF   | PE        | 1996                             |
| Gas service piping  | 3"         | 640      | LF   | PE        | 2000                             |
| Gas service piping  | 4"         | 1,150    | LF   | PE        | 1996                             |
| Gas service piping  | 4"         | 620      | LF   | PE        | 2000                             |
| Gas service piping  | 6"         | 1,900    | LF   | PE        | 1993                             |
| Gas service piping  | 6"         | 1,450    | LF   | PE        | 1995                             |
| Pressure regulators   | 0.75"      | 3        | EA   |           | 1995                             |
| Pressure regulators   | 1"         | 5        | EA   |           | 1995                             |
| Pressure regulators   | 1.25"      | 2        | EA   |           | 1995                             |
| Pressure regulators   | 1.5"       | 14       | EA   |           | 1995                             |
| Pressure regulators   | 2"         | 4        | EA   |           | 1995                             |
| Pressure regulators   | 2.5"       | 2        | EA   |           | 1995                             |
| Pressure regulators   | 3"         | 1        | EA   |           | 1995                             |
| Pressure regulators   | 4"         | 1        | EA   |           | 1995                             |
| Gas meter   | 1"         | 1        | EA   |           | 1996                             |
| Gas meter   | 1.5"       | 1        | EA   |           | 1996                             |
| Gas meter   | 2"         | 2        | EA   |           | 1996                             |
| Gas meter   | 4"         | 6        | EA   |           | 1996                             |
| <p>Notes: LF = Linear Feet      PSI = Pounds per Square Inch<br/>                     PE = Poleythylene      IN = Inches      EA = Each</p> |            |          |      |           |                                  |

### 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 Grissom ARB

| Qty  | Item | Make/Model | Description | Remarks |
|------|------|------------|-------------|---------|
| None |      |            |             |         |

**TABLE 3**  
Specialized Vehicles and Tools  
Natural Gas Distribution System Grissom ARB

| 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 Grissom ARB

| Qty | Item             | Description                             | Remarks                    |
|-----|------------------|---|----------------------------|
| 1   | AutoCad 2000 dwg | NATGAS 2001 project number CTGB 0X-XXXX | Sheet reference number X-1 |

## J2.3 Specific Service Requirements

The service requirements for the Grissom ARB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*.

## J2.4 Current Service Arrangement

- Provider Name: Northern Indiana Public Service Company (NIPSC)

- Average Usage: 915 MCF/day avg; 40 MCF/hr avg peak
- Annual Usage:                      FY 02                      73,990 MCF
- High Month:                      January 02                      14,463 MCF
- Low Month:                      July 02                      121.4 MCF

## 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 for all secondary meters IAW Paragraph C.3 and J2.6 below.

TABLE 5  
Existing Secondary Meters  
Natural Gas Distribution System Grissom ARB

| Meter Location        | Meter Description                |
|-----------------------|----------------------------------|
| Compressed NG Station | 4" Industrial Meter              |
| Facility Nr 434       | Nose Dock #6                     |
| Facility Nr 438       | Nose Dock #3                     |
| Facility Nr 436       | Nose Dock #2                     |
| Facility Nr 437       | Nose Dock #5                     |
| Facility Nr 439       | Nose Dock #1                     |
| Facility Nr 223       | USACE Office and HAZMAT Pharmacy |
| Facility Nr 453       | Sheet Metal Shop                 |
| Facility Nr 474       | Fire Station                     |
| Facility Nr 668       | 1.5" Residential Meter           |

### 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 Grissom ARB

| 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: Contracting Officer  
Address: 434 Operational Contracting  
448 Mustang Ave.  
Grissom ARB, IN 46971  
Phone number: 765-688-3101:

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: 434 MSG/CEC  
Address: 641 Readiness Circle  
Grissom ARB, IN 46971  
Phone number: 765-688-2227

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: 434 MSG/CEC  
Address: 641 Readiness Circle  
Grissom ARB, IN 46971  
Phone number: 765-688-2227

4. 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 25<sup>th</sup> of each month for the previous month. System efficiency reports shall be submitted to:

Name: 434 MSG/CEC  
Address: 641 Readiness Circle  
Grissom ARB, IN 46971  
Phone number: 765-688-2227

## J2.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, no projects have been implemented by the Government for conservation purposes.

## J2.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Grissom ARB cantonment area boundaries.

## J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the Grissom ARB 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 Grissom ARB

| 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 Grissom ARB 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. The system is not in compliance with the applicable sections of 49 CFR 192.

**TABLE 8**  
System Deficiencies  
Natural Gas Distribution System Grissom ARB

| Project Location | Project Description  |
|------------------|--|
| System Wide      | Install underground marker tape on plastic distribution piping |