

ATTACHMENT J5

Wisconsin ANG 128th ARW Natural Gas Distribution System

Table of Contents

WISCONSIN ANG 128TH ARW NATURAL GAS DISTRIBUTION SYSTEM.....I

J5 WISCONSIN ANG 128TH ARW NATURAL GAS DISTRIBUTION SYSTEM..... 1

J5.1 WISCONSIN ANG 128TH ARW OVERVIEW..... 1

J5.2 NATURAL GAS DISTRIBUTION SYSTEM DESCRIPTION 1

J5.2.1 Natural Gas Distribution System Fixed Equipment Inventory..... 1

 J5.2.1.1 Description.....2

 J5.2.1.2 Inventory.....2

J5.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools 3

J5.2.3 Natural Gas Distribution System Manuals, Drawings, and Records..... 3

J5.3 SPECIFIC SERVICE REQUIREMENTS 4

J5.4 CURRENT SERVICE ARRANGEMENT 4

J5.5 SECONDARY METERING 4

J5.5.1 Existing Secondary Meters..... 4

J5.5.2 Required New Secondary Meters..... 5

J5.6 MONTHLY SUBMITTALS 5

J5.7 ENERGY SAVING PROJECTS 6

J5.8 SERVICE AREA 7

J5.9 OFF-INSTALLATION SITES 7

J5.10 SPECIFIC TRANSITION REQUIREMENTS..... 7

J5.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES 7

List of Tables

Fixed Inventory.....2

Spare Parts 3

Specialized Vehicles and Tools..... 3

Manuals, Drawings, and Records 3

Existing Secondary Meters..... 4

New Secondary Meters 5

Service Connections and Disconnections 7

System Deficiencies 7

J5 Wisconsin ANG 128th ARW Natural Gas Distribution System

J5.1 Wisconsin ANG 128th ARW Overview

The Wisconsin Air National Guard (ANG) 128th Air Refueling Wing (ARW) is located about 6.5 miles south of the center of Milwaukee and 2.5 miles west of Lake Michigan. The 128th ARW's mission is to provide areal in-flight refueling and passenger/cargo transportation. The base currently flies KC-135 Air Refueling Tankers. The 128th impacts the surrounding Milwaukee area with over \$103 million in annual expenditures.

The 128th ARW employs 980 Air Guard personnel, 294 technicians, and 39 civilians. The base maintains approximately 26 buildings and structures with the breakdown being 16 industrial and 10 administrative buildings. The Wisconsin Air National Guard was established in 1947 and located at Mitchell Field.

The 128th ARW occupies 63.4 acres leased from the State of Wisconsin. The larger parcel, 58.5 acres is located east of the General Mitchell International Airport north-south runway. It houses the apron, hangars, and most of the base operation buildings. The smaller parcel, 4.9 acres, is located to the west of the General Mitchell International Airport north-south runway, and is adjacent to the north side of the 440th Air Force Reserve Station. The smaller parcel of land is referred to as the Guard West and it houses an office building and a maintenance facility. Additional land adjacent to the east side of the base has been acquired to allow expansion in the future. This land is currently undeveloped and separated from the main portion of the base by a large railroad embankment.

J5.2 Natural Gas Distribution System Description

J5.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Wisconsin ANG 128th ARW 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:

- Gas lines feeding Buildings 208, 611, 512, and the Guard West area that are owned by We Energies.

J5.2.1.1 Description

We Energies Gas Division supplies natural gas to the 128th ARW through a two-inch feeder pipe. The natural gas passes through one regulator and a master metering station on the east side of the base before being distributed to the Base facilities. The 128th ARW assumes ownership of the gas lines feeding buildings 304, 306, 308, 401, 500, 512, 522, 621, and 701 on the demand side of the master meter. We Energies provides direct service to buildings 208, 611, 512, and the entire Guard West area. These areas are not part of the privatization.

Natural gas is used to meet space and water heating requirements on the base. There are no natural gas fired air conditioners or compressed natural gas (CNG) fueling stations on base. The natural gas utility at the Wisconsin ANG 128th ARW does not experience pressure problems during peak winter loads. Roughly 5 percent of the system piping is polyethylene (PE), and the remaining 95 percent is coated and wrapped carbon steel. The carbon steel sections were installed in the 1960s through the 1970s. The one section of PE piping was installed in 1995.

The distribution system is radial, so that buildings can be fed only from one path. The steel piping ranges from 1 to 2 inches, and the PE piping is 1 inch in diameter. The average depth of pipe ranges from 2 to 6 feet, although actual depth may vary significantly. Each building has one regulator to lower the gas pressure for equipment and appliance use.

J5.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the Wisconsin ANG 128th ARW natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System Wisconsin ANG 128th ARW

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
<u>Piping</u>				
PE Gas Pipe	1.0	180	LF	1995
Steel Gas Pipe	2.0	2,607	LF	1974
Steel Gas Pipe	1.0	920	LF	1965
<u>Valves</u>				
Steel Plug Valves	2.0	4	EA	1974
Steel Plug Valves	1.0	1	EA	1965
<u>Regulators</u>				
1" Pressure Regulators	1.0	8	EA	1965

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
2" Pressure Regulator	2.0	1	EA	1965
Brass, Threaded Gas Cock	1.0	9	EA	1965

Notes:

PE = Polyethylene

LF = Linear Feet

EA = Each

IN = Inches

PSIG = Pounds per Square Inch

J5.2.2 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 Wisconsin ANG 128th ARW

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Natural Gas Distribution System Wisconsin ANG 128th ARW

Description	Quantity	Location	Maker
None			

J5.2.3 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 Wisconsin ANG 128th ARW

Qty	Item	Description	Remarks
1 set	Various Documents	Various Natural Gas Distribution system manuals, drawings, and records files.	The items included in the transfer of ownership are located in the Technical Library.
1	Map	Natural Gas Distribution System Plan view	AUTOCADD, maps of the

Qty	Item	Description	Remarks
			installation and utility system will be provided at the pre-proposal meeting

J5.3 Specific Service Requirements

The service requirements for the Wisconsin ANG 128th ARW natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Wisconsin ANG 128th ARW 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.

- Leak detection surveys shall be performed in accordance with applicable federal, state, and local regulations including 49 CFR 192.
- The Contractor shall provide monthly meter reading reports in accordance with Paragraph J3.6, and that meet the following requirements:

The Contractor shall keep a meter book with monthly consumption and demand (if applicable) for each meter reading. Meter books shall also include building address or facility number, meter number, previous month readings, current month readings, multipliers for each meter, total monthly consumption, points of contact for meter questions, and procedure for converting meter reads into consumption (including multipliers). The Government may provide a meter reading report format to be used for meter readings.

J5.4 Current Service Arrangement

We Energies is the natural gas commodity provider to the 128th ARW. The FY 2002 annual natural gas usage was 26,000 million cubic feet (mcf). The average monthly usage was 2,100 mcf with the maximum occurring in January 2002 with 5,200 mcf and the minimum occurring in August 2002 with 98 mcf.

J5.5 Secondary Metering

J5.5.1 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 J5.6 below.

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System Wisconsin ANG 128th ARW

Meter Location	Meter Description
None.	

J5.5.2 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 J5.6 below.

TABLE 6
New Secondary Meters
Natural Gas Distribution System Wisconsin ANG 128th ARW

Meter Location	Meter Description
Building 304	Provide meter that functions properly with this natural gas system and meets the standard of practice and code for use in this setting.
Building 306	Same as Building 304
Building 308	Same as Building 304
Building 401	Same as Building 304
Building 500	Same as Building 304
Building 512	Same as Building 304
Building 522	Same as Building 304
Building 621	Same as Building 304
Building 701	Same as Building 304

J5.6 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 25th of each month for the previous month. Invoices shall be submitted to:

Name: Department of Military Affairs
Address: P.O. Box 14587, Madison, WI 53714-0587
Phone number: (608) 242-3160

And Send Copy to:

Name: 128 CES/CEZ

Address: 1685 E Grange Ave, Milwaukee, WI 53207-6151

Phone number: (414) 944-8749

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

Name: Department of Military Affairs

Address: P.O. Box 14587, Madison, WI 53714-0587

Phone number: (608) 242-3160

And Send Copy to:

Name: 128 CES/CEZ

Address: 1685 E Grange Ave, Milwaukee, WI 53207-6151

Phone number: (414) 944-8749

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

Name: Department of Military Affairs

Address: P.O. Box 14587, Madison, WI 53714-0587

Phone number: (608) 242-3160

And Send Copy to:

Name: 128 CES/CEZ

Address: 1685 E Grange Ave, Milwaukee, WI 53207-6151

Phone number: (414) 944-8749

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 25th of each month for the previous month. System efficiency reports shall be submitted to:

Name: Department of Military Affairs

Address: P.O. Box 14587, Madison, WI 53714-0587

Phone number: (608) 242-3160

And Send Copy to:

Name: 128 CES/CEZ

Address: 1685 E Grange Ave, Milwaukee, WI 53207-6151

Phone number: (414) 944-8749

J5.7 Energy Saving Projects

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

- None Identified

J5.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Wisconsin ANG 128th ARW boundaries.

J5.9 Off-Installation Sites

No off-installation sites are included in the sale of the Wisconsin ANG 128th ARW natural gas distribution system. The gas distribution line to the Guard West area is already privatized.

J5.10 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 Wisconsin ANG 128th ARW

Location	Description
None	

J5.11 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 Wisconsin ANG 128th ARW 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 Wisconsin ANG 128th ARW

Project Location	Project Description
Gas distribution lines on the main part of the installation.	The steel gas lines on the main base need to be replaced with new polyethylene pipes because the existing lines are not performing adequately. They have reached the end of the useful life and should be replaced. A design package has been completed and is available in the Technical Library for review.
