

ATTACHMENT J2

Robins AFB Natural Gas System

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J2 Robins AFB Natural Gas System

J2.1 Robins AFB Overview

In June 1941, the U.S. War Department gave official approval for construction of an Army Air Depot in Georgia. Construction of this facility, initially known as the Georgia Air Depot, began in September 1941. In December of that year, the bombing of Pearl Harbor increased the urgency of completion of this vital military facility. In August 1942, construction of the new airfield's industrial and cantonment areas were completed, and the second and third phases were completed by April 1943. From the base's opening through World War II, the depot's name changed several times, and it worked in conjunction with several satellite bases.

After the war, the satellite bases closed and the depot was renamed the Warner Robins Air Materiel Area (WRAMA), after Brigadier General Augustine Warner Robins, one of the Army Air Corps' first General Staff Officers and commander of the Fairfield Air Intermediate Air Depot (FAID), Ohio, from 1921 to 1928. The base's designation changed to its current form in 1974, when its new worldwide responsibilities led it to be renamed the Warner Robins Air Logistics Center (WR-ALC).

The basic mission of WR-ALC has not changed since its beginnings in 1941. The primary task of the Center is to maintain Air Force aircraft and their components. The methods of meeting this responsibility have changed only in the equipment itself and the complexity of the workload. Under the guidance of WR-ALC, the Center carries out repair, maintenance, supply, and other related logistics functions.

Robins Air Force Base (AFB) is located in Houston County and lies immediately east of the City of Warner Robins, approximately 16 miles south of Macon, Georgia. Robins AFB comprises approximately 8,855 acres and, as the State's largest industrial facility, supports approximately 25,000 military and civilian personnel. The host tenant at Robins AFB is Warner Robins Air Logistics Center (WR-ALC). There are over 40 military organizations that are currently active at Robins AFB.

WR-ALC is an integral member of the Air Force Materiel Command (AFMC) and is one of three ALCs in the Air Force. Currently, WR-ALC is tasked with providing worldwide logistics management, engineering, and maintenance of weapon systems including the C-5, C-17, F-15, C-141, and C-130 aircraft, and is the Avionics repair center of the Air Force with more than 20 major organizations supporting those activities. Other tenant units are also active at Robins AFB. These include the following:

- Headquarters Air Force Reserve Command (HQ-AFRC)
- 5th Combat Communications Group (CCG)
- 19th Air Refueling Group
- 116th Air Control Wing – JSTARS (ACW)
- 367th Recruiting Group

- Defense Distribution Depot – DLA (Contracted)
- Defense Megacenter Warner Robins
- Electronic Combat Support Flight
- Robins NCO Academy
- 339th Flight Test Squadron
- 653rd Combat Logistics Support Squadron

J2.2 Natural Gas system Description

J2.2.1 Natural Gas system Fixed Equipment Inventory

The Robins 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:

- Gas transmission lines crossing the Base which are owned by Atlanta Gas & Light (AG&L) and the City of Warner Robins. AG&L high pressure mains located across from Sewage Treatment Plant (Building 322). City of Warner Robins two high pressure mains – one is located at 14th street and the other at Marchbanks Drive. (see technical library for additional details).
- Compressed natural gas refueling station.
- Propane/air peaking system.
- Distribution system supplying natural gas to the Museum of Aviation.
- Abandoned natural gas piping and infrastructure (see technical library for additional details).

J2.2.1.1 Description

Natural gas is supplied to Robins AFB through two high-pressure pipelines, one owned by AG&L and the other owned by the City of Warner Robins. The point of demarcation between AG&L-owned and Robins AFB-owned infrastructure is the upstream side of the shut-off valve to be installed in accordance with (IAW) paragraph J2.10, Specific Transition Requirements. The AG&L-owned station is located along the west side of Richard Ray Blvd., west of Building 352 and north of Building 363. The point of demarcation between

City of Warner Robins-owned and Robins AFB-owned infrastructure is the upstream side of the first on the natural gas supply line feeding from the City of Warner Robins-owned metering station. The City of Warner Robins-owned metering station is located on the northwest side of the intersection of Ninth Street and Page Road.

Natural gas is received from the suppliers and reduced to approximately 55 to 60 pounds per square inch gauge (psig) for distribution throughout the system on Base. Odorization is provided by the supplier. There are no government-owned odorization facilities associated with the natural gas system to be privatized. The system supplies natural gas to residences and facilities for space heating and cooking, hot water, steam boiler requirements, and industrial process equipment. It also supplies the compressed natural gas fueling station, which is used to supply the Base's alternative fuel vehicles. The standard utility system point of demarcation, as described in the section B.1 of the Right of Way, separates the natural gas fueling station from the distribution system to be privatized. The distribution system is looped so that nearly all locations/buildings can be fed from at least two different paths. There are approximately 130 buildings and 760 housing units connected to the system.

The Base operates a propane/air peaking system that can be used to supplement or curtail the use of natural gas supplied from off-base sources. The system is designed to provide 400 million BTU/hour at peak. There are six 60,000-gallon propane storage tanks designed to operate at an 80 percent load factor. The propane/air peaking system is not included with the natural gas distribution system being privatized. Currently Robins AFB is in the process of design and installing six additional 60,000-gallon propane storage tanks. The point of demarcation between separating the propane-air peaking system from the natural gas distribution system to be privatized is the upstream side of the shut-off valve to be installed IAW paragraph J2.10, Specific Transition Requirements. The Robins AFB-owned propane-air peaking system is located on Marchbanks Drive.

The first sections of the gas system were constructed in the 1950s. The original gas system piping consisted of black iron and steel pipe. Portions of these pipes were abandoned in place and replaced with high density polyethylene (HDPE) pipe. New construction is generally HDPE pipe. Standard installation practices are to install tracer wire or tape with plastic piping; however, it is not known if all plastic piping was installed with tracer wire or tape.

The distribution system piping consists of approximately 316,490 linear feet of pipe. Materials of construction include coated and wrapped steel, black iron, cast iron, PVC, and high density polyethylene (HDPE). More than 50 percent of the system is of an unknown material type, but is likely to be coated and wrapped steel or cast iron. Approximately 40 percent of the system is plastic. Piping ranges in size from $\frac{3}{4}$ inch to 8 inches in diameter. The burial depth for buried infrastructure is between 2 and 4 feet below ground surface. Approximately 25 percent of the distribution system is underneath parking lots, pavements, roadways, etc. The steel piping systems are protected from external corrosion by an impressed current cathodic protection system. A total of 14 rectifiers are installed throughout the Base to protect the gas lines. Most of these systems were installed in 1979; however, the system protecting the piping in the Officers' Circle was installed in 1991.

There are nine district regulator stations located on the system. The stations are typically above grade and protected by concrete block walls or fencing. The regulator stations have redundant regulators and bypass loops for protection and to allow for continued operation in the event of a regulator failure. Seven of these regulator stations reduce the pressure to approximately 35 psig to serve the housing areas.

There are numerous small single regulator installations that reduce the pressure to the desired service pressure for end device use, such as boilers, stoves, and heating units. Each building has at least one regulator. Typical gas pressure for equipment and appliance use in buildings is 7 inches of water to 1 psig. A few buildings are served at higher pressures, such as 5 psig or higher, for boiler or process equipment use. Gas meters are installed throughout the distribution system and are used for internal billing and energy management purposes.

Robins AFB has excavation restrictions in portions of the Industrial Area due to contamination of subsurface soils and groundwater from spills, leaks, and other releases that predate regulatory restrictions. This restricted excavation area houses machine shops, metal finishing, industrial waste treatments plant and associated underground piping, industrial materials storage, and drummed waste storage facilities. Implementation of the remedy selected in the Excavation Plan for the Industrial Area is required in order to ensure the protection of personnel coming into contact with the site and to eliminate or minimize risk associated with the contamination. This area of the Base is 84% paved, behind security fencing, under building foundations or beneath streets. There is very limited potential for exposure to workers, visitors or trespassers in the area. The most likely scenario in which exposure to contaminated soils might occur is in the event of maintenance or construction activities requiring excavation of affected soil. Maps of the area and a copy of the Excavation Plan for Industrial Area will be supplied in the technical library.

The City of Warner Robins supplies gas directly to the Museum of Aviation. This remote facility is metered separately and is not included with the natural gas distribution system being considered for privatization. The point of demarcation for the distribution line supplying the Museum of Aviation is the downstream side of the meter.

J2.2.1.2 Inventory

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

TABLE 1
Fixed Inventory
Natural Gas System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
MAIN BASE				
Black Iron Pipe	1-in.	840	lf	1955
Black Iron Pipe	1.5-in.	490	lf	1955

TABLE 1
 Fixed Inventory
Natural Gas System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Coated Steel Pipe	2-in.	1,180	lf	1955
Coated Steel Pipe	6-in.	2,070	lf	1955
Polyethylene Pipe	1-in.	1,450	lf	1985
Polyethylene Pipe	1.25-in.	470	lf	1995
Polyethylene Pipe	1.5-in.	660	lf	1995
Polyethylene Pipe	2-in.	7,860	lf	1995
Polyethylene Pipe	3-in.	12,890	lf	1995
Polyethylene Pipe	4-in.	13,430	lf	1995
Polyethylene Pipe	6-in.	13,820	lf	1995
Polyethylene Pipe	8-in.	29,850	lf	1995
PVC Pipe	3-in.	100	lf	1975
Steel Pipe	0.75-in.	850	lf	1965
Steel Pipe	1-in.	4,440	lf	1965
Steel Pipe	1.25-in.	440	lf	1965
Steel Pipe	1.5-in.	4,480	lf	1965
Steel Pipe	2-in.	21,860	lf	1965
Steel Pipe	2.5-in.	5,620	lf	1965
Steel Pipe	3-in.	21,210	lf	1965
Steel Pipe	4-in.	11,050	lf	1965
Steel Pipe	6-in.	11,320	lf	1965
Steel Pipe	8-in.	19,620	lf	1965
Valve, Ball, Poly	0.75-in.	42	ea	1975
Valve, Ball, Poly	0.75-in.	2	ea	1985
Valve, Ball, Poly	0.75-in.	76	ea	1995
Valve, Ball, Poly	1-in.	4	ea	1985

TABLE 1
 Fixed Inventory
Natural Gas System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Valve, Ball, Poly	1-in.	6	ea	1995
Valve, Ball, Poly	1.25-in.	1	ea	1975
Valve, Ball, Poly	1.25-in.	8	ea	1995
Valve, Ball, Steel	0.75-in.	213	ea	1965
Valve, Ball, Steel	1-in.	13	ea	1965
Valve, Plug, Poly	1.5-in.	3	ea	1975
Valve, Plug, Poly	1.5-in.	7	ea	1985
Valve, Plug, Poly	1.5-in.	3	ea	1995
Valve, Plug, Poly	2-in.	37	ea	1975
Valve, Plug, Poly	2-in.	41	ea	1985
Valve, Plug, Poly	2-in.	34	ea	1995
Valve, Plug, Poly	2.5-in.	1	ea	1975
Valve, Plug, Poly	2.5-in.	5	ea	1985
Valve, Plug, Poly	2.5-in.	16	ea	1995
Valve, Plug, Semi-steel	3-in.	3	ea	1995
Valve, Plug, Semi-steel	4-in.	37	ea	1995
Valve, Plug, Semi-steel	6-in.	3	ea	1995
Valve, Plug, Semi-steel	8-in.	8	ea	1995
Valve, Plug, Steel	1.5-in.	65	ea	1965
Valve, Plug, Steel	2-in.	12	ea	1955
Valve, Plug, Steel	2-in.	61	ea	1965
Valve, Plug, Steel	2.5-in.	1	ea	1955
Valve, Plug, Steel	2.5-in.	57	ea	1965
Valve, Plug, Steel	3-in.	4	ea	1955
Valve, Plug, Steel	3-in.	4	ea	1965
Valve, Plug, Steel	3-in.	9	ea	1985
Valve, Plug, Steel	4-in.	14	ea	1965
Valve, Plug, Steel	4-in.	8	ea	1985
Valve, Plug, Steel	6-in.	2	ea	1965
Valve, Plug, Steel	6-in.	5	ea	1985

TABLE 1
 Fixed Inventory
Natural Gas System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Valve, Plug, Steel	8-in.	6	ea	1965
Valve, Plug, Steel	8-in.	20	ea	1985
Regulators, Service, Large (est. size & quantity)	2-in.	146	ea	1985
Gas Cock Valves	2-in.	146	ea	1985
Shutoff Valves	2-in.	146	ea	1985
Regulator Station (Behind Building 177)				
Regulator	4-in.	2	ea	2000
Regulator	2-in.	1	ea	2000
Meter	8-in.	1	ea	2000
Valve, Gate, Steel	8-in.	1	ea	2000
Valve, Plug, Steel	8-in.	6	ea	2000
Valve, Plug, Steel	6-in.	1	ea	2000
Valve, Plug, Steel	2-in.	3	ea	2000
Valve, Plug, Steel	1.5-in.	1	ea	2000
Valve, Check, Steel	8-in.	1	ea	2000
Valve, Pressure Relief, Steel	2-in.	2	ea	2000
Fencing, Chain-link	4-ft	76	lf	2000
Regulator Station (11th & Warner Robins St.)				
Regulator	2-in.	2	ea	1975
Valve, Plug, Steel	2-in.	3	ea	1975
Fence, Brick	5-ft	40	lf	1975
Grate, Steel	5' x 15'	3	ea	1975
Regulator Station (Hawkinsville Court)				
Regulator	2-in.	2	ea	1975
Valve, Plug, Steel	2-in.	7	ea	1975
Fence, Brick	5.5-ft	28	lf	1975

TABLE 1
 Fixed Inventory
Natural Gas System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Grate, Steel	6' x 8'	2	ea	1975
Regulator Station (Club & 5th Street)				
Regulator	1-in.	1	ea	1975
Valve, Plug, Steel	1-in.	3	ea	1975
Valve, Plug, Steel	2-in.	2	ea	1975
Fencing, Chain-link	6-ft	30	lf	1975
Regulator Station (Hawkinsville & 9th Street)				
Regulator	2-in.	2	ea	1975
Valve, Plug, Steel	2-in.	7	ea	1975
Fence, Brick	5.5-ft	28	lf	1975
Fence, Chain-link (cover)	6' x 8'	48	sf	1975
Regulator Station (Officer Housing)				
Regulator	2-in.	2	ea	1975
Valve, Plug, Steel	2-in.	7	ea	1975
Fence, Brick	5.5-ft	28	lf	1975
Fence, Chain-link (cover)	6' x 8'	48	sf	1975
Regulator Station (Page & Oak Street)				
Regulator	2-in.	2	ea	1975
Valve, Plug, Steel	2-in.	7	ea	1975
Fence, Brick	5.5-ft	28	lf	1975
Fence, Chain-link (cover)	6' x 8'	48	sf	1975
Regulator Station (Chiefs' Housing)				
Regulator	2-in.	2	ea	1975
Valve, Plug, Steel	2-in.	7	ea	1975
Fence, Brick	5.5-ft	28	lf	1975

TABLE 1
Fixed Inventory
Natural Gas System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Fence, Chain-link (cover)	6' x 8'	48	sf	1975
Regulator Station (Turner Housing)				
Regulator	2-in.	2	ea	2003
Valve, Plug, Steel	3-in.	3	ea	2003
Meter		1	ea	1993
Gas Cock Valves (est. at 1 per meter)	1.25-in.	41	ea	1975
Gas Cock Valves (est. at 1 per meter)	1.25-in.	37	ea	1985
Gas Cock Valves (est. at 1 per meter)	1.25-in.	37	ea	1995
Cathodic Protection				
Rectifier Stations	120 V	13	ea	1979
Anode, Graphite	30-in.X 60- in.	357	ea	1979
Rectifier Stations	120 V	1	ea	1991
Anode, Graphite	30-in.X 60- in.	40	ea	1991
Test Stations		14	ea	1979
HOUSING				
Coated Steel Pipe	2-in.	1,020	lf	1955
Polyethylene Pipe	1.25-in.	1,330	lf	1995
Polyethylene Pipe	1.5-in.	1,320	lf	1995
Polyethylene Pipe	2-in.	10,980	lf	1995
Polyethylene Pipe	3-in.	1,170	lf	1995
Polyethylene Pipe	4-in.	1,540	lf	1995
PVC Pipe	3-in.	940	lf	1975

TABLE 1
Fixed Inventory
Natural Gas System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Steel Pipe	1-in.	5,120	lf	1965
Steel Pipe	1.25-in.	3,160	lf	1965
Steel Pipe	1.5-in.	51,360	lf	1965
Steel Pipe	2-in.	13,310	lf	1965
Steel Pipe	2.5-in.	19,730	lf	1965
Steel Pipe	3-in.	2,800	lf	1965
Steel Pipe	4-in.	1,590	lf	1965
Steel Pipe	8-in.	980	lf	1965
Regulators, Service, Small (size & quantity est.)	1-in.	317	ea	1975
Regulators, Service, Small (size & quantity est.)	1-in.	317	ea	1985
Regulators, Service, Small (size & quantity est.)	1-in.	173	ea	1995
Gas Cock Valves (est. at 1 per regulator)	1-in.	317	ea	1975
Gas Cock Valves (est. at 1 per regulator)	1-in.	317	ea	1985
Gas Cock Valves (est. at 1 per regulator)	1-in.	173	ea	1995
Shutoff Valves (est. at 1 per regulator)	1-in.	317	ea	1975
Shutoff Valves (est. at 1 per regulator)	1-in.	317	ea	1985
Shutoff Valves (est. at 1 per regulator)	1-in.	173	ea	1995

ea = each
est. = estimated
ft = foot
in. = inch
lf = linear foot
V = volt

J2.2.2 Natural Gas 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 System Robins AFB

Qty	Item	Make/Model	Description	Remarks
There are no spare parts included with the system to be privatized				

TABLE 3
Specialized Vehicles and Tools
Natural Gas System Robins AFB

Qty	Item	Make/Model	Description	Remarks
There are no specialized vehicles or tools included with the system to be privatized				

J2.2.3 Natural Gas 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 System Robins AFB

Qty	Item	Description	Remarks
1 set	Drawings	Base Comprehensive Plan G-Tab for the Natural Gas System, 1:200 scale drawings, one for each Base Map Grid, dated 30 April 2001	
1 set	Drawings	Base Comprehensive Plan G-Tab for Cathodic Protection Systems, 1:200 scale drawings, one for each Base Map Grid, dated 30 April 2001	

J2.3 Specific Service Requirements

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

- Leak detection surveys shall be performed IAW 49 CFR 192, paragraph 723. Robins AFB shall be considered a business district for the purposes of leak detection requirements. The Contractor shall submit copies of all submittals and correspondence to federal, state, and local agencies concerning leak detection testing. Copies shall be provided within 5 working days following submittal to the respective agency.
- The Contractor shall provide monthly meter reading reports IAW paragraph J2.6. The Contractor shall keep a meter book(s) and record monthly consumption and demand (if applicable) for each meter being read. The Contractor shall coordinate with the Government to determine the format of the meter books to be submitted.
- When new meters are installed, to include meters installed for temporary service connections, the Contractor shall include with the meter reading report a report identifying the new meters installed during the prior month. The Contractor shall coordinate with the Government to determine the format of the report to be submitted.
- The Government shall retain ownership of the sensors, communications, and other equipment associated with the SCADA system. The SCADA system may be used by the Government to monitor natural gas facilities. The Government will maintain the sensors, antennas, and other communications, and associated ancillary equipment. Contractor may purchase, install, operate, and maintain a SCADA system. <This requirement can probably be deleted - there is no SCADA currently connected to the natural gas distribution system. Recommend changing the requirement to the following "The Government reserves the right to remotely monitor the natural gas system components with EMCS or SCADA. "
- Upon reasonable request and with reasonable notice from the Base Civil Engineer, the Contractor shall provide escorted tours to provide instruction and demonstration of the natural gas distribution system operations, maintenance and construction. The natural gas distribution system includes valves, gauges, pipes, and other natural gas distribution system devices, and the Contractor's shop(s) and storage areas.
- IAW Paragraph C.5.1.3, Roads are not to be cut without permission of Base Civil Engineer, Chief Engineering Division or higher. The standard is to bore or jack conduits and pipes under roads versus cutting the pavement. Jack and bore is the preferred method for provision of new utility lines under existing pavement. However, consideration will be given to cutting existing pavement and trenching during the building of the project requirements/project programming; especially for Military Family housing. The Execution method determined during the Design Phase must also consider project cost impacts, age and condition of existing pavement, mission impacts/cost avoidance, urgency of need, weather, and land ownership of areas which border Air Force property (e.g., School Zone, etc).
- The Contractor shall support and adhere to the Base's natural gas curtailment program as required by Annex C to the *Robins Air Force Base Plan for Curtailment of Utility Services and Motor Fuels (RAFB Plan 91, July 2001)*. This Plan describes the requirements and procedures for switching from off-base supplied natural gas to on-base supplied natural gas when interruptible transportation or supplies are curtailed. When notified by the natural gas supplier, all activities necessary to curtail the use of natural gas supplied

from off-base sources must be completed within 1 hour. The Contracting Officer, or other representative(s) as designated by the Contracting Officer, will notify the Contractor when the supplier has initiated the curtailment program and when all curtailment activities must be completed. The Contractor shall allow the use of infrastructure for delivery of propane-air mixture as required during natural gas curtailment or other circumstances where natural gas supply is not available. This is accomplished by over pressurizing system by approximately 5 psig to preclude the entrance of natural gas from off base supplier. Use of the infrastructure for propane-air mix or delivery shall not result in an upward adjustment of the billing rates.

- IAW Paragraph C.9, Coordination of Work, the Contractor shall coordinate scheduled outages using the Civil Engineer Outage Form.
- IAW Condition C of Attachment 1 to the ROW, the Contractor shall follow the Base digging permit process. The Contractor shall obtain all necessary authorizations, permits and line locates prior to performing any excavations on Base.
- In addition to Section 8 of the ROW, the utility contractor (grantee) shall repair at no cost to the Government any utilities improperly marked by the contractor and subsequently damaged as a result of the incorrect marking by other contractors or Government organizations working in the area. Property damaged by the contractor in the conduct of his business shall be corrected in accordance with ROW section 8.
- The Contractor shall support the Base digging permit process by routinely accepting and promptly processing digging permit requests which may impact on the integrity of the Contractor's utility system and/or the safety of the requestors. The Contractor shall be a participant of the Base digging permit process and shall attend any meetings called in support of the process. Contractor shall be responsible to locate and mark their utilities in the affected areas. The digging permit process involves weekly attendance at the scheduled meeting and subsequent appointments for location and marking of utilities throughout the week.
- The Contractor shall comply with the Robins AFB Excavation Plan for the Industrial Area. The Contractor shall be knowledgeable of and in compliance with the Plan's requirements at all stages of any excavation in the areas covered by the Plan.
- IAW Section 12 of the ROW, the Contractor is responsible for all supporting utilities that may be required to own, operate and maintain the utility system being privatized. For example, electricity is needed to power substation lighting. Supporting utilities are defined as the supply of electricity, natural gas, water, or wastewater collection, and any infrastructure or materials necessary to connect to the supply of electricity, natural gas, water, or wastewater collection. The Contractor shall coordinate with the Robins AFB Civil Engineer and the Contracting Officer for any supporting utilities to be provided by the Government.
- The Contractor shall enter into a Memorandum of Understanding (MOU) with the Base Fire Department for fire protection of all facilities included in the purchase of the utility. The MOU shall be completed during the transition period and a copy provided to the Contracting Officer.

- The Contractor shall abide by Base fire protection requirements. The utility system purchased by the Contractor includes facilities. These facilities may or may not include fire alarm systems. Where required by federal, state or local regulation, the Contractor shall maintain the fire alarm system for all facilities owned and operated by the Contractor. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.
- IAW Paragraph C.9.8, Exercises and Crisis Situations Requiring Utility Support, the Contractor shall provide support as directed by Base Civil Engineer Control Center for exercises and crisis situations.
- The Contractor shall ensure that employees understand, implement and enforce Force Protection Condition (FPCON) requirements specified in AFI 10-245. The Contractor is advised that FORCE PROTECTION conditions vary and that these changes may cause delays in access to Robins AFB. These conditions are outlined in the Robins AFB FPCON Checklist. This checklist will be available in the technical library. The Contractor will plan accordingly to provide uninterrupted support. Compliance with and staffing in support of FORCE PROTECTION condition changes shall not result in service charge adjustments to the contract.
- IAW Section 8 of the ROW, the Contractor shall maintain existing security mechanisms (i.e. locks, fences) to protect the utility systems. The security mechanisms should prevent tampering and sabotage. Should the Contractor become aware of any suspicious incident, security breach or act of sabotage at or against the utility system, or any of its associated facilities, they will immediately contact the 78th Security Police Squadron and 78th Civil Engineer Squadron.
- Due to heightened security concerns on military installations, all Contractor and subcontractor personnel who must enter Robins AFB to perform this contract must undergo a background check. Background checks will be conducted using the following information: name, drivers license number, social security number, and date of birth. These procedures are considered permanent. Any Contractor or subcontractor employee that does not consent to this background investigation will not be allowed access to Robins AFB. Additionally, access to RAFB is governed by specific procedures contained in RAFB SFOI 31-8, this operating instruction has specific instructions on how employees are to be granted access to RAFB. This document will be available for review in the technical library. Any derogatory information resulting from the investigation, or which otherwise becomes known to the contracting officer, may also result in such individuals being prevented from entering the installation. However, nothing in this requirement shall excuse the Contractor from proceeding with any resulting contract as required.
- The Contractor shall ensure their employees, and those of their subcontractors, have the proper credentials allowing them to work in the United States. Employees must have valid Social Security Cards. Non-US Citizens must have current and valid permission from the Bureau of Immigration and Naturalization. Persons 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 requirement. Contractor personnel and their subcontractors must

identify themselves as Contractors or subcontractors during meetings, telephone conversations, in electronic messages, or correspondence related to this contract. Contractor occupied facilities on Robins AFB such as offices, separate rooms, or cubicles must be clearly identified with Contractor-supplied signs, name plates or other identification, showing that these are work areas for Contractor or subcontractor personnel.

- **Material Deliveries:** All Contractor and subcontractor deliveries to Robins AFB shall be made using Gate 4 (Truck Gate). Deliveries made when Gate 4 is not open shall be coordinated in advance with the Security Police Forces. To gain entry, the driver must have a valid drivers license rated for the vehicle being driven, proof of insurance, social security number, and the name and phone number of the person charged with receiving the delivery. In some cases, an escort may be required to assist drivers in completing their deliveries. Cost of escorts shall not be borne by the government. Drivers are required to exit the base as soon as practical after completing the delivery. After notification, Contractor shall respond (onsite) to emergency service requests as soon as possible but within 45 minutes for the facilities listed in Annex H to the *Base Civil Engineer Contingency Response Plan, April 2002*. The Contractor's representative that responds shall be knowledgeable of the utility system and the Contractor's Service Interruption/Contingency Plan. The representative shall be able to assess damages and estimate the time it will take to make temporary or full-service repairs. For all other reported outages the Contractor shall respond as soon as possible but in no event in excess of the response times stated in section C.8. IAW Paragraph H.6, Rights of the Government to Perform Function with Its Own Personnel, the government reserves the right to substitute or supplement the Contractor's efforts during emergency situations where the Contractor's failure or inability to perform is beyond the Contractor's control and without the Contractor's fault or negligence. In this situation, the Contractor would not be held responsible for costs incurred by the government. However, the Contractor could be held financially responsible if the government substitutes or supplements the Contractor's efforts during emergency situations and the Contractor's failure or inability to perform was the result of the fault or negligence of the Contractor.
- The monthly credit to the Government for delayed response times shall be proposed (L.9.6.5), evaluated (M.4.6.4), and any actual credit calculated based on the definition of response time as: initial response by the knowledgeable representative, repair crew response, condition downgrade, and service restoration as described in section C.8 and/or attachment section J.1.3.
- The Contractor shall notify WR-ALC/SEG (Safety Office) and the Contracting Officer, or a designated Government Representative (GR) within one (1) hour of all mishaps or incidents at or exceeding \$2,000 (material + labor) in damage to DOD property entrusted by this contract. This notification requirement shall also include physiological mishaps/incidents. A written or e-mail copy of this mishap/incident notification shall be sent within three calendar days to the GR, who will forward it to WR-ALC/SEG (Safety Office). For information not available at the time of initial notification, the Contractor shall provide the remaining information not later than 20 calendar days after the mishap, unless extended by the Contracting Officer. Mishap notifications shall contain, as a minimum, the following information:

- (a) Contract, Contract Number, Name and Title of Person(s) Reporting
 - (b) Date, Time and exact location of mishap/incident
 - (c) Brief Narrative of mishap/incident (Events leading to accident/incident)
 - (d) Cause of mishap/incident, if known
 - (e) Estimated cost of mishap/incident (material and labor to repair/replace)
 - (f) Nomenclature of equipment and personnel involved in mishap/incident
 - (g) Corrective actions (taken or proposed)
 - (h) Other pertinent information.
- If requested by Government Personnel or designated government representative, the Contractor shall immediately secure the mishap scene/damaged property and impound pertinent maintenance and training records, until released by the WR-ALC Safety Office. Also, the Contractor and their subcontractors shall cooperate fully and assist government personnel until the investigation is finalized and closed out. Safety requirements listed in this package that do not relate to the Contractor's operations or services shall be considered self-deleting as mutually agreed by the Contractor and the Contracting Officer.
 - The Contracting Officer is the only individual authorized to incur Government obligations and to make changes to contracts. The Administrative Contracting Officer (ACO) may make certain obligations and changes as provided by the Federal Acquisition Regulation part 42.302 (and supplements) or as may be specifically designated in writing by the Procuring CO. The Contracting Officer's Technical Representative (COTR), if designated, is strictly limited to the authority described in the designation letter executed by the CO. The Installation Commander's duly authorized representative is strictly limited to the tasks described and under no circumstance is authorized to incur additional obligations on behalf of the Government. The Defense Energy Support Center (DESC) is the procuring agent, and after appropriate post-award contract management transition, the Contracting Directorate, Warner Robins Air Logistics Center, shall assume the procuring and administration contracting authority.
 - IAW Condition F of Attachment 1 to the ROW, the Contractor shall be responsible for grounds maintenance of all areas within the boundaries of the ROW in accordance with base standards.
 - IAW ROW, the Contractor shall not deliberately injure or kill protected species of wildlife (i.e., non-domesticated animals) without permission from the Contracting Officer, or other representative(s) as designated by the Contracting Officer.
 - IAW Condition J of Attachment 1 to the ROW, the provisions of ROW Sections 15, 17 and 18 also cover sites identified under the Resource Conservation Recovery Act (RCRA) Corrective Action and the Georgia Environmental Protection Division Underground Storage Tank (UST) program.

- EBSs were completed in 1999 for the Natural Gas Distribution System (see ROW, Exhibit C). In accordance with Air Force Policy, if the Air Force requires the Contractor to conduct an EBS during the transition period, the cost of the EBS will be paid by the Air Force. However, if such a document is required and prepared upon expiration, termination, or abandonment of the Right-of-Way, the Grantee will prepare another EBD, in accordance with the Grantor's standards and requirements, and the Grantor and the Grantee will share the cost of the survey equally. The Government will not be liable for the cost of an EBS that is not specifically authorized by the Contracting Officer.
- The Contractor shall not perform alterations to any building or structure deemed to be eligible or potentially eligible for placement on the National Register of Historic Places until approved by said officer.

J2.4 Current Service Arrangement

Robins AFB currently purchases its firm supply of natural gas from PS Energies. Interruptible supplies of natural gas are purchased competitively from local vendors on short-term contracts (usually one-year with two one-year options). Meters are installed on the main distribution system.

Robins AFB purchases interruptible and firm supplies of natural gas, rather than just firm supplies, because of its ability to curtail its use of natural gas and rely on gas produced by the on-base propane-air peaking system. The propane-air mix system is not included with the natural gas distribution system being privatized. When Robins AFB is notified by its suppliers of natural gas that it must curtail its use of natural gas from off-base sources, or in the case of an exercise or other emergency situation that also requires the curtailment of off-base sources of natural gas, the Base must curtail its use within 1 hour. This is a coordinated effort between the natural gas suppliers and Robins AFB.

In 1998, Robins AFB had a peak gas demand of nearly 135,000 thousand cubic feet (MCF) per month. The peak day demand is estimated at 8,900 million BTU per day or 93 percent of the 9,600 million BTU per day output of the propane-air peaking system.

Natural gas distribution systems are regulated by the Georgia Public Service Commission (PSC) under authority granted by Georgia Law. The PSC has regulatory authority over rates, service areas, quality of service, and safety issues. IAW paragraph C.3.1, the Contractor is required to obtain, maintain current any and all licenses, permits or certifications necessary to own, maintain, and operate its utility system. Contractors are hereby on notice there may be limiting factors in obtaining permits to perform the work described herein and are strongly advised to ensure that necessary permits can be obtained in a reasonable time in the event a contract is awarded. The Government shall not be liable for reimbursement of bid and proposal costs or additional contract costs in the event a permitting authority refuses for any reason to issue the necessary permits.

J2.5 Secondary Metering

The Base 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. The government makes no warranty or guarantee regarding serviceability or fitness for intended use.

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 System Robins AFB

FAC ID NO	CUSTOMER	COMMENT
9	HEADQUARTERS Group	
10	HEADQUARTERS Group	
12	SQ OPERATIONS	
43	HEADQUARTERS Group	
44	Maintenance Dock, L/A	
56	Communication Facility	BAD METER
81	HG, Maintenance Depot	
82	HG, Maintenance Depot	
83	HG, Maintenance Depot	
100		
166	Base Restaurant	
169	Shop ACFT General Purpose	
255	Warehouse Supply & Equipment Base	
321		
350	Warehouse Supply & Equipment Base	
351	Material Process Depot	
359		BAD METER
368	Material Process Depot	
370	Sewage Treatment & Disposal	
371	Waste Treatment Building	
376	Material Process Depot	
377	Fire Station	
393	Shed Supply Equipment Depot	
542	Open Mess, Officers	

TABLE 5
Existing Secondary Meters
Natural Gas System Robins AFB

FAC ID NO	CUSTOMER	COMMENT
551	VISITING OFFICERS QUARTERS	
552	VISITING OFFICERS QUARTERS	
553	VISITING OFFICERS QUARTERS	
557	VISITING OFFICERS QUARTERS	
595	Golf Clubhouse	
602	Warehouse Supply & Equipment Base	
603	Shop ACFT General Purpose	
605	Shop ACFT General Purpose	
606	Material Process Depot	
608	MWR Sup/NAFC-Storage	
614		BAD METER
641	Warehouse Supply & Equipment Base	
652		BAD METER
658	AFCS Maintenance Facility	
660	Warehouse Supply & Equipment Base	
670	Shop ACFT General Purpose	
680	Shop ACFT General Purpose	
700	Composite Medical	BAD METER
756	Dorm AM PP/PCS-Standard	
758		
759	Dorm AM PP/PCS-Standard	
760		
763	Band Center	
781	Dorm AM PP/PCS-Standard	
826	meter 997	
827	Swim Pool / Amn	
901	Tech Training Classroom	
910	Post Office Center	
920	Burger King	
937	HEADQUARTERS, Specified	
942	Child Care Center	

TABLE 5
Existing Secondary Meters
Natural Gas System Robins AFB

FAC ID NO	CUSTOMER	COMMENT
943	Child Care Center	
944	NCO Prof ED Center	
946	Child Care Center	
956	Open Mess, NCO	
978		
982		
983	Gymnasium	
986	MWR Sup/NAFC-Storage	
988	School Depn Elementary	
1000	TEMPORARY LIVING FACILITY (Non-App)	
1002	TEMPORARY LIVING FACILITY (Non-App)	
1003	TEMPORARY LIVING FACILITY (Non-App)	
1004	Training Lodge Support Building	
1008	TEMPORARY LIVING FACILITY (Non-App)	
1021	Youth Center	
1347	AFCS Maintenance Facility	
1349	Shop NAVAID	
1353	Shop Met Group	
1364	AFCS Maintenance Facility	
1400	RDR TMTR COMP	
1555	BE Maintenance Shop	
1602	Admin Office, Non-AF	
1603	Warehouse Supply & Equipment Base	
2001	SAC Main Meter	
2008	B1B	
2026	Maintenance dock, fl sys	BAD METER
2030	Maintenance dock, fl sys	
2036	ACFT COR CON	
2039	DPI	
2045	FLY TRAINING Classrooms	
2048	Flight Simulator Training	BAD METER

TABLE 5
Existing Secondary Meters
Natural Gas System Robins AFB

FAC ID NO	CUSTOMER	COMMENT
2051	SQ OPERATIONS	BAD METER
2062	DH, AMN (DET)	
2063	Shop A/SE Storage Facility	
2066	Maintenance dock, L/A	
2074	Base Exchange	
2075	Shop ACFT General Purpose	
2076	Shop JET Engine /Maintenance	
2078	HEADQUARTERS WG	
2079	Wpn Sys/M Management Facility	
2080	ACFT COR CON	
2081	Maintenance Dock	
2082	Shop A/SE Storage Facility	
2083		
2086	Fr Strn/BE Maintenance Shop	
2088	Flight Simulator Training	
2304	B1B	
2312	B1B	
2316	B1B	
2328	B1B	BAD METER
2336	B1B	
2350	B1B	
3438		
4056	ACFT SPT/E Storage Yard	
4386	Gas Mains	
660W	Warehouse (Commissary)	
700A	Hospital Annex	
9040		
9461		
380-5	Warehouse Supply & Equipment Base	METER BROKEN
Regulator Station	Behind Building 177	
Regulator Station	Turner Housing	

TABLE 5
Existing Secondary Meters
Natural Gas System Robins AFB

FAC ID NO	CUSTOMER	COMMENT
Meter Station	Turner Housing	

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 System Robins AFB

Meter Location	Meter Description
N/A	There are no required new secondary meters for the system to be privatized

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

Name: WR-ALC/PKOS
Address: 235 Byron Street, Robins AFB, GA, 31098-1611
Phone number: (478) 926-3666

Name: 78CES/CEAE
Address: 775 Macon Street, Robins AFB, GA 31098-2077
Phone number: (478) 926-5820 ext 172

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: WR-ALC/PKOS

Address: 235 Byron Street, Robins AFB, GA 31098-1611

Phone number: (478) 926-3666

Name: 78CES/CEAE

Address: 775 Macon Street, Robins AFB, GA 31098-2077

Phone number: (478) 926-5820 ext 172

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: WR-ALC/PKOS

Address: 235 Byron Street, Robins AFB, GA 31098-1611

Phone number: (478) 926-3666

Name: 78CES/CEAE

Address: 775 Macon Street, Robins AFB, GA 31098-2077

Phone number: (478) 926-5820 ext 172

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: WR-ALC/PKOS

Address: 235 Byron Street, Robins AFB, GA 31098-1611

Phone number: (478) 926-3666

Name: 78CES/CEAE

Address: 775 Macon Street, Robins AFB, GA 31098-2077

Phone number: (478) 926-5820 ext 172

J2.7 Energy Saving Projects

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

- The propane-air peaking system was installed to provide Robins AFB the ability to supply its own natural gas during curtailment periods and in response to emergencies and exercises. The system consists of six 60,000-gallon propane storage tanks that are designed to operate at an 80 percent load factor. The system was designed to provide 400 million BTU/hour peak. Currently Robins AFB is in the process of design and installing six additional 60,000-gallon propane storage tanks.

J2.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the [Robins AFB main base](#) boundaries.

J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the [Robins AFB natural gas 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 System Robins AFB

Location	Description
N/A	There are no service connections or disconnections required for the system to be privatized

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 Robins 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 System Robins AFB

Project Location	Project Description
Various, see Table 6	Defective or inoperative meters.