

ATTACHMENT J2

Westover ARB Natural Gas Distribution System

Table of Contents

WESTOVER ARB NATURAL GAS DISTRIBUTION SYSTEMJ2-I

J2 WESTOVER ARB NATURAL GAS DISTRIBUTION SYSTEM J2-1

J2.1 WESTOVER ARB OVERVIEW J2-1

J2.2 NATURAL GAS DISTRIBUTION SYSTEM DESCRIPTION J2-1

J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory.....J2-1

 J2.2.1.1 Description..... J2-2

 J2.2.1.2 Inventory..... J2-2

J2.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized ToolsJ2-4

J2.2.3 Natural Gas Distribution System Manuals, Drawings, and Records.....J2-4

J2.3 SPECIFIC SERVICE REQUIREMENTS..... J2-4

J2.4 CURRENT SERVICE ARRANGEMENT J2-5

J2.5 SECONDARY METERING J2-5

J2.5.1 Existing Secondary Meters.....J2-5

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

J2.6 MONTHLY SUBMITTALS J2-6

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

J2.8 SERVICE AREA J2-7

J2.9 OFF-INSTALLATION SITES J2-7

J2.10 SPECIFIC TRANSITION REQUIREMENTS..... J2-7

J2.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES J2-8

List of Tables

1 Fixed Inventory J2-2

2 Spare Parts J2-4

3 Specialized Vehicles and Tools..... J2-4

4 Manuals, Drawings, and Records J2-4

5 Existing Secondary Meters..... J2-5

6 New Secondary Meters..... J2-6

7 Service Connections and Disconnections..... J2-8

8 System Deficiencies J2-8

J2 Westover ARB Natural Gas Distribution System

J2.1 Westover ARB Overview

Westover ARB is located in Chicopee, Massachusetts, 90 miles west of Boston. The Base comprises 2,402 acres, and has approximately 150 buildings and other facilities occupying more than 1,500,000 square feet. It is home to C-5A Galaxy aircraft that are part of the 439th Military Airlift Wing.

Westover ARB has a work force of more than 570 civilians, and 480 Air Reserve technicians. In addition, more than 3,700 Air Force reservists, National Guardsmen, Marine reservists, and Navy Seabee reservists train at the Base.

Westover Air Force Base was activated in 1940 to fulfill the need for an Air Force base in the northeastern United States. It served as a bomber training base and a point of embarkation and debarkation during World War II, as a headquarters of the Military Airlift Command through 1955, as a staging point for the Berlin Airlift, and then as a major base of operations for the Strategic Airlift Command until 1974. Since that year, Westover has been an Air Reserve Base. From 1974 to 1987 C-130 aircraft were assigned to Westover ARB; in 1987, C-5A Galaxy aircraft were assigned to the Base and remain there today.

Projected future mission requirements have necessitated the renovation or demolition of older facilities and the construction of new facilities. The Westover ARB Capital Improvements Program (CIP) emphasizes consolidating existing facilities and maximizing their utilization as much as possible. Over the next 5 years, key projects planned for Westover ARB, if implemented, will increase the total square footage of buildings and facilities on Base by approximately 2 to 3 percent.

J2.2 Natural Gas Distribution System Description

J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Westover 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 at 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:

- All regulators and meters currently installed under the Energy Savings Performance Contract (ESPC) and maintained by Noresco

J2.2.1.1 Description

Natural gas is supplied to Westover ARB by Bay State Gas through three metering points. One metering point is near the Central Ave. Gate (Building 2765). A second metering point is at the Westover Club. The third meter provides gas only to Building 5600. The meters are owned by Bay State Gas. The main distribution system receives gas at approximately 50 pounds per square inch gauge (PSIG). Natural gas is used to meet space and water heating requirements on Base. The natural gas utility system at Westover ARB has no pressure problems during peak winter loads. Bay State Gas maintains odorization at the three metering points.

The natural gas utility system at Westover ARB consists of polyethylene (PE) pipe that is owned by Westover ARB. Natural gas utility mains and service lines are approximately 3 to 6 feet below grade.

Currently, O&M for the natural gas regulators, valves and meter readings for the buildings identified in the 2002 Decentralization of the Central Heating Plant Project is done through a service contract with Noresco.

The distribution system is looped so that, in nearly all locations, buildings can be fed from at least two different paths. There is no cathodic protection or odorization facilities at Westover ARB. Natural gas lines are buried at depths of approximately three to five feet below grade. Future construction consists of tying in Buildings 3284, 3286, 3287, 3288, 3289, and 3290 to the Westover ARB natural gas distribution system.

J2.2.1.2 Inventory

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

TABLE 1
Fixed Inventory
Natural Gas Distribution System Westover ARB

Item	Size	Quantity	Unit	Approximate Year of Construction
PE gas pipe	1-in.	3,940	LF	1993
	1 ¼ -in.	1,210	LF	1993
	1 ½ -in.	400	LF	1993
	2-in.	14,940	LF	1993
	3-in.	5,820	LF	1993
	4-in.	2,930	LF	1993

TABLE 1
Fixed Inventory
Natural Gas Distribution System Westover ARB

Item	Size	Quantity	Unit	Approximate Year of Construction
	6-in.	9,870	LF	1993
PE ball valves	1-in.	1	EA	1993
	1-in.	12	EA	2002
	1 ½ -in.	19	EA	2002
	2-in.	29	EA	1993
	3-in.	2	EA	2002
	3-in.	7	EA	1993
	4-in.	9	EA	1993
	6-in.	15	EA	1993
Service regulators	1-in.	4	EA	2002
	1 ¼ -in.	18	EA	1985
	1 ¼ -in.	2	EA	2002
	1 ½ -in.	12	EA	2002
	2-in.	20	EA	1985
	2-in.	1	EA	2002
	3-in.	1	EA	1992
Gas cock valves (est. at one per regulator)	1-in.	4	EA	2002
	1 ¼ -in.	18	EA	1985
	1 ¼ -in.	2	EA	2002
	1 ½ -in.	12	EA	2002
	2-in.	20	EA	1985
	2-in.	1	EA	2002
	3-in.	1	EA	1992
Meters	¾ -in.	8	EA	1985
	1 ¼ -in.	7	EA	1985

EA = each
 est = estimate
 in. = inch
 lf = linear feet
 PE = polyethylene

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

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

TABLE 2

Spare Parts

Natural Gas Distribution System Westover ARB

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

TABLE 3

Specialized Vehicles and Tools

Natural Gas Distribution System Westover ARB

Qty	Description	Location	Maker
No specialized vehicles or tools are included with the system to be privatized.			

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 Westover ARB

Qty	Item	Description	Remarks
1	Drawings	Replace Natural Gas System	WST 4055, 22 sheets
1	Drawings	Base Comprehensive Plan (G Tab) Natural Gas	

J2.3 Specific Service Requirements

The service requirements for the Westover ARB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Westover ARB 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. Westover ARB qualifies as a business district for the purposes of leak detection requirements. Copies of leak detection reports shall be submitted to the Westover ARB Civil Engineer within 5 working days of being submitted to any local, state or federal 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.

J2.4 Current Service Arrangement

Westover ARB currently receives natural gas (commodity supply) from Bay State Gas.

Westover ARB had an annual gas demand of approximately 1.1 million cubic feet in FY 2002. The average monthly demand for gas was approximately 91,500 CCF. The highest monthly consumption for the year was approximately 179,000 CCF in January. The lowest monthly consumption for the year was approximately 18,350 CCF in August. The peak daily demand for the year was 8,680 CCF, occurring in December.

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 Westover ARB

Meter Location	Meter Description
Building 1204, Conference Center, north side	
Building 5425, Shoppette, south side	
Building 2200, VOQ, southeast side	
Building 2201, VOQ, southeast side	
Building 5402, Bowling Center, southeast side	
Building 5200, Base Exchange, southeast side	

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System Westover ARB

Meter Location	Meter Description
Building 5100, Dining Hall, southwest side	
Building 6640, Club, northeast side	
Building 6630, Gas Meter Facility	
Building 4901	
Building 3135, Central Avenue Gate House	
Building 5600, Clinic	
Building 3102, Army National Guard	
Building 6645, Mechanical Building	
Building 2235, Medical Training Facility, north side	

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 Westover ARB

Meter Location	Meter Description
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: Base Civil Engineering
Address: Westover ARB
250 Patriot Avenue
Chicopee, MA 01022-1670

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: Base Civil Engineering
Address: Westover ARB
250 Patriot Avenue
Chicopee, MA 01022-1670

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: Base Civil Engineering
Address: Westover ARB
250 Patriot Avenue
Chicopee, MA 01022-1670

J2.7 Energy Saving Projects

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

- Decentralization of the Central Heating Plant in 2002. This project entails the decentralization of the Central Heating Plant and connecting buildings served by the Central Heating Plant to the natural gas distribution system and monitoring these buildings for energy usage and conservation purposes.

J2.8 Service Area

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

J2.9 Off-Installation Sites

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

Location	Description
There are no specific transition requirements 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 Westover 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](#).

TABLE 8
System Deficiencies
Natural Gas Distribution System Westover ARB

Project Location	Project Description
There are no government-recognized system deficiencies for the system to be privatized.	