

Attachment J02

Fort Rucker Natural Gas Distribution System

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J02 Fort Rucker Natural Gas Distribution System

J02.1 Fort Rucker Area Overview

Fort Rucker, Alabama is a U.S. Army Installation situated approximately 90 miles south of Montgomery, the state capital, and thirty miles northwest of Dothan. The cities of Enterprise, Daleville, and Ozark are just west, south, and east respectively. Occupying over 63,000 acres in the southeastern Alabama countryside, Fort Rucker was established in 1942 in response to the outbreak of World War II. Named after Confederate General Edmund W. Rucker, a Tennessee native, Fort Rucker became involved in Army aviation in August of 1954 when the U.S. Army Aviation School moved there from Fort Sill, Oklahoma. The Fort's population today is 11,000, with more than 4,900 active-duty personnel and 3,300 family members. Shell Army Heliport is an integral part of the operations at Fort Rucker and is the only outlying site of Fort Rucker with natural gas service. Located to the southwest of the Fort, Shell Army Heliport is 293 acres in size and was first acquired in 1962.

J02.2 Natural Gas Distribution System Description

The Fort Rucker natural gas systems (including Knox Army Heliport and Shell Army Heliport) consists of all appurtenances physically connected to the system from the points at which the natural gas enters the systems and/or where the Government ownership currently starts, to the point of demarcation defined by Section J02.10.1 of this section or the real estate easements that result from negotiations under this contract. The systems may include, but are not limited to valves, regulators, meters and distribution lines including service lines. The following description and inventory is included to provided the Offeror with a general understanding of the size and configuration of the distribution system. The Offeror shall base the proposal on site inspections, information in the bidder's library, and other pertinent information, and to a lesser degree on the following description. Under no circumstances shall the successful Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the natural gas systems.

J02.2.1 Natural Gas Distribution System Fixed Equipment Inventory

J02.2.1.1 Description

The natural gas distribution system at Fort Rucker, including the Main Post area as well as Knox and Shell Army Heliports, consists of approximately 192,620 feet of gas piping varying from less than 2 inches to 18 inches in diameter. Within the distribution systems are approximately 946 service connections, and four main meters and regulators. The majority of the Main Post system was completed in 1962. An upgrade of the natural gas system in the housing areas was completed in 1992. This upgrade replaced the main lines, service lines, stop valves and meters but utilized the existing pressure reducers. Shell Army Heliport's entire natural gas system was

replaced in 2001. Much of the other areas of the installation contain old and patched lines. There have been piece-meal repairs completed on sections identified in the annual leak inspections.

J02.2.1.2 Inventory

Table 1 provides a general listing of the major distribution system fixed assets for the Fort Rucker natural gas distribution systems included in the purchase. The systems will be sold in an “as is, where is” condition without any warrant, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the systems, though not specifically mentioned herein, is considered part of the purchased utility.

Table 1
Fixed Inventory
Natural Gas Distribution System – Fort Rucker Main Post

Item	Material	Size (in.)	Quantity	Unit	Approximate Year of Construction
Pipe	Steel	<2	24,180	Linear Feet	1962
	Plastic	<2	1,000	Linear Feet	1992
	Steel	2	14,520	Linear Feet	1962
	Plastic	2	47,600	Linear Feet	1992
	Plastic	2 ½	15,360	Linear Feet	1992
	Steel	3	12,840	Linear Feet	1962
	Steel	4	6,080	Linear Feet	1962
	Cast Iron	4	1,600	Linear Feet	1962
	Plastic	4	17,440	Linear Feet	1992
	Steel	6	16,120	Linear Feet	1962
	Cast Iron	6	6,800	Linear Feet	1962
	Plastic	6	8,640	Linear Feet	1992
	Steel	8	520	Linear Feet	1962
	Cast Iron	8	2,000	Linear Feet	1962
	Plastic	8	2,040	Linear Feet	1992
	Steel	12	340	Linear Feet	1962
	Cast Iron	12	2,300	Linear Feet	1962
	Steel	14	1,080	Linear Feet	1962
	Steel	16	2,120	Linear Feet	1962
	Steel	18	1,920	Linear Feet	1962
Total			184,500	Linear Feet	
Services	Line + Regulator		932	Each	1962 & 1992
Main Metering	Meter + Regulator		1	Each	1962

Table 2
Fixed Inventory
Natural Gas Distribution System – Knox Army Heliport

Item	Material	Size (in.)	Quantity	Unit	Approximate Year of Construction
Pipe	Steel	<2	1,270	Linear Feet	1962
	Plastic	<2	780	Linear Feet	1994
	Steel	2	1,320	Linear Feet	1962
	Plastic	2	2,930	Linear Feet	1994
Total			6,300	Linear Feet	
Services	Line + Regulator		8	Each	1962 & 1994
Main Metering	Meter + Regulator		2	Each	1962 & 1994

Table 3
Fixed Inventory
Natural Gas Distribution System – Shell Army Heliport

Item	Material	Size (inches)	Quantity	Unit	Approximate Year of Construction
Pipe	Plastic	<2	1,820	Linear Feet	2001
Services	Line + Regulator		6	Each	2001
Main Metering	Meter + Regulator		1	Each	2001

J02.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 4 lists other ancillary equipment (spare parts) and **Table 5** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

Table 4
Spare Parts
Natural Gas Distribution System – Fort Rucker

Qty	Item	Make/Model	Description	Remarks
None.				

Table 5
Specialized Equipment and Vehicles
Natural Gas Distribution System – Fort Rucker

Description	Quantity	Location	Maker
None.			

J02.2.3 Natural Gas Distribution System Manuals, Drawings, and Records Inventory

Table 6 lists the manuals, drawings, and records that will be transferred with the system.

Table 6
Manuals, Drawings, and Records
Natural Gas Distribution System – Fort Rucker

Qty	Item	Description	Remarks
			The Installation maintains a limited collection of manuals, drawings and records on installed components of the natural gas system. This information or copies thereof will be transferred during the transition period.

J02.3 Current Service Arrangement

Fort Rucker currently purchases its natural gas supply from the Southeast Alabama Gas District (“District”). During calendar year 2000, approximately 35 million cubic feet (349,311 CCF) were purchased. The natural gas supplied by the District connects to the distribution system at a single point in the Main Post area, two points at Knox Army Heliport and one point at Shell Army Heliport. Gas usage by Fort Rucker is currently determined by a master meter setup. Arrangement for supply of natural gas is not included in the scope of privatization.

J02.4 Secondary Metering

The Installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

J02.4.1 Existing Secondary Meters

Table 7 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW C.3 and J02.5 below.

Table 7
Existing Secondary Meters
Natural Gas Distribution System – Fort Rucker
Family Housing

Meter Location:	Building Number	Description
	21513	10 Faith Lane
	21514	11 Faith Lane
	21510	16 Faith Lane
	21501	14 Boyce Lane
	21433A	34 Red Cloud Road
	21446	42 Red Cloud Road
	21448	46 Red Cloud Road
	21450	50 Red Cloud Road
	21036A	65 Red Cloud Road
	21215A	88 Red Cloud Road
	21215B	90 Red Cloud Road
	21145A	31 Olsen Drive
	21205A	30 Olsen Drive
	21406B	93 Harris Drive
	21406A	91 Harris Drive
	21423A	80 Harris Drive
	21438	72 Harris Drive
	21336A	11 Fowler Lane
	21612B	30 Logan Street
	21613A	32 Logan Street
	21609A	17 Kirby Street
	21656A	11 Ames Lane
	21630A	26 Boyce Lane
	21638A	18 Ferguson Lane
	21661A	11 Ferguson Lane
	22017A	10 Division Road
	22016A	13 Booker Street
	22018A	14 Booker Street
	22033A	10 Michael Street
	22044A	15 Nininger Street
	22048A	26 Baker Street
	21927A	27 Diamond Avenue
	22105A	63 Diamond Avenue
	22429B	85 Dunn Drive
	22834A	54 Epps Street
	22844A	59 Epps Street
	22709A	19 Peterson Street
	22647B	13 Anderson Street
	22633B	12 Anderson Street
	22637A	10 Blackwell Street

NAF and Other Agencies

Meter Location:	Building Number	Description
	(n/a)	NCO Club Pool
	113	Officer's Club

124	Guest House
301	Lyster Hospital
305	Army Lodging
614	Warrior ACD HQ #1
615	R/D Research
1215	DRMO Warehouse
1310, 1311, 1312, 1313	PX Warehouse
1902	Auto Craft Shop
2806	Youth Activity
2906	Class Six Store
2908	NCO Club
2908	NCO Club Kitchen
4106	PX Launderette
4300	Burger King
4405	Dental Clinic
5000	DOL Simulation
5100	Army Research Institute
5401	Multi-Media Group National Guard
5700	Soldier Service Center
5930	CID
6211	U-Haul Rental/PX Service Station
6600	Enlisted Mini-Mall
6814	Enlisted Barracks
6901	USAARL
6902	Army Band
6904	USAARL (Boiler Room)
6905	USAARL (Vehicle Storage)
6906	USAARL (Maintenance Administration)
7204	Vet Clinic
8350	Barracks
8360	Barracks
8450	210th Aviation Regiment
8452	COF Building
8453	120th Aviation Regiment
9001	PX Service Station
9207	CB&T
9213	Commissary
9214	Main PX
9214	PX Shoppette
9227	Bowling Center
9322	Incinerator
9400	Southeastern Vet Command
21037	Elementary School
22210	Primary School
22305	PX Triangle
25102	Reserve Component
25109	Reserve Component

Test Meters

Meter Location:	Building Number	Description
	(n/a)	Main Substation
	114	CG Headquarters
	115	PAO/AVN Safety Office
	116	TRADOC Reserve Comp
	333	Army Lodging Supply
	412	Dyncorp
	428	Dyncorp
	502	Comanche E Troop
	503	DCD
	504	DCD
	505	DCD
	506	DCD
	507	DCD
	508	DCD
	702	DOL Motor Pool
	800	DOL POL Branch
	1011	TMDE Area Support
	1309	DPTMSEC Dev Sec
	1401	Dyncorp Supply
	2801	Boy Scouts/Officer's Wives Club
	2805	USAATCA
	3703	DOTDS GASD/ TADDS
	3705	DOTDS Headquarters
	3706	DOTDS Headquarters
	3707	DOTDS Training Division Officer
	3903	Wiregrass Labor Union
	4504	HHD, 11th Aviation Regiment
	4505	DCFA Service Division
	4508	DOIM
	5305	Air Combat Command
	6000	Museum
	6010	Aviation Warfighting Simulation Center
	6031	Hangar
	6035	Hangar
	6621	AF 23rd Flight Training
	7206	13th Aviation, Runnsells
	8915	Bragg Lines/School Buses
	8938	Child Development Center
	8939	Spiritual Life Center
	8940	Chapel
	9009	Training Analysis/Design
	9011	Training Analysis/Design
	25105	F Co., 58th Aviation ASL/Knox
	25106	Knox Tower
	25164	223rd Aviation Regiment/Knox
	25165	Maintenance Cont. MTPP
	25166	B Co., 223rd Aviation Regiment

J02.4.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 8**. New secondary meters shall be installed IAW Clause C.13, Operational Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3 and J02.5 below.

Table 8
New Secondary Meters
Natural Gas Distribution System – Fort Rucker

Meter Location	Meter Description
None.	

J02.5 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following: 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 the Contracting Officer's designee. (This information will be provided upon award.)

Outage Report. The Contractor's monthly outage report will be presented in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall include the following information for Scheduled and Unscheduled outages:

Scheduled: Requestor, date, time, duration, facilities affected, feedback provided during outage, outage notification form number, and digging clearance number.

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

Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the Contracting Officer's designee. (This information will be provided upon award.)

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 the Contracting Officer's designee. (This information will be provided upon award.)

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 the Contracting Officer's designee. (This information will be provided upon award.)

J02.6 Energy Savings and Conservation Projects

IAW C.3, Utility Service Requirement. The following projects have been implemented by the Installation for energy conservation purposes:

~~Propane~~ Propane Air Mixing Plant – This 90,000-gallon plant is utilized for peak demand shaving during gas curtailment periods when demand charges are set for the following eleven months according to the current contract held with the District. This facility shall remain the property of the Government.

J02.7 Service Area

IAW Clause C.4, Service Area. The service area is defined as the cantonment area of Fort Rucker, otherwise known as the Main Post, as well as the three housing areas (Allen Heights, Bowden Terrace, and Munson Heights). Knox Army Heliport and Shell Army Heliport are included in the service area.

J02.8 Off-Installation Sites

There are no off-installation sites of Fort Rucker included in this package.

J02.9 Specific Transition Requirements

IAW Clause C.13, Operational Transition Plan. **Table 9** lists service connections and disconnections required upon transfer, and **Table 10** lists the improvement projects required upon transfer of the Fort Rucker natural gas distribution system.

Table 9
Service Connections and Disconnections
Natural Gas Distribution System – Fort Rucker

Location	Description
None.	

Table 10
System Improvement Projects
Natural Gas Distribution System – Fort Rucker

Location	Description
The installation requires that the distribution system components, not including components that were replaced after 1991, be replaced within four years of accepting ownership. This is to include, but is not limited to, the work identified in current SUPER program projects:	
“Replace Main Post Area A Natural Gas Distribution”	2,000 feet of 1.5-inch 4,400 feet of 2-inch 1,200 feet of 3-inch 1,200 feet of 4-inch 8,400 feet of 6-inch 1,200 feet of 8-inch and 1,600 feet of 10-inch distribution piping
“Replace Main Post Area B Natural Gas Distribution”	1,800 feet of 1.5-inch 3,200 feet of 2-inch 2,800 feet of 3-inch 2,200 feet of 4-inch 400 feet of 12-inch and 1,600 feet of 14-inch distribution piping
“Replace Main Post Area C Natural Gas Distribution”	3,200 feet of 1.5-inch 2,000 feet of 3-inch 4,000 feet of 4-inch 2,000 feet of 6-inch 400 feet of 14-inch 2,000 feet of 16-inch and 1,600 feet of 18-inch distribution piping
“Replace Main Post Area D Natural Gas Distribution”	2,800 feet of 1.5-inch 2,400 feet of 2-inch 800 feet of 3-inch 3,200 feet of 4-inch 7,200 feet of 6-inch 4,800 feet of 8-inch and 200 feet of 10-inch distribution piping
“Replace Main Post Area E Natural Gas Distribution”	400 feet of 1-inch 300 feet of 2-inch 4,400 feet of 3-inch and 1,600 feet of 6-inch distribution piping

J02.10 Natural Gas Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee to the building owner. **Table 11** below identifies the types of service and general location of the point of demarcation with respect to the building served.

Table 11
Points of Demarcation
Natural Gas Distribution System – Fort Rucker

Point of Demarcation	Applicable Scenario	Sketch
The point of demarcation is the downstream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line connects it to a circle labeled 'Pressure Regulator'. From the regulator, a horizontal line goes to the right, labeled 'Distribution Line' with an arrow. A vertical line goes up from the regulator to another horizontal line, labeled 'Service Line' with an arrow. Below the regulator, another horizontal line goes to the right, labeled 'Distribution Line' with an arrow. An arrow points from the text 'Point of Demarcation' to the right side of the pressure regulator.</p>
The point of demarcation is the downstream side of the closest apparatus to the exterior of the facility.	More than one apparatus is connected to the service line feeding the facility.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line connects it to a rectangular box labeled 'Meter' with two small circles inside. From the meter, a horizontal line goes to the right, labeled 'Distribution Line' with an arrow. A vertical line goes up from the meter to another horizontal line, labeled 'Service Line' with an arrow. Below the meter, another horizontal line goes to the right, labeled 'Distribution Line' with an arrow. An arrow points from the text 'Point of Demarcation' to the right side of the meter.</p>

J02.10.1 Unique Points of Demarcation

Table 12 lists anomalous points of demarcation that do not fit any of the above scenarios.

Table 12
Unique Points of Demarcation
Natural Gas Distribution System – Fort Rucker

Facility	Point of Demarcation Description
Propane Air Mixing Plant	<p>The sketch shows a rectangular box labeled 'Propane Air Mixing Plant' on the left. A horizontal line connects it to a valve symbol labeled 'Shutoff Valve'. From the valve, a horizontal line goes to the right, labeled 'Distribution Line' with an arrow. A vertical line goes up from the valve to another horizontal line, labeled 'Service Line' with an arrow. Below the valve, another horizontal line goes to the right, labeled 'Distribution Line' with an arrow. An arrow points from the text 'Point of Demarcation' to the shutoff valve. A vertical line on the right is labeled 'Fence' with an arrow pointing to it.</p>

J02.11 Plants

Table 13 lists plants that will be transferred as part of the privatization effort.

Table 13
Plants
Natural Gas Distribution System – Fort Rucker

Description	Facility #	State Coordinates	Other Information
None.			