Attachment J08

Fort Monroe Natural Gas System

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J08 Fort Monroe Natural Gas System

J08.1 Fort Monroe Overview

Fort Monroe is located at the southeastern tip of the Virginia lower peninsula on a sand spit between Hampton Roads and the Chesapeake Bay. Fort Monroe is completely surrounded by water except for the northern tip and is connected to the mainland by two bridges at the western end. Originally named Fortress Monroe, in honor of James Monroe, our fifth president, it was designated Fort Monroe by the secretary of war in 1832. The Fort encompasses 568 acres, of which approximately 108 acres are under water. Today, Fort Monroe is the home of the Army's Training and Doctrine Command (TRADOC), whose mission is to develop the doctrine, weapon systems, equipment, organizations and training needed for the battlefields.

J08.2 Natural Gas System Description

The Fort Monroe Natural Gas system consists of all appurtenances physically connected to the system from the point in which the Government ownership currently starts to the point of demarcation defined by the real estate instruments. Generally, the point of demarcation will be the building footprint. The system may include, but is not limited to the Lines, Building Services and valves. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the Collection system. The inventory is assumed to be approximately 90 percent complete. The Offeror shall base the proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree 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.

J08.2.1 Natural Gas System Fixed Equipment Inventory

Fort Monroe currently purchases its natural gas requirements from Virginia Natural Gas (VNG) under the company's Schedule 2, General Firm Gas Sales Service, rates. Gas service is master-metered at a single delivery point located just inside the Main Gate. The Government-owned natural gas distribution system consists of about 10 miles of gas lines that range from less than 2 inches to 6 inches in diameter. The system drawings indicate there are 129 building services and 29 main valves. The services supply gas to office and other commercial-type loads as well as to about 186 residential units.

Almost all of the existing gas distribution piping on Fort Monroe was installed in the 1976-1978 timeframe. In September 1992, piece-meal repairs were completed correcting leaks in the system identified in a survey, but no comprehensive repairs were undertaken at that time. Due to its poor condition, the Installation requires that the system be replaced with a new system within three years of accepting ownership.

J08.2.1.2 Inventory

Table 1 provides a general listing of the major Natural Gas system fixed assets for the Fort Monroe Natural Gas system included in the purchase. The system will be sold in a "as is, where is" condition

without any warranty, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility**.**

TABLE 1

Fixed Inventory
Natural Gas Collection System Inventory

Item	Size	Quantity	Unit	Approximate Year of Construction
Pipe and Mains	Less than 2”	9,157	Linear Feet	Various
	2”	19,462	Linear Feet	Various
	3”	14,974	Linear Feet	Various
	4”	5,661	Linear Feet	Various
	6”	4,617	Linear Feet	Various
Total		53,871	Linear Feet	Various
Building Services (Non-Family Housing)		129	Each	Various
Main Valves		29	Each	Various

J08.2.2 Natural Gas Collection System Non-Fixed Equipment and Specialized Tools Inventory

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 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 2
Spare Parts
Natural Gas System

Qty	Item	Make/Model	Description	Remarks
See Note Immediately Below				

NOTE: Fort Monroe maintains an inventory of spare parts for the gas distribution system. Contents of the inventory vary as items are used and/or purchased. Availability of this inventory to the new owner will be negotiated before or during the transition period.

TABLE 3
Specialized Equipment and Vehicles
Natural Gas System

Description	Quantity	Location	Maker
See Note Immediately Below			

NOTE: No specialized equipment or vehicles for maintenance of the Fort Monroe gas distribution system will be transferred to the new owner of the system.

J08.2.3 Natural Gas System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Natural Gas System

Qty	Item	Description	Remarks
	See Note Immediately Below		

NOTE: Fort Monroe maintains a limited collection of technical manuals, drawings and records on the installed components of the gas distribution system. This information will be transferred to the new owner during the transition period. System maps will be made available in the technical library.

J08.3 Current Service Arrangement

The Army owned Natural Gas system at Fort Monroe receives its Natural Gas from VNG.

J08.4 Secondary Metering

The Base 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 Paragraph C.3.

J08.4.1 Existing Secondary Meters

TABLE 5

Existing Secondary Meters
Natural Gas System

Meter Location	Meter Number
NON-FAMILY HOUSING BUILDINGS	
Sports Center (Gym), Bldg. 12	W173697
Building 82, Medical Clinic	ZS6049208
Building 82, Admin. Side	MTS9
Post Exchange (PX) Mall	22249
Building 185, Basement Door	9945542
Building 201, Bowling Alley	RW 13433
Building 95, Old Child Care Center	3973026
Building 96	ZS3027356
Building 207, Marina	S4908933
Building 221, Community Activity Center	S5152688
Building 243 (ROTC)	5124354
Buildings 204 & 205 (Next to Bldg 183 in back)	6367485

Building 139 (SATFA)	w56490778
Building 6, Boilers	PP-31623
Building 165 (JWFC)	2963511
Building 59	(Unknown)

(Total Non-Housing Meters = 17)

FAMILY HOUSING QUARTERS

Quarters 186B	355008
Qtrs 187B	457498
Qtrs 188A	354993
Qtrs 193A	974680198
Qtrs 193B	974680166
Qtrs 192A	974680169
Qtrs 192B	974680174
Qtrs 191A	974680209
Qtrs 191B	974680201
Qtrs 194A	974680189
Qtrs 194B	974680207
Qtrs 195A	97y680182
Qtrs 195B	97y680197
Qtrs 196A	97y680194
Qtrs 196B	97y680193
Qtrs 35	S4618282
Qtrs 34	3133647
Qtrs 43	405647
Qtrs 44	S4618285
Qtrs 45	5997799
Qtrs 51	4467214
Qtrs 52	M354998
Qtrs 54	S-4461110
Qtrs 129A	405650
Qtrs 79A	405637
Qtrs 69A	405638
Qtrs 68B	405653
Qtrs 93 (*SES)	007095
Qtrs 125	403613
Qtrs 124B (*GO)	2963817
Qtrs 124A (*GO)	86M334542
Qtrs 103B	405666
Qtrs 103A (*GO)	405665
Qtrs 102B	3997795
Qtrs 102A	405634
Qtrs 101B	6358642
Qtrs 101A	6358626
Qtrs 31A	979686181
Qtrs 31B	979686182
Qtrs 30A	974680179
Qtrs 30B	974680158
Qtrs 25A	974680205
Qtrs 25B	974680156
Qtrs 26A	974680157
Qtrs 26B	974680204
Qtrs 109B	97y680202
Qtrs 110B	97y680185
Qtrs 111B	97y680196

Qtrs 112B	97y680160
Qtrs 113A	974680172
Qtrs 113B	974680176
Qtrs 130A	974680170
Qtrs 130B	974680164
Qtrs 131A	974680208
Qtrs 131B	974680183
Qtrs 132A	974680178
Qtrs 132B	974680184
Qtrs 115A	974680190
Qtrs 115B	974680200
Qtrs 114A	974680171
Qtrs 114B	680162
Qtrs 143	209424
Qtrs 144	209423
Qtrs 61A	2203675
Qtrs 136	405631
Qtrs 137	405632
Qtrs 90	M334534
Qtrs 140A	979640161
Qtrs 140B	979640191
Qtrs 150	H97466206
Qtrs 150	B974660192
Qtrs 149A	9746800187
Qtrs 149B	974680186
Qtrs 148A	979680173
Qtrs 148B	979680177
Qtrs 123	405662
Qtrs 65	354985
Qtrs 55	354995
Qtrs 66	355007
Qtrs 67	334526
Qtrs 158	405659
Qtrs 19 (*GO)	405649
Qtrs 18A	354984
Qtrs 18B	354497
Qtrs 18C	3997794
Qtrs 18D	3997808
Qtrs 17A	3997824
Qtrs 17B	3997827
Qtrs 16A	354990
Qtrs 16B	354996
Qtrs 15A	W003205
Qtrs 15B	W003201
Qtrs 62B	86s6358622
Qtrs 63B	86s6358620
Qtrs 157 (*GO)	405655
Qtrs 128B	334540
Qtrs 128A	405656
Qtrs 50B	86m334546
Qtrs 50A	680167
Qtrs 50C	334546
Qtrs 127B	405646
Qtrs 1 (*GO)	355001
Qtrs 127A	86m405633
Qtrs 126B	405645
Qtrs 126A	405667

Qtrs 3	86563586
Qtrs 156A	334533
Qtrs 156B	334380
Qtrs 155A	355006
Qtrs 155B	334531
Qtrs 147	355000
Qtrs 146	354988
Qtrs 64	158403
Qtrs 33A	2458309
Qtrs 33B	2458304
Qtrs 33C	S4618286
Qtrs 33D	S4618287
Qtrs 141 (*GO)	334545
Qtrs 142 (*GO)	3997803
Qtrs 118 (*GO)	1685217
Qtrs 119 (*GO)	355002
Qtrs 120 (*GO)	405663
Qtrs 121A (*GO)	405657
Qtrs 121B	334543
(Total Housing Meters=124)	

J08.4.2 Required New Secondary Meters

The contractor shall install and calibrate new secondary meters in addition to those existing meters listed in Table 5. New secondary meters will be installed IAW Paragraph C.13, Operational Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J08.5 below. The contractor will be given deletions from and additions to Table 5 during the ownership transition period.

New meters to be installed under this contract include:
*Buildings 5, 10, 11, 37, 56, 80, 100, 105, 133, 134, 135, 161, 163, and 245. One meter per building shall be installed unless otherwise directed during the transition walk-through.

J08.5 Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoicing (IAW paragraph G.2) for the previous month's services. Invoices shall be submitted by the 25th of each month for the previous month. The Contractor's invoice shall be prepared in a format proposed by the Contractor and accepted by the Contracting Officer and shall be submitted to the Contracting Officer's designee.

2. Monthly Service Interruption Report for the previous month. This will be prepared in a format proposed by the Contractor and accepted by the Contracting Officer. This report shall show scheduled and unscheduled outages. For scheduled outages, the report shall include the requestor, date, time, duration, facilities affected, any feedback provided during the outage, outage notification form number and digging permit clearance number. For unscheduled outages, the report shall include the date, time and duration of the outage, facilities affected, response time after notification, completion times, feedback provided at the time of the outage, specific item

failure, probability of future failure, long-term fix, and emergency digging permit clearance number.

3. Meter Reading Report in support of internal billings, Natural Gas usage management, and monitoring. This monthly report shall show the current and previous months readings for all secondary meters. The format for this report will be proposed by the Contractor and approved by the Contracting Officer. Meter readings shall be submitted by the 10th of each month for the previous month. Meter reading reports will be submitted to the Contracting Officer's designee.

4. System Efficiency Report. If required by Paragraph C.3 the Contractors shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports will be submitted by the 25th of each month for the previous month to the Contracting Officer's designee.

5. System malfunctions or unexpected discharges should be reported as soon as possible to the Contracting Officer's designee in a format proposed by the Contractor and approved by the Contracting Officer.

J08.6 Energy Savings and Conservation Projects

IAW paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government:

- None

J08.7 Service Area

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

J08.8 Off-Installation Sites

There are no off-installation sites associated with this scope.

J08.9 Specific Transition Requirements

IAW Paragraph C.13, Operational Transition Plan, **Table 6** lists service connections and disconnections required upon transfer, and **Table 7** lists the improvement projects required upon transfer of the Fort Monroe Natural Gas system.

TABLE 6
Service Connections and Disconnections
Natural Gas System

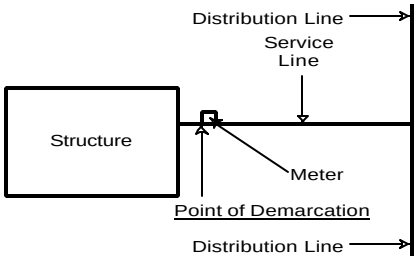
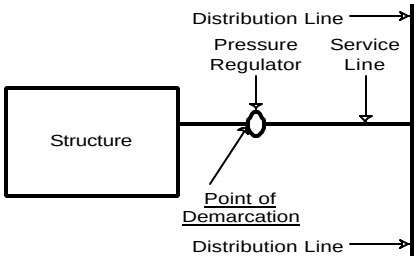
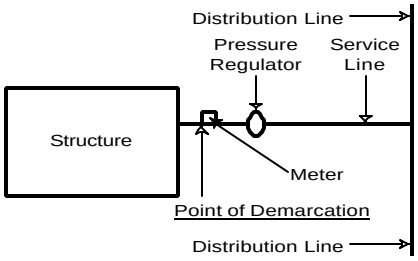
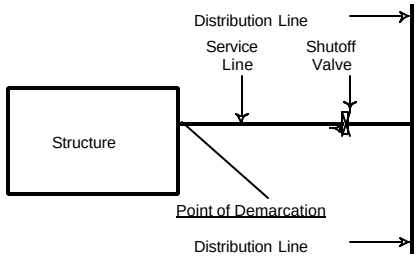
Description
NOTE: None identified as of the beginning of FY01. Required service connections and disconnections will be provided to the Contractor as the requirements become known.

TABLE 7
System Improvement Projects
Natural Gas System

Project Location	Project Description
Entire System	System Replacement Within 3 Years of Accepting Ownership

J08.10 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. The table below identifies the type of service and general location of the point of demarcation with respect to the building for each scenario. During the operation and maintenance transition period, concurrence on specific demarcation points will be documented during the joint inventory of facilities.

Point of Demarcation	Applicable Scenario	Sketch
The point of demarcation is the down stream side of the natural gas meter.	Natural gas service to the building is metered.	
The point of demarcation is the down stream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	
Point of demarcation is the down stream side of the closest apparatus to the exterior of the faciltiy	More than one apparatus is connected to the service line feeding the facility.	
Point of demarcation is where the piping penetrates the building envelope.	No meter or regulator exists at the facility.	

Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

Building No.	Point of Demarcation Description
None	