

ATTACHMENT J13

YEAGER AGS (ANG) Natural Gas Distribution System

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J13 YEAGER AGS (ANG) Natural Gas Distribution System

J13.1 YEAGER AGS (ANG) Overview

Yeager AGS (ANG) is home to the 130th Airlift Wing which provides staff and operational support for an eight primary authorized aircraft C-130H unit to airdrop or airland forces. Contingency capability is maintained for European, Asian, and South American theaters while operating independently from forward operating or collocated base. Yeager AGS (ANG) is located a Charleston West Virginia and has a total of 74.8 acres under lease. Of this total, 43 acres are located on top of the hill on which the airport was built. Most of this area has been developed. Any expansion requires relocation of existing buildings to other areas, using vehicle parking areas, or acquiring additional land. The lower portion of the base has been developed along the access road to the airfield. This section contains approximately 33 acres. Development has been on benches made from leveling hill tops or cutting into the side of hills. The developed area in this lower section covers 9.3 acres. The remainder is made up of hillsides and ravines which are expensive to develop. The apron and taxiway at Yeager Airport were built in 1949. The first facilities built were Building 101-Base Supply, Building 107-Maintenance Hangar, and Building 102-Headquarters in 1951. The base currently has 31 buildings with a total square footage of 295,051. There are currently eight C-130 aircraft at this installation.

J13.2 Natural Gas Distribution System Description

J13.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The YEAGER AGS (ANG) 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: Nothing

J13.2.1.1 Description

The natural gas distribution system at Yeager AGS (ANG) is comprised of approximately 4,300 linear feet of polyethylene and steel pipe ranging from 1.25 to 4 inches in diameter, 17 steel plug valves, 2 PE ball valves, 12 regulators and 1 large meter. The most common type of system piping is a 50% mix of PE and steel buried approximately 4 feet underground. Piping and valves are considered to be in good condition with ages ranging from 1951 to present. The delivered PSIG of the system is 30 PSIG and reduced to a 6 to 8 PSIG for service lines. The system has no cathodic protection devices and is metered from one location on base. There are 2 planned facilities that will require gas service once completed.

J13.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the YEAGER AGS (ANG) natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System YEAGER AGS (ANG)

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PE Gas Pipe	1.25	169	LF	1983
	2.00	366	LF	1994
	2.00	28	LF	1996
	2.00	228	LF	1985
	2.00	699	LF	1989
	2.00	320	LF	1980
Steel Pipe	1.50	75	LF	1977
	3.00	394	LF	1970
	4.00	527	LF	1951
	4.00	1458	LF	1976
Steel Plug Valves	1.00	1	EA	1991
	1.25	1	EA	1983
	1.50	1	EA	1983
	1.50	1	EA	1977
	1.50	1	EA	1976
	2.00	2	EA	1980
	2.00	1	EA	1990
	2.00	1	EA	1962
	2.00	1	EA	1985
	2.00	2	EA	1994
	3.00	2	EA	1970
	4.00	1	EA	1951
4.00	1	EA	1976	

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	4.00	1	EA	1985
PE Ball Valves	2.00	2	EA	1993
Regulators		3	EA	1991
		5	EA	1984
		1	EA	1981
		1	EA	1977
		2	EA	1983
Large Meters		1	EA	1990

Notes:

PE = Polyethylene

LF = Linear Feet

EA = Each

IN = Inches

J13.2.2 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 YEAGER AGS (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Natural Gas Distribution System YEAGER AGS (ANG)

Description	Quantity	Location	Maker
None			

J13.2.3 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 YEAGER AGS (ANG)

Qty	Item	Description	Remarks
None			

J13.3 Specific Service Requirements

The service requirements for the YEAGER AGS (ANG) natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*.

J13.4 Current Service Arrangement

Gas is provided by Virginia Power and Gas.

J13.5 Secondary Metering

J13.5.1 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 J13.6 below.

TABLE 5

Existing Secondary Meters

Natural Gas Distribution System YEAGER AGS (ANG)

Meter Location	Meter Description
Base Motor Pool	Meters the Base Motor Pool Complex only

J13.5.2 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 J13.6 below.

TABLE 6

New Secondary Meters

Natural Gas Distribution System YEAGER AGS (ANG)

Meter Location	Meter Description
None	

J13.6 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 the person identified at contract award.
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 the person identified at contract award.
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 the person identified at contract award.

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 the person identified at contract award

J13.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented by the Government for conservation purposes: None

J13.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the YEAGER AGS (ANG) boundaries.

J13.9 Off-Installation Sites

No off-installation sites are included in the sale of the YEAGER AGS (ANG) natural gas distribution system.

J13.10 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 YEAGER AGS (ANG)

Location	Description
None	

J13.11 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 YEAGER AGS (ANG) 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 through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8

System Deficiencies

Natural Gas Distribution System YEAGER AGS (ANG)

Project Location	Project Description
No System Deficiencies	Two projects are in the planning phase; Hazardous Material Pharmacy and Civil Engineer Facility