

ATTACHMENT J16

Portland IAP (ANG) Natural Gas Distribution System

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J16 Portland IAP (ANG) Natural Gas Distribution System

J16.1 Portland IAP (ANG) Overview

The 142nd Fighter Wing (FW) of the Oregon Air National Guard occupies 246 acres of leased land on the Portland International Airport (IAP), located approximately five miles south of Portland, Oregon. The mission of the 142nd FW is to provide operational headquarters and training facilities for the installation and tenant units, support the Oregon Emergency Action Plan, and service to the community. The unit currently flies the F-15 Eagle. The 142nd FW occupies 5 administrative, 63 industrial and 4 services buildings totaling approximately 691,839 square feet with 576 full-time personnel. A unit training drill is conducted twice a month and results in a surge of up to a total of 1332 personnel.

J16.2 Natural Gas Distribution System Description

J16.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Portland IAP (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, and valves. 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:

?? The Northwest Gas Company owns the main distribution line on base to the master meter.

?? The Northwest Gas Company owned master and secondary natural gas meters

J16.2.1.1 Description

Northwest Gas Company provides natural gas service for the base. It enters the base at a single point. The configuration is a looped system with multiple branches with gas delivered at 9 psig. The distribution system contains approximately 19,800 linear feet of PE pipe, and 60 linear feet of black iron pipe ranging from 0.75 to six inches in diameter. Pipes are buried at an average depth of four feet and are marked with tracer wire. The system contains 69 PE ball valves, one black iron plug valve. Base personnel indicate the capacity of the current system is adequate for present and future needs.

J16.2.1.2 Inventory

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

TABLE 1

Fixed Inventory

Natural Gas Distribution System Portland IAP (ANG)

Item	Size	Quantity	Unit	Approximate Year of Construction
PE Pipe	(in)			
	¾	135	LF	1986
	¾	110	LF	1985
	1	135	LF	2000
	1.5	230	LF	1992
	1.5	540	LF	1977
	2	2310	LF	1986
	2	890	LF	1988
	2	3100	LF	1985
	2	250	LF	1990
	2	250	LF	1994
	2	95	LF	1989
	2	385	LF	1999
	2	215	LF	1996
	4	2010	LF	1986
	4	2170	LF	2170
	4	145	LF	145
	4	240	LF	240
	4	1880	LF	1880
	6	4690	LF	4690
Black Iron Pipe	(in)			
	2	55	LF	1941
Steel Plug Valves	(in)			
	2	1	EA	1941
PE Ball Valves	(in)			
	¾	1	EA	1986
	¾	1	EA	1985

Item	Size	Quantity	Unit	Approximate Year of Construction
	1	1	EA	2000
	1.5	1	EA	1992
	1.5	2	EA	1990
	2	11	EA	1986
	2	4	EA	1988
	2	1	EA	1983
	2	1	EA	1978
	2	2	EA	1991
	2	13	EA	1985
	2	2	EA	1990
	2	1	EA	1994
	2	1	EA	1989
	2	1	EA	1999
	2	2	EA	1996
	4	4	EA	1986
	4	5	EA	1982
	4	1	EA	2001
	4	2	EA	1990
	4	3	EA	1997
	6	9	EA	1986
Notes:				
PE = Polyethylene				
LF = Linear Feet				
EA = Each				
IN = Inches				

J16.2.2 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 Portland IAP (ANG)

Qty	Item	Make/Model	Description	Remarks
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Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Natural Gas Distribution System Portland IAP (ANG)

Description	Quantity	Location	Maker
None			

J16.2.3 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 Portland IAP (ANG)

Qty	Description	Remarks
1	Natural Gas Utility System Maps (electronic copy)	AutoCAD Release Version 2000

J16.3 Specific Service Requirements

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

J16.4 Current Service Arrangement

?? **Current Provider:** Northwest Gas Company

?? **Average Annual Usage (2000):** 3680 Mcf

?? **Maximum Monthly Use:** 708 Mcf January

?? **Minimum Monthly Use:** 26 Mcf August

J16.5 Secondary Metering

J16.5.1 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 J16.6 below.

TABLE 5

Existing Secondary Meters

Natural Gas Distribution System Portland IAP (ANG)

Meter Location	Meter Description
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None

J16.5.2 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 J16.6 below.

TABLE 6

New Secondary Meters

Natural Gas Distribution System Portland IAP (ANG)

Meter Location	Meter Description
None	

J16.6 Monthly Submittals

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

1. Invoice (IAW Paragraph 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 time of 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 time of contract award.
3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters (if any). 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 time of 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 time of contract award.

J16.7 Energy Saving Projects

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

J16.8 Service Area

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

J16.9 Off-Installation Sites

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

J16.10 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 Portland IAP (ANG)

Location	Description
None	

J16.11 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 Portland IAP (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 Renewals and Replacements 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 Portland IAP (ANG)

Project Location	Project Description
None	