

ATTACHMENT J19

Mansfield Lahm Airport (ANG) Natural Gas Distribution System

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J19 Mansfield Lahm Airport (ANG) Natural Gas Distribution System

J19.1 Mansfield Lahm Airport (ANG) Overview

The 179th Airlift Wing (AW) of the Ohio Air National Guard occupies two separate portions of land (the main base area and the POL area, linked by a road included in the lease) totaling 67 acres of leased land on the Mansfield Lahm Airport. The Mansfield Lahm Airport sits approximately 3 miles north of the city of Mansfield, located in north-central Ohio, halfway between Cleveland and Columbus. The mission of the 179th AW is to develop highly qualified operations, logistics, support, and medical professionals who provide theater airlift and mission support to serve the community, state, and nation. The unit currently flies the C-130 Hercules. The 179th AW occupies 4 administrative and 29 industrial buildings totaling approximately 265,000 square feet with 370 full-time personnel. A unit training drill is conducted once a month and results in a surge of up to a total of 945 personnel. There are two construction projects in progress, which when complete, will add approximately 45,000 square feet of building space. The first involves Buildings 200 and 300 and is titled "Replace Security Forces Complex". This is scheduled for completion in 2001, and as part of this project Building 200 will be demolished after the new building 300 is occupied. The second project is titled "Replace Squadron Operations and Communications Complex" and is funded for contract award by 30 September 2001. Additionally, the city of Mansfield is planning to realign Harrington Memorial Road, which would add six acres to the installation, to be used as an automobile parking lot. The date of implementation of this plan is in 2002.

J19.2 Natural Gas Distribution System Description

J19.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Mansfield Lahm Airport (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, storage tank, 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 gas distribution system privatization are:

- ?? Master meter assembly owned by Columbia Gas Company
- ?? Compressed Natural Gas System for vehicles

J19.2.1.1 Description

Natural gas service is provided by Columbia Gas Company, IQ Solutions and enters the base at one point. Gas service is provided only to the main base area; there is no service to the POL area. The configuration is a looped system with gas delivered at 38 psig and distributed at 10 psig. The distribution system contains approximately 5,100 linear feet of PE pipe, and 1,600 linear feet of plastic coated steel pipe. Pipe diameter ranges from one to four inches. Pipes are buried at an average depth of 2.5 feet and the PE pipe is marked with tracer wire, while the plastic coated steel pipe is not. The system contains six steel plug valves, 18 PE ball valves, one 30,000-gallon storage tank, nine meters and 20 regulators. Base personnel indicate the capacity of the current system is adequate for present and future needs.

J19.2.1.2 Inventory

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

TABLE 1
Fixed Inventory
Natural Gas Distribution System Mansfield Lahm Airport (ANG)

Item	Size	Quantity	Unit	Approximate Year of Construction
PE Pipe	(in)			
	1	37	LF	1983
	1.5	134	LF	1983
	2	390	LF	1994
	2	408	LF	1997
	3	412	LF	1994
	4	654	LF	1994
	4	1400	LF	1997
	4	310	LF	1993
	4	1349	LF	1998
Steel Pipe	(in)			
Plastic coated	1.5	206	LF	1974
Plastic coated	4	807	LF	1963
Plastic coated	4	477	LF	1958
Plastic coated	4	140	LF	1965
Steel Plug Valves	(in)			
	4	2	EA	1958
	4	2	EA	1963
	4	1	EA	1965

Item	Size	Quantity	Unit	Approximate Year of Construction
	4	1	EA	1974
PE Ball Valves	(in)			
	1.5	1	EA	1983
	2	3	EA	1994
	2	2	EA	1997
	4	10	EA	1994
	4	2	EA	1998
Storage Tank	Gallons			
	30,000	1	EA	1998
Regulators	Orifice size (in)			
	3/16	1	EA	1971
	3/16	2	EA	1997
	3/16	1	EA	2000
	1/4	2	EA	1998
	3/8	1	EA	1963
	3/8	1	EA	1979
	1/2	1	EA	1950
	1/2	1	EA	1997
	1/2	2	EA	2000
	1/2	1	EA	2001
	3/4	1	EA	1965
	3/4	2	EA	1977
	3/4	1	EA	1998
	1	1	EA	1996
	1	1	EA	1997
	1 1/4	1	EA	1954
Meters (further described in section J19.5.1)				
Large Meters (over 1000 cfh)		1	EA	1997
Large Meters (over 1000 cfh)		2	EA	1998
Large Meters (over 1000 cfh)		1	EA	2001
Medium Meters (between 400 to 999 cfh)		2	EA	1997
Small Meters (less than 399 cfh)		1	EA	1971

Item	Size	Quantity	Unit	Approximate Year of Construction
Small Meters (less than 399 cfh)		1	EA	1977
Small Meters (less than 399 cfh)		1	EA	2000
Notes:				
PE = Polyethylene				
LF = Linear Feet				
EA = Each				
IN = Inches				
CFH = Cubic Feet per hour				

J19.2.2 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 Mansfield Lahm Airport (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Natural Gas Distribution System Mansfield Lahm Airport (ANG)

Description	Quantity	Location	Maker
None			

J19.2.3 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 Mansfield Lahm Airport (ANG)

Qty	Description	Remarks
1	Natural Gas Main Base	AutoCAD Release Version 14

J19.3 Specific Service Requirements

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

J19.4 Current Service Arrangement

?? **Current Provider:** IQ Solutions (Columbia Gas Company)

?? **Average Annual Usage (2000):** 21,751 MCF

?? **Maximum Monthly Use:** February 5650 MCF

?? **Minimum Monthly Use:** August 101 MCF

J19.5 Secondary Metering

J19.5.1 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 J19.6 below.

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System Mansfield Lahm Airport (ANG)

Meter Location (building #)	Meter Description
102	Roots Meter, MOD 5H175, 5000 CFH Max, 1998
110	Equimeter Meter, 415 diff @ 0.5 inch 415, 1997
200	Rockwell meter, R-200, 10 psig, CFH 200-175, 1977
112	Equimeter meter, CFH 415 0.5 inch diff 25 psig, 1997
407	Equimeter meter, CFH 275, MAOP 5 psig, 1971
207	Equimeter meter, R-315, CFH 315, MAOP 5, 2000
403	Roots Meter, MOD 3M175, 3000 CFH Max, 2001
420	Romet meter, CFH 3000, 175 psig, 1997
422	Roots meter, Model DMD, CFH 1500, 1998

J19.5.2 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 J19.6 below.

TABLE 6
New Secondary Meters
Natural Gas Distribution System Mansfield Lahm Airport (ANG)

Meter Location (Building #)	Meter Description
101	To be sized by contractor

201	To be sized by contractor
106	To be sized by contractor
108	To be sized by contractor
305	To be sized by contractor
405	To be sized by contractor
409	To be sized by contractor

J19.6 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 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. 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.

J19.7 Energy Saving Projects

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

J19.8 Service Area

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

J19.9 Off-Installation Sites

No off-installation sites are included in the sale of the Mansfield Lahm Airport (ANG) natural gas distribution system.

J19.10 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 Mansfield Lahm Airport (ANG)

Location	Description
None	

J19.11 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 Mansfield Lahm Airport (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 Mansfield Lahm Airport (ANG)

Project Location	Project Description
None	