

ATTACHMENT J20

Randolph AFB Natural Gas Distribution System

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J20 Randolph AFB Natural Gas Distribution System

J20.1 Randolph AFB Overview

Randolph AFB, located 17 miles east-northeast of San Antonio in Bexar County, Texas, is an Air Education and Training Command (AETC) installation that functions primarily as a training base, command headquarters, and personnel support center. The host command is the 12th Flying Training Wing (12 FTW), which conducts pilot instructor, navigator, and advanced instrument training in a variety of aircraft. Randolph AFB also hosts a number of tenant units, including:

- HQ AETC
- HQ USAF Recruiting Services
- HQ 19th Air Force
- HQ Air Force Personnel Center
- Air Force Management Engineering Agency
- Air Force Services Agency
- Air Force Legal Services Agency and Air Force Judiciary Central Circuit
- Air Force Audit Agency
- Air Force Office of Special Investigations
- Naval Civilian Personnel Data System Center
- Defense Civilian Personnel Management Service

Randolph AFB occupies 2,894 acres and contains approximately 691 buildings.¹ Two parallel runways bound the Base to the east and west, and approximately 270 functional aircraft are assigned to the 12 ATW. Randolph AFB is surrounded by developed communities: Universal City and Converse to the north and west, and Schertz to the south and east.

The Base has a total population of approximately 19,000, including military personnel, civilian employees and support personnel, and dependents. The Base also serves nearly 20,000 retirees in the greater San Antonio area.

Randolph AFB has recently experienced an increase in personnel and expanded mission responsibilities resulting from Base Realignment and Closure (BRAC) actions. The Base's flying operation is also expected to increase as the new Joint Primary Aircraft Training System (JPATS) aircraft begin replacing the current T-37 aircraft in 1999; combined operations of both aircraft are planned for Randolph AFB through 2010.

¹ The nonresidential structures include offices, industrial maintenance and repair facilities, flight operations structures, and community service facilities (e.g., schools and clinic). The housing units include detached single residences, duplexes, townhouses, dormitories, Visiting Officers' Quarters (VOQs), Visiting Airmens' Quarters (VAQs), and Temporary Lodging Facilities (TLFs).

The Base has been almost fully developed, with little available space for expansion. Key projects planned for Randolph AFB may increase the total square footage of buildings on Base by less than 1 percent.

J20.2 Natural Gas Distribution System Description

J20.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Randolph AFB 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 established 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:

- Fuel system maintenance

J20.2.1.1 Description

Natural gas is supplied to Randolph AFB by PG&E-Reata. This fuel supply is used to meet space and water heating requirements on Base, primarily in buildings. There are no natural gas-fired air conditioners or compressed natural gas (CNG) fueling stations on Base.

Nearly all the natural gas system components at Randolph AFB were replaced in the early to mid-1990s. The piping material is polyethylene (PE). The distribution system is looped so that, in nearly all locations, buildings can be fed from at least two different paths.

The system operates at one pressure Basewide (25 pounds per square inch gauge—psig). Mains range from 3 to 12 inches in diameter, and service lines range from $\frac{3}{4}$ to 1 inch. Other facilities include a gate-pressure-reducing (i.e., regulator) station, owned and operated by PG&E-Valero; PE ball valves; and lubricated steel plug valves. The service risers are anodeless. Each building has at least one regulator to lower the gas pressure for equipment and appliance use (i.e., 7 inches of water to 1 psig).

J20.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the Randolph AFB natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System, Randolph AFB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PE Gas Pipe:				
	12	200	lf	1993
	10	1,000	lf	1990
	6	35,000	lf	1990
	4	40,000	lf	1990
	3	40,000	lf	1990
	2	12,000	lf	1990
	1	30,000	lf	1990
	3/4	20,000	lf	1990
Steel Gas Pipe:				
	3	500	lf	1968
	1	200	lf	1968
Steel Plug Valves:				
	6	15	ea	1968
	4	25	ea	1968
	3	10	ea	1968
	2	10	ea	1968
	1	7	ea	1968
PE Ball Valves				
	6	20	ea	1990
	4	50	ea	1990
	3	100	ea	1990
	2	50	ea	1990
	1	38	ea	1990
Small Regulators		712	ea	1980
Large Meters	1 psi	30	ea	1980
Small Meters	7 in. H2O	122	ea	1980

Notes: lf = linear feet psi = pounds per square inch ea = each
 in. = inches PE = polyethylene

J20.2.2 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 sale. 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, Randolph AFB

Qty	Item	Make/Model	Description/Size	Remarks
	No spare parts are included in the privatization of this utility system.			

TABLE 3
Specialized Vehicles and Tools
Natural Gas Distribution System, Randolph AFB

Description	Quantity	Location	Maker
No specialized vehicles or tools are included in the privatization of this utility system.			

J20.2.3 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, Randolph AFB

Qty	Item	Description	Remarks
1	CD	Utility System Drawings	Natural Gas Distribution

J20.3 Specific Service Requirements

The service requirements for the Randolph AFB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Randolph AFB natural gas distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- Leak detection surveys shall be performed in accordance with the Texas Railroad Commission (RRC) and 49 CFR 192 standards and frequencies. Randolph Air Force Base is classified as a business district for the purpose 49 CFR 192.
- The Contractor shall provide monthly meter reading reports IAW Paragraph J20.6, and that meet the following requirements:
The Contractor shall keep meter books with monthly consumption and demand (if applicable) for each meter reading. Meter books shall also include building address or facility number, meter number, previous month readings, current month readings, multipliers for each meter, total monthly consumption, points of contact for meter questions, and procedure for converting meter reads into consumption (including multipliers). The Contractor shall coordinate with the Government to determine the format for meter books to be delivered.
- The Contractor shall enter into a Memorandum of Understanding with the Randolph Air Force Base Fire Department for fire protection of all facilities included in the purchase of the utility. The Contractor shall abide by Randolph AFB fire protection requirements. The Contractor shall maintain the fire alarm system for all facilities included in the purchase of the utility. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.
- IAW Paragraph C.9.8, Exercises and Crisis Situations Requiring Utility Support, the Contractor shall provide support as directed by the Randolph Air Force Base Civil Engineer Control Center for exercises and crisis situations.

- The Contractor shall provide monthly meter reading reports IAW Paragraph J19.6, and that meet the following requirements:
 - Randolph Energy Manager—Meter books with monthly consumption and demand (if applicable) meter readings shall be kept. Meter books shall also include building and meter number. Also need total monthly consumption, rate schedule, points of contact for meter questions, procedure for converting meter reads into consumption (including multipliers) and copy of contract and changes to it.
 - Utility Resources Coordinator – Monthly voucher and/or billing statement with meter consumption and charges of each meter are needed to certify payment to DFAS-SA. A listing of all meters and building numbers is needed to consolidate consumption and charges for monthly consolidating reports to each customer. The voucher/bill should reflect meter reads, service dates, calculation of payment, multiplier, demand (kW), peak charges and any special/specific charges accrued for the month.

J20.4 Current Service Arrangement

Randolph AFB currently purchases natural gas from PG&E-Reata. The Air Force however, may enter into agreements in the future to purchase natural gas from other wholesalers.

Current peak natural gas usage at Randolph AFB Base is approximately 35,400 thousand cubic feet (MCF) per month.

J20.5 Secondary Metering

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

J20.5.1 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 once a month for all secondary meters IAW Paragraph C.3 and J20.6 below.

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System, Randolph AFB

Building	Building Description	Meter No.
11		S/N 760922
20	Petrol OPS	008510
28		3623824
58	COMBS	ws6490802
70	Gymnasium	S/N ?
70		199580
71	Gymnasium	YS 64513

Building	Building Description	Meter No.
100	Base Pers	Y55538
111	VOQ	Z28770
121	VOQ	ZS 294121
146		5E6-4569892
152	TLF	458476
153		5502578
154	TLF	458475
155	TLF	458477
172	VEH OPS	-48
200	new meter 6/99 7493324	
200		-523
200		-671
201	new meter	7378694
202	EXCH	7378693
216	HQ GRP	6875139
220		-693
290	TENNIS CT	-154
386A		549460
386B		549459
395	AIR CON PLNT	6872691
399		3946
468	EXCH, SNK	-168
499A		-399
499B		-256
499C		-396
500	Ofcr Club	-398
575	HQ Wing	YS64509
584	Old Library	9412
585	New Youth Center	3498420
598	New Library	-542
663		S 6046246
734	Old Youth Center	#7378092
738	Flt Trng	11463
747	new meter 6/99 7143167	7143167
743	Fly Trng	51630849
860	DH, AMN	-388
860		-71
860		187438
870	Bowl Cntr	-576
870		WS 216989
901		-261
902		W 191259
977	Dorm	2409884
977		Y64342
1006		SS 6056885
1038	Bxter	6022956
1039		3703338
1040	AF Clinic	5000

Building	Building Description	Meter No.
1058	heavy repair	7143258
1070	Service Stat	-998
1071	new meter 6/99 7378692	
1072	Child Care	199172
1073		6146612
1073	Exch, Store	-873
1075	Commissary	-538
3		YS 64507
4		YS 64457
5	Marina	YS 64491
6		925566
7	Maint Bldg	YS 64510
7	New meter 09/99	YS7249652
8	MWR	87037
8		WS 21605
11	NCO	291648
11		668879
12	Fly Trng	1549
13	HQ COM	W 191252
13		104575
16		2430399
22		2266268
28		3623824
41	HG, Maint	V 25590
44	Maint Dock	Y55540
48		YS 64514
61		154
62	12 CES FAC	Y5541
63	Base Supply	5204
64	Flying Training	Y55543
70	Gymnasium	3815784
70		199580
72		YS 64508
73		YS 64512
74	Tng Aid Shp	V28111
75	HG MAINT	YS 64515
76		5219
102	Chapel	902215
102		ZS ?
103		ZS 294448
110	VOQ	5205
112	TLF	5249
120	VOQ	5254
144	FAM HSG	W119549
148	AFOSI	WS 217381
148		569242
161	VOQ	W191260
162	VOQ	W191258

Building	Building Description	Meter No.
205	AFOSI OF	716360
208	EDU CTR	Y55544
224		S6056717
230	ACFT CDR	-535
230		S 64672
241	SHOP ACFT	S6051397
		6051395
		Y191253
300		
316		
332		
339		
356		
413		N/A
429		N/A
472A		549464
472B		549463
472B		788335
491		6050497
526		N/A
546		N/A
571		N/A
581		N/A
597A		549465
597B		549466
606		N/A
613		N/A
616		N/A
628		N/A
655		N/A
661		104577
671		W191257
675		Y55539
684	Fam Sup Ctr	3952409
692A		549470
692B		549469
693		YS64511
705A		549467
705B		549468
740	Comm Fac	W191254
826A		549462
826B		549461
861	Dorm	-426
862	Dorm	-558
863	Dorm	-986
891	CE Storage	56056684
892	AC Plt Bdg	-606
900		W 191255

Building	Building Description	Meter No.
901		
902		
903		Y55534
905		6046247
905		5005435
907		Y55536
975	Chapel	104574
990		
991	AC Plt Bld	Y55545
2041		?
2041		?
2105		?
2105		?

J20.5.2 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 J20.6 below.

TABLE 6
 New Secondary Meters
Natural Gas Distribution System, Randolph AFB

Meter Location	Meter Description
B 220 Post Office	Natural Gas Meter (cubic ft or kcf)
B 220 Defense Printing	Natural Gas Meter (cubic ft or kcf)
B 663 Naval Personnel	Natural Gas Meter (cubic ft or kcf)
B 663 Defense Personnel	Natural Gas Meter (cubic ft or kcf)
B 237 BX Administration	Natural Gas Meter (cubic ft or kcf)
B 499 Barber Shop	
B 895	

Meters for all of Military Family Housing (MFH) to allow for tracking consumption and billing of MFH as a group.

J20.6 Submittals

The Contractor shall provide the Government 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:

Name:
Address:
Phone number:

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 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:

Name: Randolph Energy Manager

Address:

Phone number:

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:

Name: Randolph Energy Manager

Address:

Phone number:

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. The Contracting Officer will determine the frequency of the report based on Government requirements. System efficiency reports shall be submitted to:

Name: Randolph Energy Manager

Address:

Phone number:

J20.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented by the Government for conservation purposes.

- Housing air conditioner controllers and HVAC maintenance
- Thermal storage system and variable volume pumping for B 991 central air conditioning plant.

J20.8 Service Area

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

J20.9 Off-Installation Sites

No off-installation sites are included in the sale of the Randolph AFB natural gas distribution system.

J20.10 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, Randolph AFB

Location	Description
	The Government does not require any connection or disconnections during the transition period.

J20.11 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 Randolph AFB natural gas distribution system. If the natural gas distribution 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 recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Natural Gas Distribution System, Randolph AFB

Project Identifier/Location	Project Description
	The Government has not identified any deficiencies with this system.