

# SKY HARBOR IAP (ANG), PHOENIX, AZ Natural Gas Distribution System

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# **J2 Sky Harbor IAP (ANG), Phoenix, AZ Natural Gas Distribution System**

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## **J2.1 Sky Harbor IAP (ANG), Phoenix, AZ Overview**

Sky Harbor International Airport is located in Maricopa County in central Arizona, approximately 120 miles northwest of Tucson and 10 miles southeast of Phoenix. Phoenix Sky Harbor International Airport is owned and operated by the City of Phoenix and is home to the 161st Air Refueling Wing. The base is located on the southern end of the airport on a 50 acre parcel with a total of 16 buildings; 2 administrative, and 14 industrial, amounting to approximately 236,000 square feet. Day-to-day activities are managed by a force of 287 full-time personnel. One weekend per month this population swells to more than 879 members during military training assemblies. The base has no residential or transient housing facilities. The mission of the 161<sup>st</sup> Air Refueling Wing is to train, equip, and maintain units and individuals to meet worldwide requirements for federal day-to-day and mobilization missions and state emergencies.

## **J2.2 Natural Gas Distribution System Description**

### **J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory**

The Sky Harbor IAP (ANG), Phoenix, AZ 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:

- The air sparging system near Building 21 is equipped with a separate natural gas line supplied directly from off base for environmental remediation. The line is owned and maintained by Southwest Gas Company.

#### **J2.2.1.1 Description**

The Sky Harbor IAP (ANG) natural gas distribution system was constructed in 1999. It enters the base at a single point via a 4-inch line. Natural gas is supplied and distributed at 5 psig. The system is a dead end configuration and consists of approximately 2,400 LF of pipe buried at an average depth of 2.5 feet. There are 9 PE ball valves, 7 regulators, and 7 meters. There are no odorizers, cathodic

protection systems, compressed natural gas systems, or propane air systems on base. Base personnel indicate the system capacity is adequate to meet current and future demands.

### J2.2.1.2 Inventory

**Table 1** provides a general listing of the major natural gas distribution system fixed assets for the Sky Harbor IAP (ANG), Phoenix, AZ natural gas distribution system included in the sale.

**TABLE 1**  
Fixed Inventory  
Natural Gas Distribution System Sky Harbor IAP (ANG), Phoenix, AZ

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
<b>PE Gas Pipe, HDP (with tracer wire)</b>				
	1.25	593	LF	1999
	2	529	LF	1999
	4	1237	LF	1999
<b>PE Ball Valves</b>				
	1.25	4	EA	1999
	2	4	EA	1999
	4	1	EA	1999
<b>Large Regulators (see J2.5.1 for description)</b>	Large	7	EA	1999
<b>Large Meters (see J2.5.1 for description)</b>	Large	7	EA	1999

Notes:  
PE = Polyethylene  
LF = Linear Feet  
EA = Each  
in = Inches

### J2.2.2 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 Sky Harbor IAP (ANG), Phoenix, AZ

Qty	Item	Make/Model	Description	Remarks
	None			

**TABLE 3**

Specialized Vehicles and Tools

Natural Gas Distribution System Sky Harbor IAP (ANG), Phoenix, AZ

Description	Quantity	Location	Maker
			None

### J2.2.3 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 Sky Harbor IAP (ANG), Phoenix, AZ

Qty	Item	Description	Remarks
	Construction Drawings	Drawings were prepared by Rust Engineering for the City of Phoenix, AZ, Title "AZ Air National Guard Base Relocation" dated April 90, Nov 96.	These drawings are not available in AUTOCAD

## J2.3 Specific Service Requirements

The service requirements for the Sky Harbor IAP (ANG), Phoenix, AZ natural gas distribution system are as defined in the Section C *Description/Specifications/Work Statement*.

## J2.4 Current Service Arrangement

- Provider Name: Southwest Gas Company
- Total 1999 usage: 28,617 therms or 2.86Mcf
- Average Monthly Usage: 2,385 therms or .2385 Mcf
- Maximum Monthly Use: 6,819 therms (Nov) or .6819 Mcf
- Minimum Monthly Use: 540 therms (Aug) or .054 Mcf

## J2.5 Secondary Metering

### J2.5.1 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 J2.6 below.

**TABLE 5**

Existing Secondary Meters

Natural Gas Distribution System Sky Harbor IAP (ANG), Phoenix, AZ

Meter Location	Meter Description
Bldg 6	Equimeter model 750, 1600 cfh @ 2" water column w.c., 750 cfh @ 0.5" w.c.
Bldg 15	Equimeter model 750, 1600 cfh @ 2" w.c., 750 cfh @ 0.5" w.c.
Bldg 21	Equimeter 50000 cfh @ 2" w.c., 2500 cfh @ 0.5" w.c.
Bldg 20	Equimeter model 750, 1600 cfh @ 2" w.c., 750 cfh @ 0.5" w.c.
Bldg 26	Pulsmatic 1600 cfh @ 2" w.c., 800 cfh @ 0.5" w.c. (located in a controlled area)
Bldg 40	Equimeter, 1600 cfh @ 2" w.c., 800cfh @ 0.5" w.c.
Bldg 10	Equimeter model 750, 1600 cfh @ 2" w.c., 750 cfh @ 0.5" w.c.

### J2.5.2 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 J2.6 below.

**TABLE 6**

New Secondary Meters

Natural Gas Distribution System Sky Harbor IAP (ANG), Phoenix, AZ

Meter Location	Meter Description
None	

## J2.6 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 25<sup>th</sup> 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 25<sup>th</sup> 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 15<sup>th</sup> 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 25<sup>th</sup> of each month for the previous month. System efficiency reports shall be submitted to the person identified at time of contract award.

## **J2.7 Energy Saving Projects**

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

## **J2.8 Service Area**

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

## **J2.9 Off-Installation Sites**

No off-installation sites are included in the sale of the Sky Harbor IAP (ANG), Phoenix, AZ natural gas distribution system.

## **J2.10 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 Sky Harbor IAP (ANG), Phoenix, AZ

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Location	Description
None	

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## **J2.11 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 Sky Harbor IAP (ANG), Phoenix, AZ 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 Sky Harbor IAP (ANG), Phoenix, AZ

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Project Location	Project Description
None	

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