

## Attachment J02

# Fort Leavenworth Natural Gas Distribution System

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# **J02 Fort Leavenworth Natural Gas Distribution System**

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## **J02.1 Fort Leavenworth Overview**

Fort Leavenworth is home to the U.S. Army’s Command and General Staff College, the U.S. Army Combined Arms Command, and the U.S. Disciplinary Barracks. Founded in 1827 by Col. Henry Leavenworth for whom it is named, Fort Leavenworth has been witness to much of the history of the American West. The Post is situated approximately 35 miles northwest of Kansas City, Missouri. Fort Leavenworth is a completely self-contained military post. It has 1,586 units of family housing and twelve guesthouse units. The Post has three elementary schools and one junior high school as well as daycare and preschool programs. There is a twenty-five-bed hospital, an eighteen-hole golf course, swimming pools and many other sports and shopping venues on the Post.

## **J02.2 Natural Gas Distribution System Description**

The Fort Leavenworth natural gas system consists of all appurtenances physically connected to the system from the point at which the natural gas enters the system and/or where the Government ownership currently starts, to the point of demarcation defined by the real estate instruments. Generally, the point of demarcation will be the building footprint. The system may include, but is not limited to valves, regulators and the distribution lines including service laterals. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the distribution system. The inventory is assumed to be approximately 90 percent complete. The Offeror shall base the proposal on site inspections, information in the bidder’s library, other pertinent information, and to a lesser degree the following description. Under no circumstances shall the successful Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

### **J02.2.1 Natural Gas System Fixed Equipment Inventory**

The natural gas system at Fort Leavenworth consists of a distribution system within the Installation area. The natural gas is purchased from and delivered by Mountain Iron and Supply Company.

The natural gas distribution has undergone significant upgrades in recent years; the system was installed between 1990 and 1993. It consists of approximately 198,200 feet of gas piping varying from less than 2 inches to 16 inches in diameter. Within the distribution system are about 864 service connections, 233 valves and boxes, and 26 meters and regulators. The Post’s gas system is fed from the main transmission pipes that pass through the Post.

**J02.2.1.2 Inventory**

**Table 1** provides a general listing of the major collection system fixed assets for the Fort Leavenworth natural gas distribution system included in the purchase. The system will be sold in a “as is, where is” condition without any warranty, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

Table 1  
Fixed Inventory  
Natural Gas Distribution System – Fort Leavenworth

Item	Size	Quantity	Unit	Approximate Year of Construction
Pipe	<2"	56,440	Linear Feet	1990 & 1993
	2"	70,255	Linear Feet	1990 & 1993
	3"	29,955	Linear Feet	1990 & 1993
	4"	18,870	Linear Feet	1990 & 1993
	5"	1,470	Linear Feet	1990 & 1993
	6"	12,090	Linear Feet	1990 & 1993
	12"	6,735	Linear Feet	1990 & 1993
	16"	2,385	Linear Feet	1990 & 1993
Main Valve & Box		233	Each	1990 & 1993
Main Meter / Regulator		26		
Building Services		864	Each	1990 & 1993

**J02.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools Inventory**

**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 and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

Table 2  
Spare parts  
Natural Gas Distribution System – Fort Leavenworth

Qty	Item	Make/Model	Description	Remarks
	None Identified			

**Table 3**  
Specialized Equipment and Vehicles  
Natural Gas Distribution System – Fort Leavenworth

Description	Quantity	Location	Maker
None Identified			

## J02.2.3 Natural Gas System Manuals, Drawings, and Records Inventory

**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 – Fort Leavenworth

Qty	Item	Description	Remarks
	Natural Gas Distribution System	Base natural gas distribution and layout	May not have all drawings available

## J02.3 Current Service Arrangement

The Army-owned natural gas distribution system at Fort Leavenworth purchases its supply from Mountain Iron and Supply. Arrangement for supply of natural gas is not included in the scope of privatization.

## J02.4 Secondary Metering

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

### J02.4.1 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 C.3 and J01.5 below.

**Table 5**  
Existing Secondary Meters  
Natural Gas Distribution System – Fort Leavenworth

Meter Location	Meter Description
None Identified	

## J02.4.2 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 Clause C.13, Operational Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3 and J02.5 below.

Table 6  
New Secondary Meters  
Natural Gas Distribution System – Fort Leavenworth

Meter Location	Meter Description
None Identified	

## J02.5 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following: 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 Contracting Officer’s designee. (This information will be provided upon award)

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 25<sup>th</sup> of each month for the previous month. Outage reports shall be submitted to the Contracting Officer's designee. (This information will be provided upon award)

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 Contracting Officer's designee. (This information will be provided upon award)

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 Contracting Officer's designee. (This information will be provided upon award)

## J02.6 Energy Savings and Conservation Projects

IAW C.3, Utility Service Requirement. The following projects have been implemented by the Government for energy conservation purposes:

- None

## J02.7 Service Area

IAW Clause C.4, Service Area. The service area is defined as all areas within the Fort Leavenworth boundaries.

## J02.8 Off-Installation Sites

There are no off-installation sites associated with this scope.

## J02.9 Specific Transition Requirements

IAW Clause C.13, Operational Transition Plan. **Table 6** lists service connections and disconnections required upon transfer, and **Table 7** lists the improvement projects required upon transfer of the Carlisle Barracks natural gas distribution system.

Table 6  
Service Connections and Disconnections  
Natural Gas Distribution System – Fort Leavenworth

Location	Description
None Identified	

Table 7  
System Improvement Projects  
Natural Gas Distribution System – Fort Leavenworth

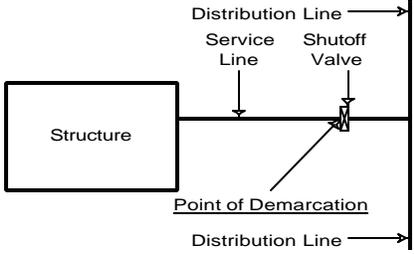
Project Location	Project Description
None Identified	

## J02.10 Natural Gas Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee to the building owner. The table below identifies the type of service and general location of the point of demarcation with respect to the building served.

Table 8  
Points of Demarcation  
Natural Gas Distribution System – Fort Leavenworth

Point of Demarcation	Applicable Scenario	Sketch
The point of demarcation is the down stream side of the natural gas meter.	Natural gas service to the building is metered.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Distribution Line' runs from left to right. A vertical line labeled 'Service Line' connects the 'Structure' to the 'Distribution Line'. A 'Meter' is shown as a small square with a vertical line through it, located on the 'Service Line' between the 'Structure' and the 'Distribution Line'. An arrow points to the right side of the meter, labeled 'Point of Demarcation'. The 'Distribution Line' continues to the right, ending in an arrowhead.</p>
The point of demarcation is the down stream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Distribution Line' runs from left to right. A vertical line labeled 'Service Line' connects the 'Structure' to the 'Distribution Line'. A 'Pressure Regulator' is shown as a circle with a vertical line through it, located on the 'Service Line' between the 'Structure' and the 'Distribution Line'. An arrow points to the right side of the pressure regulator, labeled 'Point of Demarcation'. The 'Distribution Line' continues to the right, ending in an arrowhead.</p>
Point of demarcation is the down stream side of the closest apparatus to the exterior of the facility	More than one apparatus is connected to the service line feeding the facility.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Distribution Line' runs from left to right. A vertical line labeled 'Service Line' connects the 'Structure' to the 'Distribution Line'. Both a 'Meter' (square with vertical line) and a 'Pressure Regulator' (circle with vertical line) are located on the 'Service Line' between the 'Structure' and the 'Distribution Line'. An arrow points to the right side of the meter, labeled 'Point of Demarcation'. The 'Distribution Line' continues to the right, ending in an arrowhead.</p>

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the closest shutoff valve to the exterior of the building.	No meter or regulator exists at the facility.	

## J02.10.1 Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

Table 9  
Unique Points of Demarcation  
Natural Gas Distribution System – Fort Leavenworth

<b>Building No.</b>	<b>Point of Demarcation Description</b>
None	None

## J02.11 Plants

The following table lists the plants to be transferred as part of the privatization effort.

Table 10  
Natural Gas Plants  
Natural Gas Distribution System – Fort Leavenworth

<b>Description</b>	<b>Facility Number</b>	<b>State Coordinates</b>	<b>Other Information</b>
None			