

ATTACHMENT J2

Dobbins ARB Natural Gas Distribution System

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J2 Dobbins ARB Natural Gas Distribution System

J2.1 Dobbins ARB Overview

Dobbins ARB is located in northern Georgia between the cities of Marietta and Smyrna, approximately 16 miles northwest of downtown Atlanta. The U.S. Government purchased the original acreage for the base in 1943. During normal work weeks, the personnel strength of the 94th Airlift Wing at Dobbins totals approximately 200 Air Force Reserve technicians and 300 federal civil service employees. During Unit Training Assembly weekends, the number of on-base personnel swells, as more than 1,500 reservists from Georgia, Alabama, Tennessee and the Carolinas, who are assigned to the 94th Airlift Wing, travel to Dobbins ARB to complete their training requirements and duties.

Collocated with Dobbins ARB are the Naval Air Station, Atlanta, located on 181 acres southwest of the base, and Air Force Plant No. 6, an aircraft manufacturing plant located north of the base which is leased and operated by Lockheed-Martin Aeronautical Systems Corporation.

Size of the Base:	
Dobbins ARB	1,666 Acres
Total Acreage	1,666 Acres

Dobbins ARB occupies 1,666 acres and has 142,393 linear feet of roadways. According to the 1998 real property records, the base owns, operates, and maintains approximately 260 facilities and 97 buildings. The 97 buildings occupy 960,923 square feet. There are 5 MFH buildings, however these are currently unoccupied.

Location	Commercial/Industrial Facilities	Family Housing Units
Dobbins ARB	260	5

History

The installation's original 2,843-acre tract was acquired by the U.S. Government in 1943 for use by Bell Aircraft Corporation as a B-29 "Super Fortress" assembly site. The resultant airfield, temporarily known as Rickenbacker Field, was maintained by an Army Air Force caretaker detachment after Bell's operation ended in 1947. In 1951, the base was renamed Dobbins Air Force Base and in 1959 Naval Air Station Atlanta was commissioned on the same base.

Current Mission

Both the peacetime and wartime missions of the 94th Airlift Wing are global in scope. If mobilized during wartime, 94th Airlift Wing comes under control of the Air Combat

Command (ACC), where it would provide the combat delivery portion of ACC's airlift mission within a theater or forward area of operations.

For its peacetime mission, the 94th Airlift Wing is tasked with recruiting, organizing and training Air Force Reservists to prepare them for mobilization, and active duty in time of war, national emergency or when required to maintain national security.

Mission Statement

The mission of the 94th Airlift Wing is to maintain operational readiness for the airlift of personnel, supplies and equipment into prepared or unprepared areas by landing or airdrop.

Educational Facilities

N/A

Future Changes

The future Military Construction Program (MCP) at Dobbins ARB results only in minor load growth. The following table outlines future projects at the base. There are no projects planned at this time for the natural gas system.

PROJECT NUMBER	PROJECT DESCRIPTION
FGWB940052	New Transportation Proficiency Center
FGWB019001	New Visiting Airmen Quarters

Future Growth Plans

The proposed new construction projects going from the first quarter of 1999 through the year 2008 include the following:

- Transportation Proficiency Center
- Airmen's Quarters

The main gas distribution lines on the base have sufficient excess capacity to handle the projected increase. Tie-ins will have to be made to the distribution mains in order to run gas service to the new buildings.

J2.2 Natural Gas Distribution System Description

J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Dobbins ARB 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 or sales price adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the natural gas distribution system privatization are:

- None.

J2.2.1.1 Description

Natural gas is currently supplied to Dobbins Air Reserve Base by Atlanta Gas Light Company (AGLC). AGLC mains are extended to five metering and regulator stations on the base where the pressure is regulated down to approximately 5 psi for distribution. Three of these meter/regulator stations are located in a separately fenced enclosure, north of the main entrance gate from Cobb Parkway. The fourth meter/regulator station is located in a fenced enclosure, south of the main entrance gate, east of Building 840. The fifth and newest meter/regulator station is located on the southeastern side of the Base, south of the main runway and adjacent to Patrol Road.

The three stations located to the north of the main gate, respectively serve the following facilities:

- A 6-inch interruptible service main provides gas to the main base central heating plant (Building 728) and to the adjacent buildings 729, 731, 732 and 807. The central plant generates steam, which is distributed underground to approximately 14 facilities in the near vicinity of the plant where it is utilized for building and domestic hot water heating. The plant includes four boilers; each equipped with burners capable of firing with natural gas or No.2 fuel oil. Total plant capacity is approximately 2.65 million BTUH. Fuel oil storage for the plant includes two, above-ground, vaulted 25,000 gallon storage tanks, installed in 1995.
- A 4-inch non-interruptible service main runs to the west, following the north fence line. From this main, a valved 4-inch branch line is extended north, under South Cobb Drive, to the base gym, Building 486. This 4-inch branch line was recently extended in a northwest direction toward Building 401. Immediately south of B-401, the branch again

splits with a 1 ½-inch line serving B-401 and a 3-inch line extended toward the north where it is split to form a 2-inch loop serving the VOQ's 451, 452, 453, 454, and 455. Beyond the branch line to the gym, the 4-inch main proceeds west, located on the north side of and paralleling Atlantic Avenue. Branch lines from this main serve Buildings 700, 701, 745, 746, the Navy Clinic (B-550), and the Flight Simulator Building (B-600). The 4-inch main continues west until it further splits into two, 2-inch lines. One line generally follows Industrial Drive where it serves Buildings 516 and 501; the other continuing along Atlantic Avenue where it serves the BX (B-530), the Georgia Army National Guard Buildings 554 and 555, and finally, Building 531.

- A 2-inch non-interruptible main serves the dormitory Buildings 800, 801 and 802; the consolidated open mess, Building 805; and the dining hall, Building 813.

As noted above, a single metering/regulator station is located to the south of the main gate. According to information provided, a 2-inch non-interruptible main from this station serves the following buildings:

- Buildings 829, 831, 838, 904, 920, 922, 945, 910, 931 and 965.

Through a new 6-inch main, the new metering station on the southeast side of the base serves Buildings 1011, 1012, and 1013 in the U.S. Army area.

In addition to the AGLC meters noted above, sub-meters have been installed on the gas lines for the following facilities: Building 530 (Base Exchange), Building 805 (Club), Building 922 (Headquarters), Building 486 (Gymnasium) and Building 838 (Georgia Air Guard).

J2.2.1.2 Inventory

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

TABLE 1
 Fixed Inventory
 Natural Gas Utility System, Dobbins ARB

Component Item	Size (Inches)	Quantity	Unit of Measure	Material Type	Approximate Year of Installation
Valves, Gas Cocks	0.5	5	EA	Brass	1998
Valves, Gas Cocks	1	1	EA	Brass	1998
Valves, Gas Cocks	1.25	6	EA	Brass	1973
	1.25	3	EA	Brass	1990
	1.25	2	EA	Brass	1993
	1.25	1	EA	Brass	1994
	1.25	1	EA	Brass	1995
Valves, Gas Cocks	2	3	EA	Brass	1943
	2	2	EA	Brass	1950
	2	6	EA	Brass	1955
	2	3	EA	Brass	1959
	2	1	EA	Brass	1970
	2	1	EA	Brass	1977
	2	1	EA	Brass	1990
	2	1	EA	Brass	1986
Valves	1.25	2	EA	Steel	1998
Valves	1.5	1	EA	Steel	1959
Valves	2	8	EA	Steel	1998
Valves	3	1	EA	Steel	1943
	3	1	EA	Steel	1972
Valves	4	4	EA	Steel	1990
	4	1	EA	Steel	1998

Valves		6	1	EA	Steel	1998
Piping		0.5	150	LF	Steel	1998
Piping		1	45	LF	Steel	1998
Piping		1.25	550	LF	Steel	1955
		1.25	180	LF	PE	1980
		1.25	100	LF	PE	1983
Piping		1.5	80	LF	Steel	1943
		1.5	180	LF	Steel	1973
		1.5	430	LF	Steel	1994
Piping		2	440	LF	Steel	1950
		2	260	LF	Steel	1955
		2	180	LF	Steel	1959
		2	690	LF	Steel	1970
		2	400	LF	Steel	1973
		2	1,410	LF	Steel	1977
		2	250	LF	Steel	1979
		2	220	LF	PE	1983
		2	120	LF	PE	1997
		2	2,715	LF	PE	1998
Piping		3	410	LF	Steel	1943
		3	120	LF	Steel	1972
		3	170	LF	PE	1980
		3	650	LF	PE	1998
Piping		4	580	LF	Steel	1943
		4	2,340	LF	PE	1990
		4	850	LF	Steel	1998
		4	50	LF	PE	1998
Piping		6	31	LF	Steel	1954
		6	1,900	LF	PE	1998

Piping		8	950	LF	Steel	1954
Regulators		0.5	5	EA		1998
Regulators		1	1	EA		1998
Regulators		1.25	4	EA		1973
		1.25	3	EA		1980
		1.25	2	EA		1993
		1.25	1	EA		1994
Regulators		2	3	EA		1943
		2	1	EA		1950
		2	6	EA		1955
		2	3	EA		1959
		2	1	EA		1970
		2	1	EA		1977
		2	1	EA		1980
		2	1	EA		1986
		2	5	EA		1998
Regulators		8	1	EA		1954
Gas Meters		1.25	1	EA		1985
		1.25	1	EA		1992
		1.25	1	EA		1993
Gas Meters		2	2	EA		1959
		2	2	EA		1985
Gas Meters		4	1	EA		1959
Gas Meters		6	1	EA		1959

Legend:
EA – Each
LF – Linear Feet
PE – Polyethylene

Notes:
1. Drawings furnished by Dobbins ARB do not always indicate material type. Some material types have been assumed and may not necessarily reflect the actual material in place.

J2.2.2 Natural Gas 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 System, Dobbins ARB

Qty	Item	Make/Model	Description	Remarks
	None			

TABLE 3
Specialized Vehicles and Tools
Natural Gas System, Dobbins ARB

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 System, Dobbins ARB

Qty	Item	Description	Remarks
	None		

J2.3 Specific Service Requirements

The service requirements and standards for the Dobbins ARB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*, and Section H, *Special Contract Provisions*. The following requirements are specific to the Dobbins ARB natural gas distribution system and are in addition to those found in Sections C or H. If there is a conflict between requirements described below and Sections C or H, the requirements listed below take precedence over those found in Sections C or H.

J2.3.1 THREAT Compliance

The Contractor must comply with all THREAT conditions that may exist prior to arrival or arise while on base. The Contractor is advised that THREAT conditions can vary daily at Dobbins ARB. The Contractor is further advised that THREAT conditions may cause delays in access.

J2.4 Current Service Arrangement

Natural gas is currently supplied to Dobbins Air Reserve Base by Atlanta Gas Light Company (AGLC). AGLC mains are extended to five metering and regulator stations on the base where the pressure is regulated down to approximately 5 psi for distribution. Three of these meter/regulator stations are located in a separately fenced enclosure, north of the main entrance gate from Cobb Parkway. The fourth meter/regulator station is located in a fenced enclosure, south of the main entrance gate, east of Building 840. The fifth and newest meter/regulator station is located on the southeastern side of the Base, south of the main runway and adjacent to Patrol Road.

Records for natural gas usage were supplied by the base for the periods of January through December 1997 and January through December 1998.

	1997	1998
Annual Usage	30,856 MCF	39,166 MCF
Monthly Average Usage	2,571 MCF	3,264 MCF
Peak Monthly Usage	8,676 MCF (DEC.)	8,149 MCF (JAN)
Average Daily Usage	84.6 MCF	107.3 MCF
Average Flow Rate	3,525 cubic feet/hr.	4,471 cubic feet/hr.
Estimated Peak Daily Usage	279.9 MCF	262.9 MCF

According to the General Plan for Dobbins Air Reserve Base dated April 1996, the peak monthly usage up until that time was 6,055 MCF, which occurred in December 1994.

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 System, Dobbins ARB

Utility System	Meter Number	Facility ID	Facility Name/Description
Gas			Main Meter
Gas		486	Gymnasium
Gas		530	Base Exchange
Gas		806	Club
Gas		838	Georgia Air Guard Front
Gas		838	Georgia Air Guard Rear
Gas		922	Headquarters

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 System, Dobbins ARB

Meter Location	Meter Description
None	

J2.6 Monthly Submittals

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

“User Note: Include any other submittals that may be required on a monthly basis. Annual submittals are required by the SOW and do not need to be mentioned here. Example of other reports may include reports for leak detection and maintenance, etc.”

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: 94 SPTG/CEOC
Address: 1392 Second Street, Bldg 827
Dobbins ARB, GA 30069-4823
Phone number: 770-919-5650

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:

Name: 94 SPTG/CEOC
Address: 1392 Second Street, Bldg 827
Dobbins ARB, GA 30069-4823
Phone number 770-919-5650

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: 94 SPTG/CEOC
Address: 1392 Second Street, Bldg 827
Dobbins ARB, GA 30069-4823
Phone number: 770-919-5650

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:

Name: 94 SPTG/CEOC
Address: 1392 Second Street, Bldg 827
Dobbins ARB, GA 30069-4823
Phone number: 770-919-5650

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 Dobbins ARB boundaries.

J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the Dobbins ARB 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 System, Dobbins ARB

Location	Description
None	

J2.11 Government Recognized System Deficiencies

Table 8 provides a listing of the system improvements that the Government has planned. The Government recognizes that these improvement projects are representing current deficiencies associated with the Dobbins ARB 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 Renewal and Replacement Plan process and will be recovered through Schedule L3. Renewal and Replacement projects will be covered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Natural Gas System, Dobbins ARB

Project Location	Project Description
None	

