ATTACHMENT J05

U.S. Army Fort Lee Natural Gas Distribution System

Table of Contents

List of Tables

J05 U.S. Army Fort Lee Natural Gas Distribution System

J05.1 U.S. Army Fort Lee Overview

Fort Lee is a U.S. Army Installation located just three miles from the City of Petersburg in Virginia, just off Interstate 95. Named in honor of General Robert E. Lee, the Installation was started in July 1917. At that time it was named Camp Lee and was used as a mobilization and division training center. It was closed after World War I, but reopened in 1940 and the U.S. Army Quartermaster Center began quartermaster training operations there in 1941. In 1950, the Post was given permanent status and official recognition and designated Fort Lee. Later, Fort Lee was named US Army Combined Arms Support Command & Ft Lee (USACASCOM & FL.)

The installation serves a population of 3019 active duty 4482 family members; 145 Reserve; 5837 civilians. The installation housing consists of 348 officer family units; 972 enlisted family units; 44 unaccompanied officer units; 7 unaccompanied enlisted units. The Temporary lodging consists of 18 distinguished visitors units; 506 visiting officer units; 328 visiting enlisted units; 47 guest house units.

USACASCOM & FL is a Major Subordinate Command of TRADOC. CASCOM provides proponency for 40 percent of the Army force structure through command and control of all Combat Service Support (CSS) branch schools.

Ft Lee trains all Quartermaster students and serves as Army, Reserve and Joint Service Trainer for other logistic training. Ft Lee has two primary mission elements; the Quartermaster Center and School and the Army Logistics Management College. Together they have an average load of 2,342 students and graduate over 22,192 soldiers and civilians a year.

The consolidation of CSS Training Developments and Combat Development within CASCOM makes Fort Lee not only the Center for Army Logistics, but also the focal point for all future logistics initiatives.

Major tenants include:

- Readiness Group Lee
- Army Information Systems Software Center Lee
- Defense Commissary Agency
- 49th Quartermaster Group

- Gerow Army Reserve Center

14.2 Natural Gas Distribution System Description

J05.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The U.S. Army Fort Lee gas distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Base, and/or 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, pipelines, valves, regulators, and meters. 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 Offeror shall base the proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description. Under no circumstances shall the Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

J05.2.1.1 Description

Fort Lee natural gas is supplied by the Columbia Gas of Virginia (CGV) and master metered. The gas system was installed with steel piping in the 1950s with major upgrades in 1969,1989, 1998, 1999 and 2000. Army civilians operate the entire gas system on Fort Lee. The system has been protected via cathodic protection and is subjected to a yearly gas leak survey.

J05.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas system fixed assets for the U.S. Army Fort Lee distribution system included in the purchase. The system will be sold in an “as is, where is” condition without any warrant, representation, or obligation on the part of the Government to make any alterations, repairs, or improvements. All ancillary equipment attached to and necessary for operating the system, though not specifically mentioned here in, is considered part of the purchased utility.

TABLE 1
Fixed Inventory
Gas Distribution System Inventory, U.S. Army Fort Lee

Item	Size	Quantity	Unit	Approximate Year of Construction
Pipe	<2”	31,280	LF	1969
	<2”	51,886	LF	1989
	<2”	13,340	LF	1998
	2”	25,140	LF	1969
	2”	18,450	LF	1989
	2”	3,645	LF	1998
	3”	6,260	LF	1969
	3”	6,320	LF	1989
	3”	2,660	LF	1998
	4”	8,080	LF	1969
	4”	17,910	LF	1989
	5”	655	LF	1989
	6”	11,870	LF	1969
	6”	4,865	LF	1989
	8”	7,260	LF	1969
	8”	4,705	LF	1989
	10”	14,745	LF	1969
Building Services		218	EA	1969
		641	EA	1989
Main Valves				
		223	EA	1969
		342	EA	1989
		10	EA	1998

In Line Meters	1	EA	1969
	1	EA	1989
	2	EA	1998
Main Mtr/Reg.	133	EA	1998

Notes:

LF = Linear Feet

EA = Each

J05.2.2 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 U.S. Army Fort Lee

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Equipment and Vehicles
Natural Gas Distribution System U.S. Army Fort Lee

Description	Quantity	Location	Maker
None Identified			

J05.2.3 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 U.S. Army Fort Lee

Qty	Item	Description	Remarks
32	Dwgs	Main, laterals and valves	1/100
1	Dwgs	Single line Main and valves.	1/500, 1/400

J05.3 Current Service Arrangement

The natural gas provider on U.S. Army Fort Lee main post is Columbia Gas of Virginia (CGV) and master metered.

J05.4 Secondary Metering

The Base requires secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility (to include calibration) for existing and future secondary meters IAW Paragraph C.3.

J05.4.1 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 H.5 and J32.5 below.

TABLE 5
Existing Secondary Meters
Gas Distribution System U.S. Army Fort Lee

Meter Location	Meter Description
See below	

SECONDARY GAS METER LIST

FAMILY HOUSING IS SERVED BY 3 AREA MASTER METERS: 22nd STREET, AMERICAN M. CO. APPROX 1400 UNITS FAMILY HOUSING EACH WITH GAS FURNACE AND GAS HOT WATER HTR. NEWER HOUSING UNITS HAVE INDIVIDUAL METERING.

BLDG	MISC. INFO.		
1109	METER AT REAR OF BOILER RM.		
1302	AMERICAN M.Co.	AL-425	
1407			
1600			
1605			
1650	AMERICAN M.Co.	AL-425	
BLDG	**MISC. INFO.**		
2300	AMERICAN M.Co.	AL-1400	
2414	AMERICAN M.Co.	AL-800	
2609			
3000			
3001			
3002	AMERICAN M. Co. AL-2300		
3003	ROCKWELL		
3004	EQUIMETER		
3005	AMERICAN METER CO. AL-1000.		
3024	EQUIMETER		
3102			
3108	EQUIMETER		
3118	EQUIMETER		
3127	EQUIMETER		
3206	EQUIMETER		
3325	PULSE EQUIPPED	EQUIMETER	
3327			
3620			
3650			
3700	EQUIMETER		
3701	EQUIMETER		
4002			
4200			
4200	ANNEX		
4210			
4225	ROMET LTD		
4229			
4300			
4309			
4320			
5000			
5000			
5000	CAFETERIA		
5218			
6008			
6022	EQUIMETER		
6220	EQUIMETER	SB	S-S1595046
6232	EQUIMETER	SB	S-S1594983

6235	EQUIMETER	SB	S-S1594984
6238	EQUIMETER	SB	S-S1594982
6241	EQUIMETER	SB	Y-S1630748
6242	EQUIMETER	SB	Y-S1630751
6243	EQUIMETER	SB	Y-S1630752
6244	EQUIMETER	SB	Y-S1630750
7118-C	MAIN S-6053517		
7118-C	BOILER SUBMETER		
7122-B	EQUIMETER		
7143			
8024			
8025			
8026			
8043	EQUIMETER		
8045			
8130	ROOTSMETER		
8131	ROOTSMETER		
8133	EQUIMETER		
8134	EQUIMETER		
8151	EQUIMETER		
8204			
8400	EQUIMETER		
8401	EQUIMETER		
BLDG	**MISC. INFO.**		
8519	EQUIMETER		
8520	EQUIMETER		
8521	EQUIMETER		
8522	EQUIMETER		
8525			
8526	EQUIMETER		
8536	SCHLUMBERGER	Model 675	T3526325
8537	AMERICAN M.Co.	AL-1400 93s5637851	
9000			
9001			
9003			
9009	EQUIMETER	2SB No. 3,000	Y-S1630747
9009	KITCHEN		
9009	FIREPLACE		
9024			
9025	ROCKWELL		
9025	ROCKWELL	W.WALL	
9025-A			
9025-A			
9028			
9030			
9035			
9040			
9056			
9204	EQUIMETER		
9205	EQUIMETER		
9300	EQUIMETER		
9304	EQUIMETER		
10600			
10605			
10610			
11025			

11109		
11200		
11300	AMERICAN M. CO	AL-2300
11430-A	ROCKWELL	
11430-B	NOT ON EMCS	
11503		
11504		
11540		
12010	EQUIMETER	
12400		
12401	AMERICAN M. Co.	AL-2300
12402	EQUIPMETER	
12402	ROCKWELL	
12500-A	MASTER BLR RM	326304-1
12500-C		
19000		

J05.4.2 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 Paragraph C.17, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3, H.5, and J31.5 below.

TABLE 6
New Secondary Meters
Gas Distribution System U.S. Army Fort Lee

Meter Location	Meter Description
None Identified	

J05.5 Submittals

In addition to the submittal requirements from Paragraph H.5, the Contractor shall provide the Government monthly submittals for:

1. Invoicing (IAW G.2) for the previous months' services. The Contractor's invoice shall be prepared in a format proposed by the Contractor and accepted by the Contracting Officer.
2. Monthly Outage Report for the previous month. The Contractor's monthly outage report shall be prepared in the format presented in Attachment 1.

3. Meter Reading Report in support of internal billings, energy usage management, and monitoring. The Contractor's monthly meter reading report shall be prepared in the format presented in Attachment 2.

4. System Efficiency Report. If, at any time during the contract, as 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.

J05.6 Energy Savings Projects

IAW C.3, Utility Service Requirement, the following projects have been implemented by the Government for managing and monitoring:

J05.7 Service Area

The service area(s) include all facilities that use natural gas located at U.S Army Fort Lee boundaries.

J05.8 Off-Installation Sites

None.

J05.9 Specific Transition Requirements

IAW Paragraph C.17, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer, and **Table 8** lists the improvement projects required upon transfer of the U.S Army Fort Lee natural gas distribution system.

TABLE 7
Service Connections and Disconnections
Natural Gas Distribution System U.S Army Fort Lee

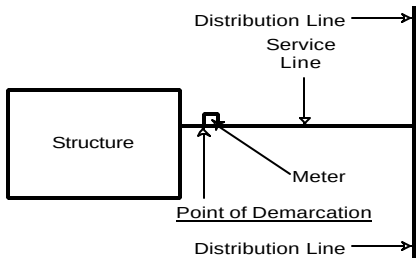
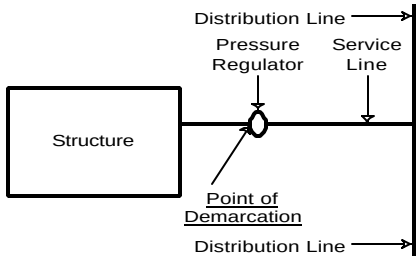
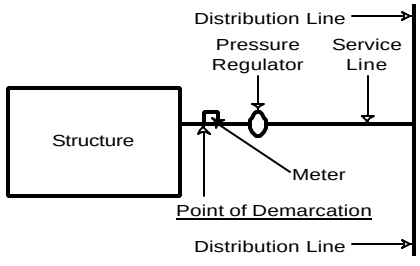
Location	Description
IAW Demolition and New Construction	Service Connections and Disconnections

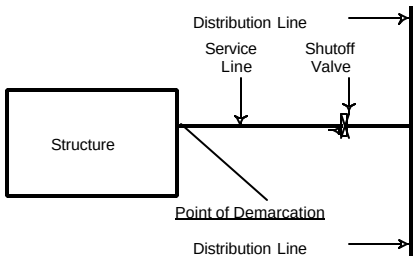
TABLE 8
System Improvement Projects
Natural Gas Distribution System U.S. Army Fort Lee

Project Location	Project Description
None Identified	

J05.10 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 for each scenario. During the operation and maintenance transition period, concurrence on specific demarcation points will be documented during the joint inventory of facilities.

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.	
The point of demarcation is the down stream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	
Point of demarcation is the down stream side of the closest apparatus to the exterior of the faciltiy	More than one apparatus is connected to the service line feeding the facility.	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is where the piping penetrates the building envelope.	No meter or regulator exists at the facility.	

Unique Points of Demarcation

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

Building No.	Point of Demarcation Description
None	