

ATTACHMENT J05

C.E. Kelly Support Facility Main Post Gas Distribution System

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J05 C.E. Kelly Support Facility Main Post Gas Distribution System

J05.1 C.E. Kelly Support Facility Overview

The mission of C.E. Kelly Support Facility is to provide logistical and engineering support to military facilities within a defined area of support. The host command is the U.S. Army Reserve Command. Major tenants include:

- 99th RSC
- Army and Air Force Exchange Service
- Commissary
- Federal Aviation Administration
- General Services Administration
- Training Support Battalion

The C.E. Kelly Support Facility consists of four (4) separate installations; these are: (1) Main Post, (2) Site 62, (3) Site 63, and (4) Neville Island. The Main Post is located approximately 12 miles Southwest of Pittsburgh, PA. The Main Post consists of approximately 118 acres. There are a total of 51 buildings, enclosing a combined 246, 876 square feet. Site 62 is also approximately 12 miles Southwest of Pittsburgh, PA, and 3 miles from the Main Post. Site 62 consists of approximately 13 acres. There are a total of 7 buildings, enclosing a combined 15, 517 square feet. Site 63 is approximately 14 miles Southwest of Pittsburgh, PA, and 5 miles from the Main Post. Site 63 consists of approximately 22 acres. There are a total of 14 buildings, enclosing a combined 24, 308 square feet. Neville Island is located approximately 6 miles West of Pittsburgh, PA, and 20 miles from the Main Post. Neville Island consists of approximately 15 acres. There are a total of 15 buildings, enclosing a combined 53, 560 square feet.

C.E. Kelly Support Facility has a total population of about 485 people, including military and civilians, with a combined payroll of about \$12 million per year.

There are no major capital improvement projects projected for the next 5 years.

J05.2 Gas Distribution System Description

J05.2.1 Gas Distribution System Fixed Equipment Inventory

The C.E. Kelly Support Facility Main Post 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/or Government ownership currently starts, to the point of demarcation. (See paragraph J05.12). The systems may include, but are 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 systems. 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 Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

J05.2.1.1 Description

Gas is supplied to the Main Post of C.E. Kelly Support Facility Main Post through one regulator station. Gas is used to meet space and water heating requirements on the Main Post, primarily in buildings. There are no Gas fired air conditioners or compressed gas (CNG) fueling stations on the Main Post.

The line running from the existing Equitable Gas Co. meter to the reducing station in the inactive Central Boiler Plant is the original steel line that was installed in the late 1950's. New polyethylene (PE) lines were run from the Central Boiler Plant location to the West side of the Main Post in 1986, and to the rest of the Main Post (excluding Building 14) in 1987. A new PE line was run to Building 14 in early 2000.

The distribution piping is a combination of steel and polyethylene, and the system operates at one pressure throughout the Main Post (30 pounds per square inch gauge—psig). Mains range from 1-1/2 to 6 inches in diameter, and service lines range from 1 to 1-1/4 inches. There is one gate-pressure-reducing (i.e., regulator) station. Some of the service risers are anodeless, and some are coated carbon steel pipe. These coated carbon steel risers do not have any cathodic protection. 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).

J05.2.1.2 Inventory

Table 1 provides a general listing of the major gas system fixed assets for the C.E. Kelly Support Facility Main Post gas 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, C.E. Kelly Support Facility Main Post

ITEM	SIZE (in)	QTY.	UNIT	APPROXIMATE YEAR OF CONSTRUCTION
Steel Gas Pipe	6"	150	LF	Note 1
Medium/High Density Polyethylene Piping	4"	1,870	LF	1986/87/2000
	3"	1,525	LF	1986/87
	2"	1,600	lf	1986/87/2000
Ball Valves	6"	6	ea	Note 1
	4"	5	ea	1986/87
	3"	4	ea	1986/87
	2"	15	ea	1986/87
Meters, primary		2	ea	Note 2
Meters, service		15	ea	Note 3
Regulators, primary		2	ea	Note 2
Regulators, service		15	ea	Note 3

Notes:

Note 1: Steel line and 6" ball valve date from approx. 1955; there are no records to indicate replacements or maintenance performed on them.

Note 2: Primary meters and regulators date from approx. 1955; there are no records to indicate replacements or maintenance performed on them.

Note 3: Service meters and regulators date from approx. 1986 there are no records to indicate replacements or maintenance performed on them.

ea = each

in. = inches

lf = linear feet

J05.2.2 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

Gas Distribution System C.E. Kelly Support Facility Main Post

Qty	Item	Make/Model	Description	Remarks
	None Identified			

TABLE 3

Specialized Equipment and Vehicles

Gas Distribution System C.E. Kelly Support Facility Main Post

Description	Quantity	Location	Maker
None Identified			

J05.2.3 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

Gas Distribution System C.E. Kelly Support Facility Main Post

Qty	Item	Description	Remarks
	None		

J05.3 Specific Service Requirements

The service requirements for the C.E. Kelly Support Facility Main Post Gas distribution system are as defined in Section C, *Description/Specifications/Work Statement*.

J05.4 Current Service Arrangement

Gas is supplied to the Main Post of C.E. Kelly Support Facility Main Post by Equitable Gas Company. The C.E. Kelly Support Facility Main Post currently has a peak gas demand of 7,396 thousand cubic feet (MCF) per month, and an annual consumption of 40,306 thousand cubic feet (MCF) per year.

J05.5 Secondary Metering

The Base 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 Paragraph C.3.

J05.5.1 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 J05.6 below.

TABLE 5

Existing Secondary Meters

Gas Distribution System C.E. Kelly Support Facility Main Post

Meter Location	Meter Description
None identified	

J05.5.2 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 Paragraph C.3 and J05.6 below.

TABLE 6

New Secondary Meters

Gas Distribution System C.E. Kelly Support Facility Main Post

Meter Location	Meter Description
None Identified	

J05.6 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 25th 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 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.
- Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified 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 the person identified at time of contract award.

J05.7 Energy Savings Projects

IAW C.3, Requirements, the following projects have been implemented on the distribution system by the Government for energy conservation purposes.

- None

J05.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the C.E. Kelly Support Facility Main Post boundaries.

J05.9 Off-Installation Sites

Neville Island, Site 62, and Site 63 are off-installation sites, but are not associated with this scope.

J05.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer of the C.E. Kelly Support Facility Main Post Gas distribution system.

TABLE 7

Service Connections and Disconnection's
Gas Distribution System C.E. Kelly Support Facility Main Post

Location	Description
None Identified	

J05.11 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 C.E. Kelly Support Facility Main Post 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 L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AC.

TABLE 8
System Deficiencies
Gas Distribution System C.E. Kelly Support Facility Main Post

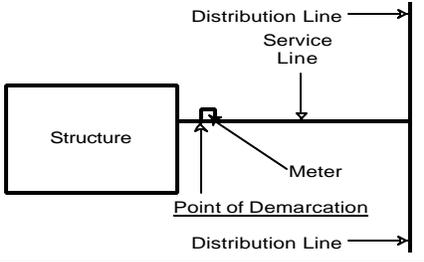
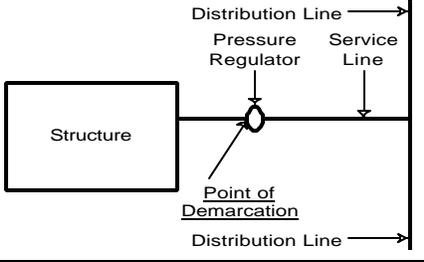
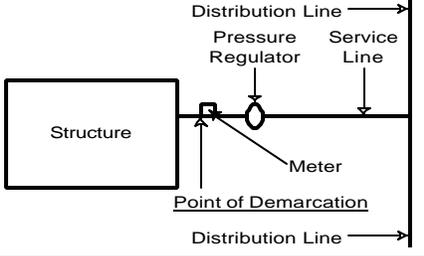
Project Location	Project Description
None Identified	

J05.12 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. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a building meter or pressure regulator. **Table 9** identifies the type and general location of the point of demarcation with respect to the building for each scenario. **Table 10** lists anomalous points of demarcation that do not fit any of the scenarios of Table 9. **Table 11** includes any parcels of land that the Grantee will need to be granted exclusive use under the right-of-way.

TABLE 9
Points of Demarcation
Gas Distribution System C.E. Kelly Support Facility Main Post

Gasal

Point of Demarcation	Applicable Scenario	Sketch
The point of demarcation is the down stream side of the gas meter.	gas service to the building is metered.	 <p>The sketch shows a horizontal line representing the gas service line. On the left, a box labeled 'Structure' is connected to the line. A square symbol with a vertical line through it represents a meter. To the right of the meter, the line continues to a vertical line representing the 'Distribution Line'. The 'Point of Demarcation' is marked with a vertical line at the downstream side of the meter. Labels include 'Distribution Line', 'Service Line', 'Meter', and 'Point of Demarcation'.</p>
The point of demarcation is the down stream side of the pressure regulator.	gas service to the building is regulated but not metered.	 <p>The sketch shows a horizontal line representing the gas service line. On the left, a box labeled 'Structure' is connected to the line. A circle with a vertical line through it represents a pressure regulator. To the right of the regulator, the line continues to a vertical line representing the 'Distribution Line'. The 'Point of Demarcation' is marked with a vertical line at the downstream side of the pressure regulator. Labels include 'Distribution Line', 'Pressure Regulator', 'Service Line', and 'Point of Demarcation'.</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 horizontal line representing the gas service line. On the left, a box labeled 'Structure' is connected to the line. A square symbol with a vertical line through it (meter) and a circle with a vertical line through it (pressure regulator) are both connected to the service line between the structure and the distribution line. The 'Point of Demarcation' is marked with a vertical line at the downstream side of the meter. Labels include 'Distribution Line', 'Pressure Regulator', 'Service Line', 'Meter', and 'Point of Demarcation'.</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.	

TABLE 10

Anomalous Points of Demarcation

Gas Distribution System C.E. Kelly Support Facility Main Post

Building No.	Point of Demarcation Description
None	

TABLE 11

Plants

Gas Distribution System C.E. Kelly Support Facility Main Post

Description	Facility #	State Coordinates	Other Information
None			