

ATTACHMENT J6

Fresno Yosemite IAP (ANG) Natural Gas Distribution System

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J6 Fresno Yosemite IAP (ANG) Natural Gas Distribution System

J6.1 Fresno Yosemite IAP (ANG) Overview

The 144th Fighter Wing (FW) of the California Air National Guard occupies two separate parcels of land (the main base area and the Munitions Storage Area) totaling 110.726 acres of leased land on the Fresno Yosemite International Airport, located approximately 4 miles east of downtown Fresno, California. The mission of the 144th FW is to provide air defense protection for California from the Mexican border to Ukiah utilizing the F-16 Fighting Falcon jet fighter aircraft. The 144th FW occupies 6 administrative, 16 industrial and 2 services buildings totaling approximately 341,251 square feet with 325 full-time personnel. A unit training drill is conducted once a month and results in a surge of up to a total of 990 personnel. There is currently an ongoing construction project (Composite Support Facility), which when completed by the end of FY 2001, will add an additional 6,236 square feet of building area.

J6.2 Natural Gas Distribution System Description

J6.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Fresno Yosemite IAP (ANG) 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 Pacific Gas & Electric (PG&E) meter located on the main base approximately 1,498 feet east of the centerline of Phantom Road and adjacent to the south perimeter fence.
- ?? The Pacific Gas & Electric (PG&E) meter located on the main base approximately 640 feet west of the southeast corner of the base, along the south perimeter fence.
- ?? The Pacific Gas & Electric (PG&E) meter located in the Munitions Storage Area meter approximately 208 feet from the southeast corner of Building 2600 and 104 feet west of the west corner of Building 2628.

J6.2.1.1 Description

Natural gas service is provided by Pacific Gas & Electric (PG&E) and enters the base at three points. There are two separate systems: the main base area that is metered at two locations and the Munitions Storage Area (MSA), which is metered at one location. Both systems are branched configurations with multiple dead ends. Natural gas is delivered at 5 psig. The two distribution systems contain approximately 3,500 linear feet of PVC pipe, 2,300 linear feet of black iron pipe, 1,400 linear feet of steel pipe, ranging from one to four inches in diameter. Pipes are buried at an average depth of three feet and are marked with tracer wire. The systems contain 13 PE ball valves, 12 meters and 13 regulators. Base personnel indicate the capacities of the current systems are adequate for present and future needs.

J6.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the Fresno Yosemite IAP (ANG) natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System Fresno Yosemite IAP (ANG)

Item	Size	Quantity	Unit	Approximate Year of Construction
PE Pipe	(in)			
	1	327	LF	1995
	1	137	LF	2001
	1.25	742	LF	1995
	1.25	205	LF	2001
	2	115	LF	2001
	2	860	LF	1995
	2.5	52	LF	1995
	3	912	LF	1995
	4	145	LF	1995
Black Iron Pipe				
	1	599	LF	1975
	1.25	105	LF	1983
	2	298	LF	1990
	2	1312	LF	1966
Steel Pipe	(in)			
	1	165	LF	1966
	1.25	176	LF	1987

Item	Size	Quantity	Unit	Approximate Year of Construction
	1.5	373	LF	1992
	2	288	LF	1955
	3	98	LF	1988
	3	330	LF	1955
PE Ball Valves	(in)			
	1	4	EA	1995
	1.25	6	EA	1995
	1.5	1	EA	1995
	2	1	EA	1995
	2	1	EA	2001
Regulators	Orifice size (in)			
American	unknown	1	EA	1976
American	unknown	1	EA	1992
Fullerto	9/16	1	EA	1975
American	9/16	1	EA	1995
Singer	9/16	1	EA	1988
Singer	9/16	1	EA	1983
Singer	9/16	1	EA	1978
American	9/16	1	EA	1999
American	3/16	1	EA	1975
American	3/16	1	EA	1975
American	1/2	1	EA	1977
Fisher Controls	13/16	1	EA	1992
American	1 1/4	1	EA	1987
Meters (see section J6.5 for more details)				
American AL-1000		1	EA	1988
Sprague		1	EA	1983
American AL-1000		1	EA	1955
American AL-1000		1	EA	1975
American AL-1000		1	EA	1975
American AL-1000		1	EA	1987
American AL-800		1	EA	1995

Item	Size	Quantity	Unit	Approximate Year of Construction
American AL-800		1	EA	1976
American AL-800		1	EA	1977
American AL-800		1	EA	1992
American AC-250		1	EA	1975
American AC-250		1	EA	1978
Notes:				
PE = Polyethylene				
LF = Linear Feet				
EA = Each				
IN = Inches				

J6.2.2 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 Fresno Yosemite IAP (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Natural Gas Distribution System Fresno Yosemite IAP (ANG)

Description	Quantity	Location	Maker
None			

J6.2.3 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 Fresno Yosemite IAP (ANG)

Qty	Description	Remarks
1	Natural Gas Utility System Maps (electronic copy)	AutoCAD Release Version 2000

J6.3 Specific Service Requirements

The service requirements for the Fresno Yosemite IAP (ANG) natural gas distribution system are as defined in the Section C Description/Specifications/Work Statement.

J6.4 Current Service Arrangement

?? **Current Provider:** Pacific Gas & Electric (PG&E)

?? **Average Annual Usage** (2000): 8,104 Mcf

?? **Maximum Monthly Use:** 1,972 Mcf (Dec)

?? **Minimum Monthly Use:** 85 Mcf (Aug)

J6.5 Secondary Metering

J6.5.1 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 J6.6 below.

TABLE 5

Existing Secondary Meters
Natural Gas Distribution System Fresno Yosemite IAP (ANG)

Meter Location (Building #)	Meter Description
117	American AC-250, 250 at 1/2", 1975
124	American AC-250, 250 at 1/2", 1978
108	American AL-800, 800 CFH at 1/2" - 1700 at 2", 1995
121	American AL-800, 800 CFH at 1/2" - 1700 at 2", 1976
122	American AL-800, 800 CFH at 1/2" - 1700 at 2", 1977
145	American AL-800, 800 CFH at 1/2" - 1700 at 2", 1992
130	American AL-1000, 1000 CFH at 1/2" - 2200 at 2", 1988
123	Sprague, 1000 CFH at 1/2" - 2200 at 2", 1983
102	American AL-1000, 1000 CFH at 1/2" - 2200 at 2", 1955
100	American AL-1000, 1000 CFH at 1/2" - 2200 at 2", 1975
100	American AL-1000, 1000 CFH at 1/2" - 2200 at 2", 1975
125	American AL-1000, 1000 at 1/2" and 2200 at 2", 1987

J6.5.2 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 J6.6 below.

TABLE 6

New Secondary Meters

Natural Gas Distribution System Fresno Yosemite IAP (ANG)

Meter Location	Meter Description
None	

J6.6 Monthly Submittals

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

1. Invoice (IAW Paragraph 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.
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 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 25th of each month for the previous month. System efficiency reports shall be submitted to the person identified at time of contract award.

J6.7 Energy Saving Projects

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

J6.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the Fresno Yosemite IAP (ANG) boundaries.

J6.9 Off-Installation Sites

The Fresno Yosemite IAP (ANG) gas distribution system includes the main base area as well as the Munitions Storage Area (MSA) located on the opposite side of the runway, northwest of the main base area. The MSA has a dedicated gas distribution system with a metered connection to PG&E service.

J6.10 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 Fresno Yosemite IAP (ANG)

Location	Description
None	

J6.11 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 Fresno Yosemite IAP (ANG) 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 Fresno Yosemite IAP (ANG)

Project Location	Project Description
None	