

**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of April 9, 2013**

ITEM TITLE:

Consider Approval to Expand the Existing Contract (ICC) with Preston Pipelines for their Emergency Performance over the March 29 – 31, 2013 Weekend Upgrading the Plumbing Infrastructure at the College of Alameda.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to replace the existing Independent Contractor Contract (ICC #19225) with Preston Pipelines to upgrade the mechanical plumbing infrastructure piping in the vicinity of the (COA) Library from a not-to-exceed \$14,999 (Attachment 1) to an amount not-to-exceed \$27,522.79 (Attachment 2).

ITEM SUMMARY:

The College of Alameda has been losing water at approximately \$2,500 per month this year through a leak outside the Library which has been extremely difficult to pinpoint. Three companies have tried to locate the leak, unsuccessfully. Locating the leak had been unsuccessful since in the vicinity of the leak, the drawings showed that three large (4 – 6 inch) lines overlapped under the pavement of the Campus Loop Road closest to Atlantic Avenue. Finally on Thursday, March 28, Subdynamic, Inc. using sophisticated underground apparatus while filling each pipe line independently with compressed air was able to pinpoint the line of the break and its specific location. With this information, Preston Pipelines was able to give us a NTE \$14,999 quotation for its repair with the caveat that the required repair was understood as being “minor” and that “additional funds might be necessary arising from a change in the condition in the field or the addition of scope.” This ICC #19224 was approved by the Chancellor on Thursday, March 28, 2013.

With the water secured on the College of Alameda campus, work began at approximately 0700 on Friday, March 29 (Cesar Chavez holiday). Digging in the pinpointed area identified the leaking pipeline at approximately 11:00 a.m. Attempted draining of the 8'(W) x 12'(L) x 5'(H) hole by Preston Pipelines was witnessed that morning by Director of Facilities and Operations Robert Beckwith and Assistant Chief Engineer Ralph Smeester. Larger and larger pumps were brought in to attempt to pump the groundwater out so that the leak could be repaired (Picture A). Finally at approximately 1500 it was decided to bring in a pumper truck at 0800 on Saturday, March 30 which should be able to keep ahead of the water intrusion, while continuing to run one pump all night. Director Beckwith apprised Vice Chancellor Ikhara of the situation via telephone at approximately 1600 while onsite.

At approximately 0700 on Saturday, March 30, Assistant Chief Engineer Smeester observed the hole to be dry, calling Director Beckwith (whom was himself on his way to the site). They determined that the pipeline was above the groundwater line and that the intrusion was from the surrounding dirt saturated by the leak and that overnight pumping had sufficiently cleared the hole of water. Director Beckwith immediately called Preston Pipelines whom diverted the pumping truck, saving the District this expense. At approximately 0930 on March 30 the leak was identified as at the PVC connection to a metal valve (Picture B). Further investigation showed that the original contractor of this approximately four year old line apparently used the wrong glue, causing the pipe to separate.

Additionally, at every bend in the pipe, concrete “kickers” – concrete re-barred bracing at the outside of each bend to eliminate water hammer vibration – had not been installed by the original contractor which itself causes pipes to open at junctions over time. By approximately 1300 on March 30 the west side (left side in Picture B) of the valve had been cleaned, primed and the proper PVC-metal glue had been installed, and the tightening ring on this new connection was being tightened. A “pop” was heard, later identified as the continuation of the pipe on the other (east) of the valve, opening up for the same reasons as the west side had – improper gluing by the initial contractor. Although not a “kicker”, this side of the pipe was encased in concrete, which needed to be jackhammer-removed before its upgrade could occur. The continuation of the valve on Picture C shows the flange connection on this other side which “popped.” Concrete encasing the pipe/valve is in the extreme left of the picture, which had to be removed to reveal the rusted flange. Mastic should have been applied by the original contractor over the flange, but hadn’t been, resulting in rusting and a compromised joint.

At approximately 1400 on Saturday, March 30, Director Beckwith apprised Vice Chancellor Ikharo of the situation via telephone while onsite, and both agreed that Preston Pipelines’ work needed to continue so that the college would have domestic and fire water to each campus building when classes resumed on April 1. Picture D shows the three overlapping pipe runs, with the broken pipe being the lower one with the valve visible just on the other side of the gray pump line. [The lower portion of the gray pump line shows the line is full below ground level. Continual pumping was required to keep the hole clear of water. The portion of the gray pump line at ground level is collapsed since with all the sand in the line the expulsion of water/sand occurs in pulses and is not continuous]. After approximately seventeen continuous hours of work on Saturday, March 30, Assistant Chief Engineer Ralph Smeester called Director Beckwith advising him that they were securing for the day (midnight) but would be returning at noon Sunday, March 31 to test-pressure the line, fill a portion of the hole with sand, and concrete over the remaining. This took approximately nine hours.

On Monday morning, April 1, at 0700 Ralph Smeester fully pressurized all three water lines to 110 psi providing domestic and fire water to the Library, along with the irrigation system. Although this work was caused by a break, the final result is an upgraded system including concrete kickers, proper primer and glue on all uncovered pipe connections, mastic over all metal parts, and underground tape over the mastic. In addition, concrete with rebar now makes up the portion immediately below the 1.5” asphalt finish, providing sufficient strength for construction trucks to travel over the piping complex.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, as approved by the voters in Peralta’s constituency and authorized under Resolution 05/06-45, “Plumbing, electrical, mechanical system upgrades and improvements,” is being requested.

BACKGROUND/ANALYSIS:

This Upgrade is necessary to keep domestic water flowing to the COA Library.

DELIVERABLES AND SCOPE OF WORK:

Preston Pipelines upgraded the existing domestic water delivery system to the COA Library.

ANTICIPATED COMPLETION DATE:

Before June 30, 2013, but expected to be completed over Spring Break by Monday, April 1, 2013.

ALTERNATIVES/OPTIONS:

Not Applicable due to the shutdown requirements and age/condition of the equipment.

EVALUATION AND RECOMMENDED ACTION:

Not Applicable

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ NO X

COMMENTS:

No comments

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikhara

(*****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo Date: April 1, 2013
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: April 1, 2013
Vice Chancellor of General Services

FINANCE DEPARTMENT REVIEW

Finance review required Finance review *not* required

If Finance review is required, determination is: Approved Not Approved

If not approved, please give reason: _____

Signature: Ronald Gerhard Date: 4-5-13
Ron Gerhard, Vice Chancellor for Finance and Administration

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):

Legal review required Legal review *not* required

If Legal review is required, determination is: Approved Not Approved

Signature: Thuy Thi Nguyen Date: 4-5-13
Thuy Thi Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: José M. Ortiz Date: 4-2-13
Dr. José M. Ortiz, Chancellor