

**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 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 Contract (#19225) with Preston Pipelines to upgrade the mechanical plumbing infrastructure piping in the vicinity of the (COA) Library from an amount of \$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 (3) large 4 – 6 inch water lines overlapped under the pavement of the Campus Loop Road closest to Atlantic Avenue. Finally on Thursday, March 28, 2013, Subdynamic, Inc. using a 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 not-to-exceed (NTE) estimate of \$14,999 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 original contract (#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 7:00 a.m. on Friday, March 29, 2013 (Cesar Chavez holiday). Digging in the pinpointed area, Preston Pipelines 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 Stationary 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 3:00 p.m. it was decided to bring in a pumper truck at 8:00 a.m. on Saturday, March 30, 2013, to keep ahead of the water intrusion, while continuing to run one pump all night. Director Beckwith explained to Vice Chancellor Ikharo of the situation via telephone at approximately 3:00 p.m. while onsite.

At approximately 7:00 a.m. on Saturday, March 30, 2013, Ralph 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 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 9:30 a.m. on March 30<sup>th</sup> the leak was identified 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 caused pipes to open at junctions over time. By approximately 1:00 p.m. on March 30<sup>th</sup> 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 2:00 p.m. on Saturday, March 30<sup>th</sup>, Director Beckwith apprised Vice Chancellor Ikharo of the situation via telephone while on-site, 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<sup>st</sup>. 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 (17) continuous hours of work on Saturday, March 30<sup>th</sup>, Ralph Smeester called Director Beckwith, advising him that they were securing for the day (midnight). But would be returning at noon Sunday, March 31<sup>st</sup> 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, 2013, at 7:00 a.m. Ralph Smeester fully pressurized all three water lines to 110 pounds per square inch (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.

The Chancellor recommends approval.

**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:**

This work was completed on 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 Ikharo

(\*\*\*\*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: \_\_\_\_\_ Date: \_\_\_\_\_  
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: \_\_\_\_\_ Date: \_\_\_\_\_  
Thuy Thi Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Dr. José M. Ortiz, Chancellor

EXHIBIT A



**Preston Pipelines**  
General Engineering Contractor

**Peralta Community College District**  
333 E. 8th Street  
Oakland, CA 94606

Change Estimate # 01  
Date: 3/27/13

Att: Bob Beckwith  
Job Name: Alameda College

**Description of Work:** Rough order of magnitude pricing to repair a leak in the existing domestic water service located outside of the Library Building at Alameda College. Pricing is contingent upon Subdynamics locating the exact location of the leak. Pricing includes sawcutting at the location of the leak, excavating, making the minor repair, backfilling/compacting the trench and replacing the pavement with black concrete. Costs will be tracked on a Time & Materials basis with a NTE amount of \$15,000.00. Should additional funds be necessary arising from a change in condition in the field or the addition of scope, the Contractor will notify PCCD immediately and submit an amount by which the maximum price should be increased. Pricing excludes all costs associated with permits, fees, inspections, tests, contaminated soil and groundwater.

**MATERIALS**

Quantity	Units	Size	Description	Unit Price	
20	lf	6"	PVC C 900 Pipe	\$9.93	\$198.60
2	ea	6"	MJ Solid Sleeve	\$90.00	\$180.00
1	ea	6"	MJ 45 Elbow	\$46.04	\$46.04
1	ea		Flushing Material	\$75.12	\$75.12
4	ea	6"	Megalugs (PVC)	\$46.02	\$184.08
1	ea		Polywrap	\$137.09	\$137.09
3	yds		Concrete	\$212.00	\$636.00
1	ea		Mastle	\$47.44	\$47.44
25	tns		Class II Base rock	\$22.00	\$550.00
8	tns		Washed Sand	\$28.50	\$228.00
1	gal		Lamp Black	\$100.00	\$100.00
1	ea		Off Haul Dump Fees (Broken A/C, Dirt Spoils)	\$450.00	\$450.00
				Other Exp. Subtotal	\$2,832.38
				Tax 9.00%	\$254.91
				Subtotal	\$3,087.29
				15% Overhead	\$463.09
				Subtotal	\$3,550.38
				5% Profit	\$177.52
				<b>TOTAL OTHER EXP.</b>	<b>\$3,727.90</b>

**EQUIPMENT**

Description	Hours	Rate	Extension
Crew Truck w/Tools	16	\$55.00	\$880.00
Mini Excavator	16	\$174.00	\$1,824.00
Skid Steer Loader	16	\$87.00	\$1,392.00
Bobtail Dump Truck	16	\$58.00	\$928.00
1/2 Ton Utility Truck	4	\$21.00	\$84.00
Sawcutting	1	\$350.00	\$350.00
Steel Plates	1	lump sum \$480.00	\$480.00
Flushing Hose (50ft)	1	lump sum \$150.00	\$150.00
Transport Truck	4	\$132.00	\$528.00
<b>TOTAL EQUIPMENT</b>			<b>\$6,616.00</b>

**LABOR**

Description	Hours	OT Hours	Hourly Rate	OT Hourly Rate
Superintendent	2		\$114.00	\$158.00
Foreman	8	8	\$93.00	\$123.00
Operator	8	8	\$90.00	\$118.00
Laborer	8	8	\$72.00	\$96.00
Transport Driver	4		\$72.00	\$96.00
<b>TOTAL LABOR</b>				<b>\$5,252.00</b>

**REPORT TOTAL \$15,595.90**

Submitted By:

*James Christ*  
James Christ  
Project Manager

Accepted By:

Bob Beckwith - Project Manager

Date:

Preston Pipelines, Inc.  
133 Bethelo Avenue, Milpitas, CA 95035-5325  
408.262.1418 / 408.262.1870 fax  
www.prestonpipelines.com  
Lic. No. 367660



College of Alameda  
555 Ralph Appezatto Memorial Parkway  
Alameda, CA 94501

Change Estimate #01R

Date: 4/1/13  
PPI Job# 13-029  
Cost Code: 9900.01  
Date of Work: 3/29/13 - 3/31/13

Att: Bob Beckwith *Client Job #*  
Job Name: Alameda College Repair

**Description of Work:** Costs to repair the existing leaks in the domestic water line located near the Library Building. Work included time to break out the existing asphalt and haul off, excavate to expose the existing piping, determine which locations the leaks were coming from, replacement material, testing the line to ensure it held pressure once the repair was complete, backfill and compaction of the trench and asphalt replacement.

**MATERIALS**

Quantity	Units	Size	Description	Unit Price	
1	ea	6"	MJ Sleeve	\$42.28	\$42.28
1	ea	6"	MJ x FL Tee	\$95.76	\$95.76
1	ea	6" x 4"	Bushing	\$9.87	\$9.87
1	ea	4" x 3"	Bushing	\$3.98	\$3.98
1	ea	3"	Sch. 40 45	\$4.77	\$4.77
3	ea	3"	Sch. 40 Slip x Male Adapters	\$2.79	\$8.37
10	lf	3"	Sch. 80 Pipe	\$2.54	\$25.40
3	ea	3" x 12"	Galv. Nipple	\$10.51	\$31.53
2	ea	6" x 6"	Galv. Nipple	\$42.80	\$85.60
1	ea	3"	Galv. 45	\$35.80	\$35.80
1	ea	6" x 3"	Companion Flange	\$52.77	\$52.77
4	ea	6"	Gland Pack	\$15.35	\$61.40
1	ea	6"	Nut, Bolt, Gasket Set	\$8.75	\$8.75
1	ea		Mastic	\$39.53	\$39.53
2	tons		Asphalt	\$98.00	\$196.00
1	ea		Off Haul A/C (Dump Fees)	\$150.00	\$150.00
12	tons		Class II Baserock	\$22.00	\$264.00
12	yds		Bankrun	\$18.50	\$222.00
				Other Exp. Subtotal	\$1,337.81
				Tax 9%	\$120.40
				Subtotal	\$1,458.21
				15% Overhead	\$218.73
				Subtotal	\$1,676.94
				5% Profit	\$83.85
				<b>TOTAL OTHER EXP.</b>	<b>\$1,760.79</b>

**EQUIPMENT**

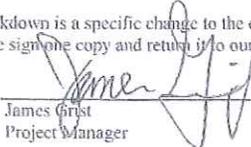
Description	Hours	Rate	Extension
Crew Truck w/Tools	45	\$55.00	\$2,475.00
Backhoe	44	\$103.00	\$4,532.00
Bobtail	18	\$55.00	\$990.00
Sweeper	4	\$57.00	\$228.00
Steel Plates	1	lump sum \$246.00	\$246.00
Bomag Roller	4	\$126.00	\$504.00
Trucking	8	\$102.50	\$820.00
Transport Truck	4	\$132.00	\$528.00
<b>TOTAL EQUIPMENT</b>			<b>\$10,323.00</b>

**LABOR**

Description	Hours	OT Hours	Hourly Rate	OT Hourly Rate	
Superintendent	4		\$114.00	\$158.00	\$456.00
Foreman	16	29	\$93.00	\$123.00	\$5,055.00
Operator	16	28	\$90.00	\$118.00	\$4,744.00
Laborer	16	39	\$72.00	\$96.00	\$4,896.00
Transport Driver	4		\$72.00	\$96.00	\$288.00
<b>TOTAL LABOR</b>					<b>\$15,439.00</b>

**REPORT TOTAL \$27,522.79**

The above breakdown is a specific change to the existing contract. All other conditions of the original contract remain in force. Please sign one copy and return it to our Milpitas office.

Submitted By:   
James Grist  
Project Manager

Accepted By: \_\_\_\_\_  
Bob Beckwith - Project Manager  
Date: \_\_\_\_\_

**Preston Pipelines, Inc.**  
133 Bothelo Avenue, Milpitas, CA 95035-5325  
408.262.1418 / 408.262.1870 fax  
www.prestonpipelines.com  
Lic. No. 367660

ATTACH 2



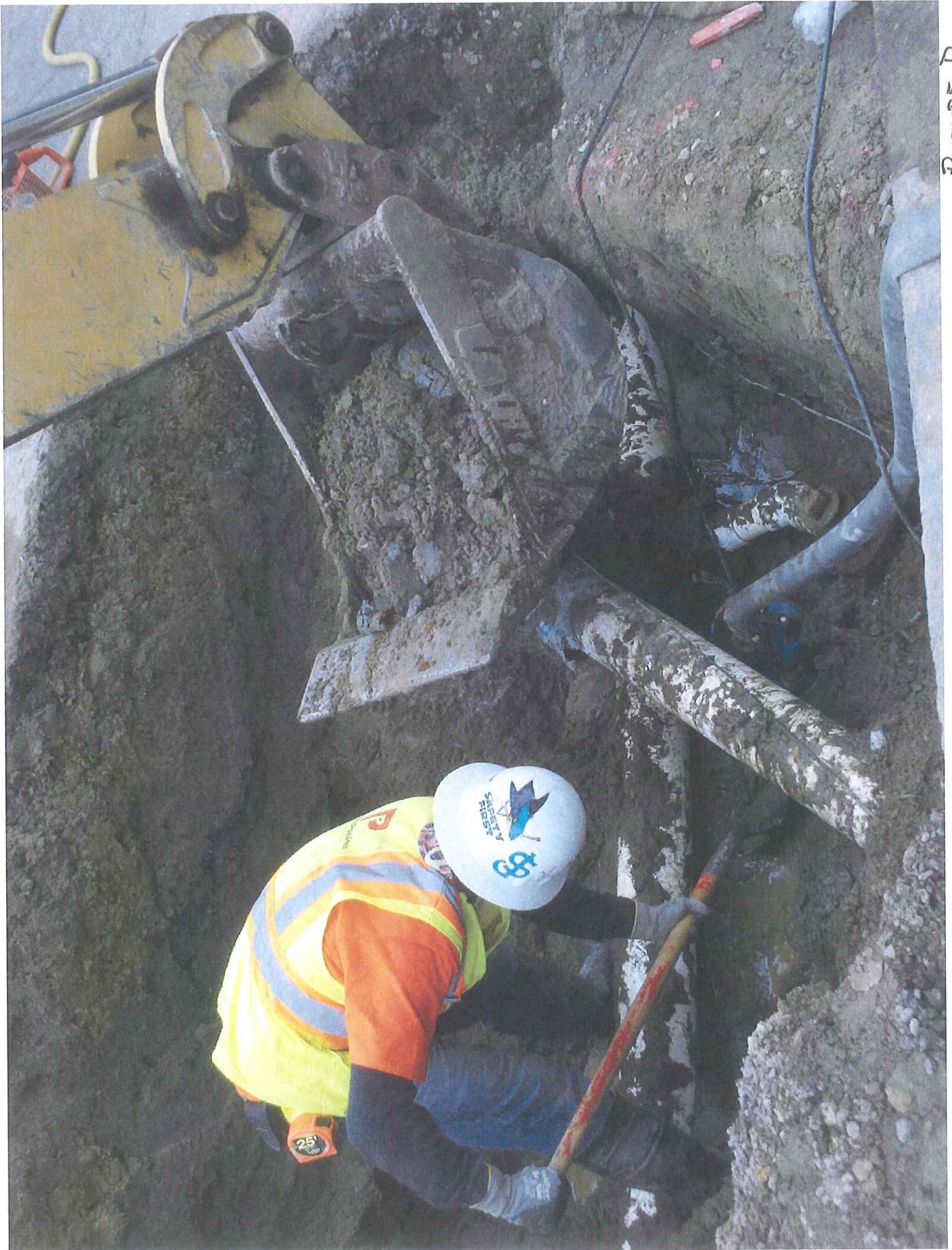
PICTURE A



PICTURE B



PICTURE C



PICTURE D



PICTURE E