

Sewer backup on 9/15/11, Marina Community Partners, Building #2862

Summary: The Executive Committee requested District staff summarize the series of events preceding and following the backup of sewage into the office building of Marina Community Partners LLC on 9/15/11. Marina Community Partners currently occupies Building # 2862, located at 100, 12th Street, Marina. This report is intended to answer any questions the Board of Directors may have concerning the special circumstances regarding this event and how past District practices in this vicinity of our service area relate to past and present general practices in the rest of our service area.

The sewer lines in the vicinity of the Marina Community Partners LLC, Building #2862, located at 100 12th Street, have been maintained by MCWD since 1996 on a corrective maintenance schedule. See attached map for reference location. In previous years, District staff installed four cleanouts at the top of the hill to facilitate corrective maintenance of the sewer lines serving the occupied buildings in the 100 12th Street vicinity. Staff has confirmed the subject sewer lines were in fact deeded to the District when the Former Fort Ord water and wastewater infrastructure was conveyed to the District in 2001. Please refer to attached Bestor Engineering map of the wastewater collection infrastructure in this area, which has been deeded to the District.

These sewer lines are not properly constructed sewer mains, as they were installed by the Army at the time these barracks were built some 70 years ago. These common wastewater lines that convey flow from multiple buildings in this vicinity do not properly tie into receiving manholes. Most of these lines are directly tied into a sewer main or tied into a manhole in a manner with no access for preventative or corrective maintenance. Staff is unaware of any other active sewer lines in the District with this particular problem. If sewer mains are to be properly maintained, the utility tasked with maintenance needs proper access to insert a hydro-jetting hose below the blockage. As seen on the attached map, most of these lines do not terminate into a properly constructed manhole or even have a cleanout or manhole at the bottom of the hill prior to the connection to the sewer main.

On 9/15/11, Marina Coast Water District Operations and Maintenance staff responded to a call from the occupants of the building reporting their sewer lateral was not accepting flow at Building #2902. Upon arrival by MCWD staff, the cleanout of the subject building was observed to not be accepting flow. In an attempt to clear the blockage, MCWD staff hydro-jetted the sewer line from the cleanout above the blockage. As a result of our efforts, sewage backed up into building #2862. This building is currently the office for Marina Community Partners LLC. For clarification, please refer to the attached hand sketch drawing of placement of vehicles, staff, and equipment in relation to the buildings and facilities. This was not a required reportable spill since it occurred on a private lateral. The cause of this blockage appears to be root intrusion.

District staff has responded to numerous corrective maintenance events of this kind over the last 15 years in this vicinity. After surveying the historical records concerning this type of activity and interviewing staff it is estimated that similar backup events into buildings in this vicinity have taken place on three separate occasions. These backup events, including the subject event, have occurred two times at Building #2862, occupied by Marina Community Partners and once into building #2861, previously occupied by FORA.

In an effort to reduce the likelihood of a repeat backup event at building #2862, District staff installed a backwater device on the lateral that serves the Marina Community Partners building at our cost. The meter box and device costs \$190, and the installation took District Operations and Maintenance staff two hours to install. Total cost to the district is \$310. District staff installed this device on the lateral for building #2862 as an initial stop gap measure until a more complete assessment of the infrastructure shortcomings could be completed and follow-up corrective actions could be put in place.

This part of the former Fort Ord has been slated for demolition for many years. Due to slowdown in development and the prolonged “temporary” status of these buildings the infrastructure has never been adequately modified to facilitate preventative or corrective maintenance of the sewers lines in this area. There are currently five buildings occupied in this vicinity. The Operations and Maintenance staff has installed six cleanouts at the bottom of each of the sewers lines before they connect into the sewer main below the subject properties to facilitate corrective maintenance in this area. The cost to install the six cleanouts was \$1,550 in equipment, labor and materials.

District Operations and Maintenance staff has been directed to only jet the properly constructed sewer mains in this area as we typically do for the rest of the Marina and Ord communities. This direction to District staff is an effort to minimize the likelihood of a repeat event similar to what happened at the Marina Community Partners building on 9/15/11. District staff has been instructed that if these sewer lines are blocked or not receiving adequate flow in the future, they are to only jet below the blockage from the recently installed cleanouts with low pressure and notify the Operations and Maintenance Superintendent or the Operations and Maintenance Superintendent.

Staff recently hired Greenline to camera the sewer lines in this vicinity. The results of the camera work confirmed that root intrusion has taken place on these sewer lines. District staff has begun carefully hydro jetting these lines from the newly installed District cleanouts and placing them on a preventative maintenance schedule. Once the lines are cleared, staff plans to have Greenline return to camera these lines again to confirm the root intrusion problem has been adequately resolved in the subject area. Staff is confident this resolution to the problem sewer lines in this area will minimize the potential for a repeat event similar to the 9/15/11 Marina Community Partners backup.

Typically when District customers call us to report a slow or blocked lateral, District staff makes a site visit to investigate if it is the District owned and operated sewer main or if it is the customer’s lateral. If District staff finds the sewer main is clear of obstructions and flowing freely we kindly inform the customer that they need to call a plumber to clear their lateral. If it is found that the sewer main is blocked or backing up we respond accordingly to clear the blockage. Staff has estimated that MCWD typically gets about 6-12 calls per year from customers experiencing slow or blocked drains. Roughly 90% of the time it is determined that the problem resides in the customer’s lateral rather than the Districts sewer mains. Standard MCWD practice in hydro-jetting sewer blockages is to jet from below the blockage against the flow of the pipe. This is done at all times to minimize the possibility of sewage backing up into a building.

Customer service records regarding backwater issues. Note that there may have more sewer backup incidents, not recorded in customer services files.

SEWAGE OVERFLOWS FROM CUSTOMERS CLEANOUTS

MARINA		ORD	
DATE	ADDRESS	DATE	ADDRESS
10/19/2001	3167 Eucalyptus St.	10/23/2001	103 New Guinea
		6/25/2002	247 Ardennes
		12/3/2002	6874 Malmedy
2/5/2003	3097 Ellis Ct.	1/3/2003	164 Corregidor
4/26/2003	252 Carmel Ave	3/16/2003	338 Ardennes
7/30/2003	248 Carmel Ave	9/17/2003	187 Monterey St
		9/28/2003	123 Noumea
		8/10/2004	150 Gigling Rd.
3/19/2005	234 Peninsula Dr	5/12/2006	* Marina Comm. Partners
3/20/2005	222 Peninsula Dr		
2/26/2006	3002 Ellen Ct	8/2/2006	210 Ardennes
		11/10/2006	Naples/Anzio
		12/23/2006	314 Aachen
		3/4/2007	301 Elbe
		12/12/2008	270 Tunisia
		2/13/2008	* FORA Building
10/19/2009	248 Carmel Ave	2/24/2009	212 Metz
		10/20/2010	183 Monterey Rd
		2/11/2011	212 Normandy
		4/6/2011	Gigling Police Sta.
		6/29/2011	* 1130 Remagen
		9/15/2011	* Marina Comm. Partners

* Sewage came up in building

Attachments: Drawing 9_15_11
12th Street Old FOR A
Ord WW Easement Map