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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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OFFICE OF THE DIRECTOR

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May 30, 1990

ADMINISTRATION
916-449-8747

Budget and Finance Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: **REPORT BACK -- POSSIBLE RELOCATION OF SEWER SUMP 122 (2620 AND 2624 FERNANDEZ DRIVE)**

SUMMARY

At the April 17, 1990, Joint Committee meeting, Councilmember Kastanis requested that the relocation of Sump 122 (2620 and 2624 Fernandez Drive) be added to the 1990-95 Capital Improvement Budget. As part of the 1988-89 Capital Improvement Program, this small, above-ground sewer lift station was relocated underground in the existing easement between the driveways in front of the two houses, rather than at the old location at the rear of the property adjacent to the backyards. During the construction phase, a number of problems arose involving delays in equipment delivery and coordination with subcontractors. The property owners began to express concerns regarding the sporadic nature of the construction and the contractor's use of their yards as part of the construction site. The residents also requested that the sump be relocated to either the back of the property or into the street right-of-way. This was an unfortunate circumstance and staff regrets the inconvenience to the property owners. However, due to problems with access, maintenance, additional cost, and the fact this is now a brand new sump, this report recommends that Sump 122 not be relocated again.

Funding for the relocation of this sump has not been included in the proposed rate increase for the Sewer Fund. Proceeding with alternative 1 would require an additional 6.6% rate increase; alternative 2 would need an additional 4.5%; and alternative 3 would take 9.6% more than is currently proposed.

BACKGROUND

In June of 1953, Freeport Village Subdivision No. 4 was completed. Rights-of-way and easements for water, gas, sewer, and drainage pipes were established in various areas, including the rear and/or the sidelines of lots as designated on the maps with provisions for "public utilities easement lines." Two homes, located at 2620 and 2624 Fernandez Drive, were recorded with side easements of five feet for each lot for this purpose. An above-ground sewer lift station was placed in the back edge of this easement, before the houses were built, with the sewer main connecting to the pump station and continuing along the back property lines.

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The mechanical type sewer sump stations constructed during the 1950's required a great deal of maintenance and upkeep and generally functioned for 20 to 25 years before required replacement. By the early 1980's, the odors, noise, and continuous repairs required at Sump 122 indicated the pump station should be redesigned and replaced. The new system was built underground and includes a submersible pump (very quiet), new electrical controls, a slightly larger wet well, and other enhancements.

The project was designed and advertised for bids on February 7, 1989. The project was awarded on April 4, 1989, and the notice to proceed was given to the contractor on May 1, 1989. The contract provisions allowed 120 calendar days for completion, and the work should have been completed by September 12, 1989. The contractor started work on May 15th; however, a series of problems involving equipment delivery, coordination with subcontractors, and lack of good schedule control resulted in significant delays. Actual completion of work did not occur until mid-January of 1990. The Engineering Division is in the process of completing the final paperwork with this contractor.

Both property owners were initially very cooperative with the contractor, offering their assistance in moving the contract along by allowing the contractor the use of their telephones and bathrooms in their homes, and communicating daily with them. By mid-September, it was obvious the tensions were mounting between the property owner, the contractor, and City personnel.

The two property owners contacted Councilmember Kastanis in October of 1989 and expressed their concerns. They explained that the contractor was using their yards as part of the construction site, the work site was a mess, and the work was occurring sporadically, several weeks at a time passing without any progress.

By the end of November, the two property owners were calling City staff, as well as their councilmember, complaining about the project. At this time, they also requested that the sump be moved from the new location. In late November, the two property owners collected 34 signatures on a petition to terminate the installation of the sump pump between their homes. Among the reasons for their objections were concerns about the safety of persons walking by, property devaluation for approximately seven property owners, and odor problems.

On February 17, 1990, when the contractor appeared on the job to pull one of the pumps without notifying the City or the two property owners, they became very upset. City maintenance personnel ordered the contractor off the job site and completed the reinstallation of the pump.

To date, the City has not completed the landscaping between the two homes from the front sidewalk to the rear of the lots. The City has offered to replace both driveways, along with final landscaping, subject to approval by the two property owners. The owners have continually rejected these offers and want to have the sump relocated before they will discuss any landscaping or other improvements with City staff.

ALTERNATIVES

There are alternative ways to again relocate the sump; however, each will require additional expenditures and identification of appropriate funding.

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Alternative One

Relocate the sump to the back of the property as it was originally constructed. This would be a very difficult project; all the electrical controls and miscellaneous appurtenance items are now located in this area. The area is very small, only 17' by 10' in dimensions. The wet well would have to be at least 16' deep. The new station (presently constructed) would be difficult to operate while construction ensued on this alternative. (It is not possible to simply shut down the station during construction.) The estimated cost for this alternative is \$350,000. It should be noted that this alternative may no longer be acceptable to the property owners.

Alternative Two

Relocate the sump 25' south into the street. This would place the sump in the street right-of-way. There are no other sumps within street rights-of-way in the City of Sacramento. Also, it is possible that placing a large, flat structure in a crowned street may create a hazard and a nuisance. During construction, all traffic in the local area would be affected. Even during routine maintenance operations, traffic would be disrupted as Fernandez Drive is a narrow street. The cost of this alternative is estimated to be \$240,000.

Alternative Three

Relocate the sump 650' west of this location in the lawn area of the City of Sacramento's Corporate Center South. This would make the sump approximately 22' deep and require laying a deep pipe from the access location in Fernandez Drive just ahead of the newly constructed sump to the Corporation Yard site. All sewer items on the easement, between the two property owners of concern, would be abandoned. Other utilities in the street would have to be considered in laying this sewer pipeline. The cost of this alternative is estimated to be \$510,000.

FINANCIAL DATA

The project just completed has an approved budget of \$231,000. To date, \$155,793 has been spent, leaving a remaining balance of \$75,206. Some of the balance is anticipated to be used to assist in landscaping and completing the offers made to the two property owners.

Funding for the relocation of this sump has not been included in the proposed rate increase for the Sewer Fund. Proceeding with alternative 1 would require an additional 6.6% rate increase; alternative 2 would need an additional 4.5%; and alternative 3 would take 9.6% more than is currently proposed.

POLICY CONSIDERATIONS

The City presently has no sewer pump stations located within street rights-of-way. This present policy is established to protect the maintenance staff who daily inspect each pump station and complete routine maintenance activities at each site, as well as to minimize traffic disruption and delays. In the future, staff will take extra precaution to assure that there is minimal disruption to adjacent property owners during sump relocations.

MBE/WBE

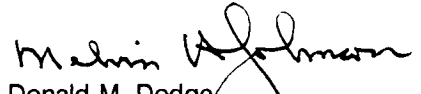
There are no MBE/WBE impacts.

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RECOMMENDATION

It is recommended that the Budget and Finance Committee not add the relocation of Sump 122 to the 1990-95 CIP.

Respectfully submitted,

for 
Donald M. Dodge
Deputy Director of Public Works

APPROVED:


Melvin H. Johnson
Director of Public Works

RECOMMENDATION APPROVED:



Jack Crist
Deputy City Manager

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449-8570

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District 7