

BOARD OF REGENTS
EASTERN MICHIGAN UNIVERSITY

SECTION: 16
DATE:
September 21, 2007

RECOMMENDATION

EASEMENTS WITH YPSILANTI COMMUNITY UTILITIES AUTHORITY

ACTION REQUESTED

Approval for the Executive Vice President or Vice President for Business and Finance to sign easements with Ypsilanti Community Utilities Authority for University land used for double check valves.

STAFF SUMMARY

The Michigan Department of Water Quality (MDEQ) has required the Ypsilanti Community Utilities Authority (YCUA) to eliminate the potential of flow through of water from Eastern Michigan University to the municipal water system. To comply with this requirement, YCUA, along with University personnel have identified 14 proposed locations around the University for installations of double check valve assemblies. YCUA has offered to install and maintain these devices at no cost to the University. Their intent is to install two per year for the next seven years. YCUA has proposed starting at the EMU water main that loops around the Hoyt Residence Halls and work clockwise around campus.

In some locations, it maybe of mutual benefit for both EMU and YCUA to have the University grant YCUA an easement to install these devices on University property. The placement of these units in manholes underground on University property in lieu of placing them in the roadway will allow annual service to be performed without traffic lane closures and disruption of traffic flow. The actual placement of the double check valve assembly would be determined in the field in a manner that does not interfere with existing utilities. A temporary 50 ft. by 50 ft. work area would need to be defined for the actual installation. The site would be returned to the original condition immediately after installation.

Once permanently installed below ground and within the manhole, YCUA has requested a smaller permanent easement be granted by the University for those valves that are deemed in the best interest of the University and YUCA to be on the University property. These easements will allow access to the device by YUCA for any required maintenance and repair. The actual size of the permanent easement will be determined by each actual location and will be smaller than the area needed to install the device.

FISCAL IMPLICATIONS

The installation of the double check valve assemblies by YCUA will significantly reduce the number of double check valves the University will be required to install to meet compliance with MDEQ. In fact, some already installed maybe able to be removed and reused in other locations.

ADMINISTRATIVE RECOMMENDATION

The proposed Board action has been reviewed and is recommended for Board approval.

University Executive Officer

Date



YPSILANTI COMMUNITY UTILITIES AUTHORITY

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August 28, 2007

John Donegan, Associate Vice President of Facilities
Eastern Michigan University
Physical Plant
Ypsilanti, MI 48197

Re: Double Check Valve Assembly Installation
Eastern Michigan University Water Supply System
City of Ypsilanti

Dear Mr. Donegan:

This letter is written as a follow up to our recent meeting to discuss the water supply system in and around the campus of Eastern Michigan University (EMU). During the meeting, the Authority was requested to provide a comprehensive submittal outlining the background and schedule for the installation of double check valve assemblies at many of the interconnections between our respective water supply systems.

The following documents, which we feel address the reasons we are required to install the proposed double check valve assemblies, are enclosed for your consideration:

1. A copy of a November 1, 2004 letter from the Michigan Department of Environmental Quality (MDEQ) that includes language concerning back flow prevention. As noted in the last paragraph on the first page of that letter, the "water mains within the EMU campus are not owner or controlled by YCUA. If water main is not owned by a water supply owner, it is by definition customer site piping. Customer site piping may not be used to convey water from one part of a water system to another. The addition of back flow prevention devices will eliminate flow through." According to Authority staff, the MDEQ has been recommending installation of devices to prevent flow through the campus system for over a decade.
2. A copy of an August 15, 2006 letter from the Authority to Larry Ward, Director of Facility Maintenance for EMU regarding ownership of the water supply system on campus. Following our recent meeting, Authority staff has further reviewed our records and confirmed the conclusions presented in the letter. Aside from the 12" diameter water main within the abandoned Forest Avenue right-of-way between College Place and Washtenaw Avenue, the Authority concurs with MDEQ that EMU owns the water mains within campus.

In addition, enclosed with this letter is a copy of a map of the water supply system on campus prepared by Authority staff based on the prints obtained from the EMU Plumbing Shop as referenced in the August 15, 2006 correspondence. The map shows the 14 locations identified by Authority staff for installation of double check valve assemblies to eliminate the potential for flow through campus as required by MDEQ. As noted on the enclosed schedule, we propose to install 2 double check valve assemblies per year for the next 7 years. We propose to start with the EMU water main that loops around the Hoyt Residence Halls and work our way clockwise around campus.

Per our discussion, we are currently looking to complete is the installation of two double check valve assemblies on the existing 10" diameter EMU water main that connects to our existing 16" diameter water main in the Huron River Drive right-of-way at both Oakwood Boulevard and the

next service drive east of Oakwood Boulevard. A sketch showing the project area has been enclosed with this letter.

As indicated on the sketch, we wish to install the double check valve assemblies south of the existing bituminous path on the campus side of Huron River Drive. Locating the proposed facilities south of the existing bituminous path will allow the installation to be completed without conflicting with other utilities and surface features. However, given the knowledge that there are also existing electric and storm water utilities located along the south side of Huron River Drive, the exact location of the proposed vaults will not be known until construction operations begin. Consequently, we are requesting authorization to proceed with installing the facilities on Eastern Michigan University property and executing a formal easement at the completion of the installation. More specifically, we propose a temporary construction easement 50' by 50' at each location to allow for exploratory excavation and installation of the proposed facilities. We would propose that the temporary easements be measured from the existing back-of-curb on the east side of Oakwood Boulevard and the west side of the next service drive east of Oakwood Boulevard and the southern edge of the existing bituminous path. Once the work is complete, smaller permanent easements would be executed to allow for the Authority to maintain the facilities.

Please note that the Authority and EMU have already collaborated on the installation of a double check valve assembly on the new water main installed at Oakwood Boulevard and Collegewood Drive during construction of the recently completed Student Center. Each of the proposed double check valve assembly installations will be almost identical to the one constructed with the Student Center project. However, unlike that project, the Authority will be responsible for all construction costs associated with the installation of double check valve assemblies at locations where existing EMU water mains potentially allow flow through campus. Finally, the Authority will accept operation and maintenance responsibility for all water main, valves (including the double check valve assembly) and vaults/manholes between the downstream side of each double check valve assembly vault and our existing water main adjacent to the proposed double check valve assembly.

We look forward to working with EMU staff to make this program successful. Please let us know if any other information is needed in order for the EMU Board of Regents to consider this item at their September 2007 meeting. Authority staff can attend the meeting to address any questions or concerns the Board of Regents may have. Should there be any questions please do not hesitate to contact us.

Sincerely,

Scott D. Westover, P.E.
Engineering Manager

Encls.: As noted

cc: Larry Thomas T. Michael Jessee Henry Gerst Sree Mullapudi, P.E. YCUA File
Chad Crocker Kevin Abbasse Scott Storrar (EMU)

