

Reviewing a Contractor Bid

As a property owner, you're getting bids from plumbing contractors to comply with EBMUD's PSL Program requirements. We've prepared an FAQ to assist you in understanding the bids you receive. EBMUD recommends getting written estimates from at least three contractors. We also recommend you are present when the contractor is using the camera (CCTV) to evaluate the condition of your PSL. Below is a list of things for you to consider when reviewing bids.

A contractor should recommend one of the following after evaluating your sewer pipe condition: the existing pipe will pass a pressure test in its current condition, the existing pipe needs a repair to pass a pressure test, or the existing pipe needs completely replaced to pass the pressure testing.

Review the overall process of obtaining compliance by visiting eastbaypsl.com/selling.html.

EAST BAY REGIONAL PRIVATE SEWER LATERAL PROGRAM

Based on the type of work needed, your bid should include:

Key Items	Type of Work		
	Replacement	Repair	Test As-is
Number of PSLs, manholes, and mains within parcel	X	X	X
City Sewer Lateral Permit requirement	X	X	
Public main location	X	X	
Method of work	X	X	
Length of sewer pipe	X	X	X
Pipe material to be used	X	X	
Landscape encumbrances	X	X	
Identification and remediation of illicit connections	X	X	X

See pages 2 and 3 for more details.

Frequently Asked Questions

What EBMUD fees should be included in the bid?

- The cost of a Compliance Certificate should be included. The bid should include an itemized list of EBMUD fees. See EBMUD's [Fee Guidelines](http://eastbaypsl.com/doc/InspectionFeeGuidelines.pdf) (eastbaypsl.com/doc/InspectionFeeGuidelines.pdf).
- Ensure that the contractor provides copies of EBMUD receipts and communicates what the receipt was for, as there may be fees incurred that are not foreseen at time of bid.

What City fees should be included in the bid?

- In most cities, a repair or replacement of the lateral requires a city sewer lateral permit. Emeryville additionally requires a city permit for testing as-is. Permit fees vary by city.
- You should receive a copy of the signed (final) city permit, which demonstrates that the work has been inspected and approved by the City.

How do I find where the lateral connects to the public main?

- The public main location may be verified by checking the deed or city sewer map.
- The main may be located in the public street, in the property owner's easement, in a neighboring parcel's easement, the sidewalk, or underneath the property owner's structure.
 - For example, if the public main is located in the city street, the contractor should quote the cost to excavate and/or repave the street.
 - In Alameda & Albany, it may be required to install a cleanout at the property line or easement boundary because the city does not allow access to the public main.

What if the PSL is connected to a private main?

- Mains in public streets are maintained by the city, but those in a private street or easement may be privately owned. A larger diameter pipe that is perpendicular to the PSL does not always mean a public main.
- If the PSL is connected to a private shared main, you may be required to pressure test all pipe between the structure and the *public* main. This would include testing the private shared main.
- For private mains within an HOA, property owners should communicate with their HOA to determine which section of sewer pipe each party is responsible for.

What is required by the property owner prior to the EBMUD inspection?

- We encourage the property owner to verify the location of the public main.
- Determine if your PSL is shared with a neighboring property. See City Ordinance for requirements to disconnect shared laterals or install discrete lateral connections.
- Allow access to the entire parcel during the inspection for inspector to identify possible sources of rainwater to the sewer (illicit connections). Please unlock gates and secure animals.

What type of lateral work may be needed?

- If no work is required on the lateral, this is a **Test As-Is**.
- If the work required is minimal, such as replacing sections of pipe or couplings, or installing clean outs, this is a **Repair**.
- If the entire lateral needs new pipe, this is a **Replacement**.
- If a PSL has to be rerouted or relocated, a contractor may cap or remove part or all of a PSL (per City requirements). This is an abandonment.

My lateral needs to be repaired or replaced. What method of work may be used?

- There are multiple methods of lateral work, the most frequently used are trench or pipe burst (trenchless). A contractor will recommend a method depending on circumstances and their professional judgement.

How should the length of the lateral be measured?

- Walk the perimeter of all buildings on the parcel and look for a dinner plate-sized cement or metal cap labeled "clean out" or "sewer". The location of the clean out within 2 feet of the building indicates where the PSL leaves the building.
- Based on the city you live in, the length of the PSL may be measured from the where the PSL leaves the building to the public main or to the curb (this applies in Alameda and Albany).

What types of pipe material may be used?

- There are many materials of pipe that the contractor can use for repairs or replacements. The most frequently used are HDPE SDR17, cast iron, PVC, and clay. The contractor will choose the best pipe material depending on circumstances, city municipal codes, and professional judgement.

What if location of the PSL is encumbered by landscaping?

- Yard landscaping may have to be removed and restored depending on the location of the PSL. The PSL may be located beneath concrete, a wooden porch, a lawn, or a garden.
- The PSL may need to be relocated around existing landscaping, such as a tree.
- Ensure that the contractor estimates a fee for landscape restoration, if applicable.

What is an illicit connection?

- Any connections to the PSL, whether direct or indirect, that could convey stormwater into the sewer is an illicit connection that would need to be addressed. This includes down spouts connected to the sewer, uncovered outdoor sinks, and drains.
- It may be necessary to install or reroute a sump pump, which is a pressurized system for collecting and discharging stormwater. For existing sump pumps, the contractor will verify the location and demonstrate the discharge point to the EBMUD inspector.

Do ejector pumps need to be tested?

- An ejector pump is a pressurized system for conveying sewage to the sewer main against gravity, for example when the sewer main is located uphill relative to the structure.
- Any gravity fed portion of a pressurized line is required to pass a pressure test.