



Sewer and Water Supply Pipes

As post office buildings around the country age, lessors are being asked to repair or replace sewer and water supply lines. A variety of signs can reveal the need for these repairs. Once the necessity is determined, lessors need to find the best way to make these repairs. Most importantly, lessors need to know what the USPS contract says about financial responsibility for the repairs.

The cast iron pipes commonly used in postal properties have a lifespan of 50 – 75 years. Based on the age of many post office facilities cast iron pipe is at the age where failure is expected. Orangeburg pipe is another style of pipe frequently found in post office buildings. Made out of wood pulp sealed with hot pitch or tar, Orangeburg was a low-cost alternative to metal pipes. It was used in some buildings built as late as the 1970s. Though Orangeburg can have a life span of 50 years, it is more common that it starts to fail at about 30 years and has been known to fail after as few as 10 years. The actual life of either cast iron or Orangeburg will depend on many factors including use, weather conditions, soil properties, and water quality.



Example of Orangeburg pipe.

An early sign of sewer pipe failure is backups or slow draining, which may be caused by the intrusion of roots into the pipe. Another sign is odor. The pipes should be airtight. Cracked pipes can allow sewer gas to escape. Cracked pipes can also contribute to a visibly healthy lawn, particularly in an area that hasn't received any special care. Additionally, underground leaks from cracked pipes can cause an indentation or pooling of water on the ground surface. Supply pipes should be checked for failure when water from taps runs brown or yellow.

Digging up and removing the old pipes, and replacing them with new ones is an expensive, involved process that creates additional problems with returning the surface ground and landscaping to its pre-excavation state. Fortunately, other options exist, such as pipe bursting, pipe lining and cured in place pipe lining (CIPP).

Pipe bursting is a system wherein a new pipe is pulled into the old pipe behind a metal bursting head. The bursting head breaks up the old pipe, replacing it with the new pipe. The advantage is that the pipe diameter remains the same or can be increased if needed. The disadvantage is the need to excavate to replace pipe connections.

Pulling a smaller pipe through a failed pipe is called pipe lining. The obvious disadvantages are that the new pipe is smaller in diameter, in addition to creating a need to excavate to accommodate connections.

The cured in place pipe lining (CIPP) is the current technology most commonly in use. Essentially, this system pulls a fabric liner, generally made of felt or fiberglass through the old pipe. The fabric is then infused with a polymer or epoxy which hardens into a new pipe. The new diameter is generally about 95% of the size of the original pipe. The lining fabric can

be cut to accommodate connections and does not require excavation at the connections.

Prior to installing CIPP, the old pipe must be cleaned. Also, the old pipe must be free of large broken pieces. The lining must have the old pipe to adhere to, so it's important to make the repairs prior to complete failure of a section of pipe. Another downside to use of CIPP is that it does not accommodate pipe that has sagged. A video pipe inspection of the inside of sewer and supply pipes will tell the condition of the pipes and if repair by CIPP is advisable. CIPP has a long life-expectancy, likely exceeding that of the original pipe. In addition to cast iron and Orangeburg pipes, it can be used to repair clay, PVS, ABS, and concrete pipes.

The 2005 lease form states, "Whether public or private water or sewer systems are provided, said systems are to be maintained and replaced by the Landlord during the continuance of the Lease, including any inspections that may be required." The newest, 2017 lease form says "Whether public or private water or sewer systems are provided, said systems (including potable water) must be properly sized for the facility and be maintained in good working order at all times during the term and replaced by Landlord as necessary to ensure that the same remain in good working order as aforesaid, including any inspections that may be required."



Example of cast iron pipe.

Lessors need to check the language in the individual lease for their property as leases can be altered and amended to reflect different arrangements. It is important for lessors to create a reserve fund to cover this upcoming expense. Budgeting approximately \$50 per linear foot of piping is a good ballpark figure. Additionally, it is important to check with local government bodies to determine any associated fees or changes in code requirements.

Being prepared for inevitable maintenance expenses both by anticipating specific repairs, and by being aware of suitable solutions improves the leasing experience and creates a more even cash flow.

DID YOU KNOW?

Electronic Signatures on Lease Documents

The Postal Service, through Jones Lang LaSalle, (JLL) will often accept electronic signatures of executed lease documents. Lessors can often scan and email or fax signed leases directly to the JLL negotiator. Because many of the JLL real estate people work remotely, mailing a signed originals to the office of a JLL representative can create a situation where the document sits on the representative's desk until the next time he or she goes to the office. Check with the JLL person doing the negotiation to see if using an electronic signature can expedite completion of the negotiation process.

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AUSPL WELCOMES TAMMIE VALENCIA

Tammie Valencia is the newest staff member in the AUSPL Office. Her duties include greeting callers on the phone and in the office, providing information, and performing administrative tasks.

Twenty years of experience as an Administrative Assistant in both school and church offices, five years of experience in a law firm as a legal assistant, plus her upbeat and cheerful personality make her uniquely qualified for working at AUSPL. Tammie is a graduate of Phoenix College, where she studied court reporting.

Tammie and her husband Leonard are parents to three adult children, Eden, Grant and Brenna, and one grandchild, Maizy. In addition to their own family, Tammie and Leonard were foster parents for nine years, caring for a total of sixteen foster children. Recently they have become legal guardians to Claudie and Angie, two of their former foster children.

Tammie says she is "Thrilled to be working for AUSPL and is looking forward to speaking to or meeting people involved with the association in the future."



REMINERS!

Beginning January 1, 2020 only reclaimed or recycled R-22 can be used to recharge R-22 using equipment (manufactured prior to January 1, 2010) and only licensed reclaimers will be licensed to provide this service.

On January 1, 2020 production and import of R-22 will cease, meaning pre-2010 equipment will use only reclaimed and recycled R-22. Use of reclaimed and recycled R-22 will be allowed until January 1, 2030.

Keep this in mind when making decisions about repairing or replacing cooling systems for postal facilities. The USPS is focusing on HVAC repairs, and asks that lessors make these repairs quickly for the comfort of the postal staff.

Postal reform legislation is still needed to make a significant impact on the financial position of the USPS. AUSPL members can help with this critical situation by contributing to the AUSPL Political Action Committee. ***Contributions must be in the form of a personal check made out to the "AUSPL PAC".*** Business checks must be returned to the writer.

Neither Postmasters nor their non-career counterparts have authority to make maintenance requests.

Maintenance requests must come from a contracting officer or EMCOR. Lessors who make repairs based on requests from USPS employees who do not have authority to make these requests may be unable to get reimbursement from the USPS.

Requests for property tax reimbursements should be sent to the USPS.

For Postal Facilities located in, CT, DE, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, RI, SC, TN, VA, VT, WI, WV, District of Columbia, or Caribbean Territories mail to:

**USPS East Leasing Team
PO Box 27497, Greensboro, NC 27498-1103
(336) 665-2808**

For Postal Facilities located in: AL, AK, AR, AZ, CA, CO, FL, HI, IA, ID, KS, LA, MN, MO, MS, MT, NE, ND, NM, NV, OK, OR, SD, TX, UT, WA, WY, or Pacific Territories mail to:

**USPS West Leasing Team
PO Box 5527, Denver, CO 80217-5527
(303) 227-5690**

All general inquiries to the USPS Facilities Team can be sent to USPSLeasing@usps.gov.



AUSPL

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AUSPL regrets to inform its members that the Annual Conference scheduled for April 30 and May 1, 2020 in Orlando, Florida is being cancelled.

While we were looking forward to a great Conference and were excited to be holding it at the Renaissance Orlando at SeaWorld, we have determined that, during the COVID-19 Coronavirus outbreak, the health risks from holding a Conference with 400 attendees were too great. AUSPL will refund registration fees already paid, and the hotel will not charge members for cancellations and/or will refund any room charges already paid. We regret any inconvenience this decision has caused, but it was unavoidable. We look forward to scheduling additional educational events in the future as soon as we have more certainty about the spread of the virus and the true scope of the threat it represents.

AUSPL phone number: 800-572-9483

Renaissance Orlando at SeaWorld
phone number: 800-266-9432



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