

GHI Plumbing Pipe Repair and Refurbishment Pilot Project

Town Hall Update

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Chair, GHI Buildings Committee



Background - and Why Does This Need to Happen?

Why:

Our beloved homes rely on aged plumbing infrastructure.

- Masonry Units: Water supply and waste pipes from the 1930s.
- Frame Units: Waste pipes from the 1940s.

As pipes age, they can begin to fail more regularly.

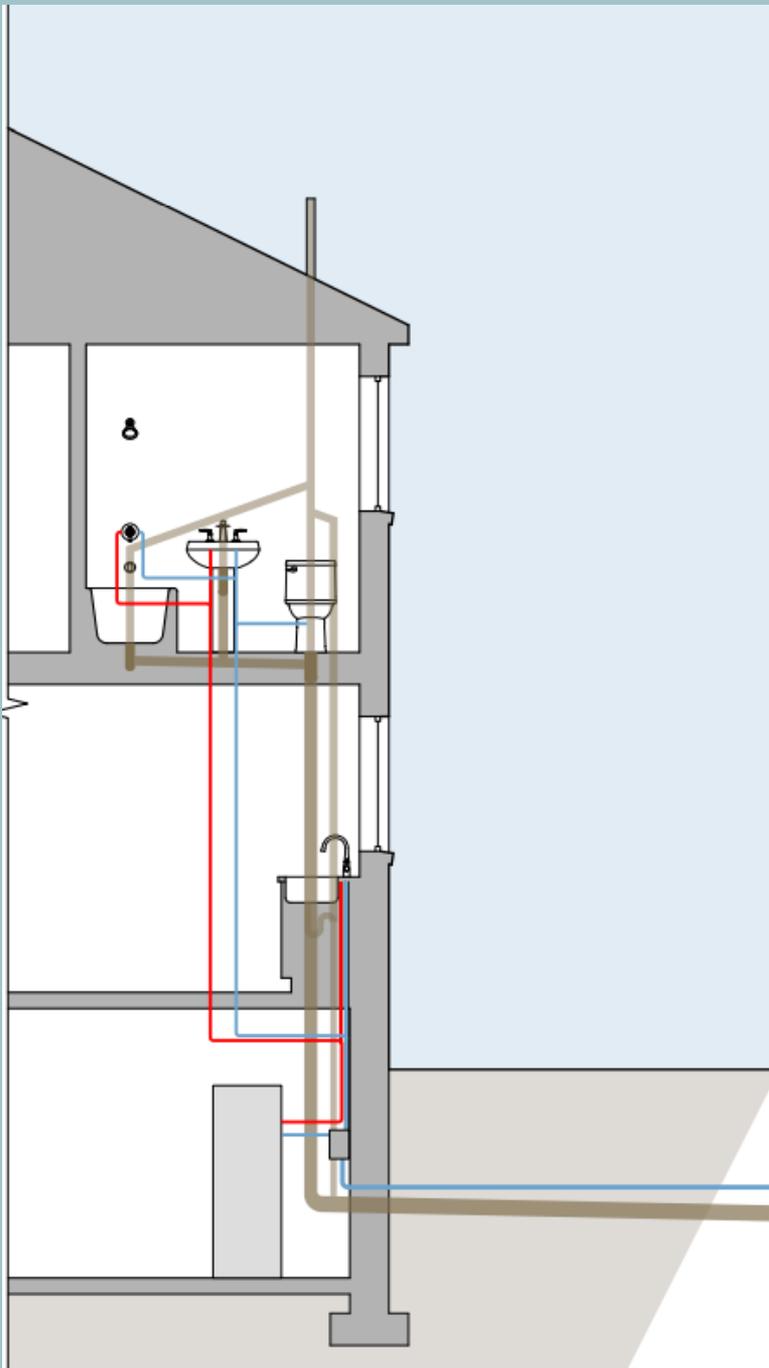
- Pipe failures are messy, disruptive to members, and expensive -- and we want to avoid them by replacing pipes that are well beyond their anticipated useful lives
- Replacing many pipes in many units together is more cost-effective than one-off replacements or waiting for pipes to fail.
- Waste pipe 'risers' are shared by two adjacent units, so both neighbors are affected at the same time by the replacement work.

When:

- The Buildings Committee is developing a proposed Pilot Program at this time.
- A report on the Pipe Repair and Refurbishment Pilot Program would be proposed in early 2022 and would likely take place 2022/2023.



What's affected?



Purpose of a Pilot Program

To help GHI Management and members understand:

1. How much will pipe replacement cost, and what other associated costs should we plan for?
2. What sort of member impacts can be expected, planned for, and lessened?
3. Should there be policies enacted in preparation of repairing ageing pipe infrastructure?
4. What are the risks involved in undertaking pipe repair and refurbishment in our historic homes?



Purpose (continued)

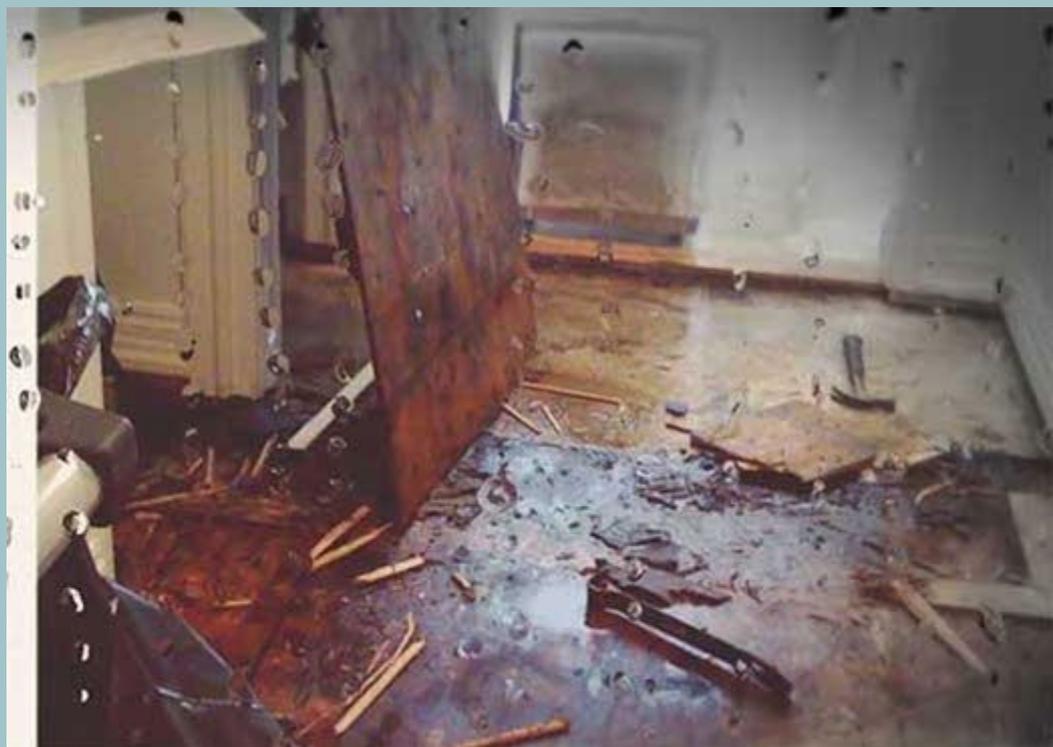
5. Test lower-cost and lower-impact technical alternatives to expensive hard-pipe replacement in the different types of GHI homes.
6. Help determine the pacing, organization, and approach of a broader program.
7. Identify other needed work that should potentially be connected to pipe repair and refurbishment (replacing missing or damaged insulation, installing emergency water shut-off valves in units currently lacking them, etc...)
8. Identify useful rebate or technical programs to offset future costs
9. Provide an opportunity for member input.





Pipe Failure - Why it's worth preempting

1. Much more costly than planned replacement
2. Can mean members must be out of the home for extended periods
3. Impacts multiple units
4. Can affect member health, environment, and the overall value of our homes.





How will we (GHI) pay for all of this?

Replacement Reserves

- Part of monthly 'coop fee'
- Developing a program that captures significant 'economy of scale' while designed to minimize member impacts.
- Designing the project to be thorough, repeatable, and cost-effective.



What else will the Pilot Program tell us?

What kind of Contractor and GHI Staff Labor Hours are likely to be required?

Do the technology alternatives to hard-pipe-replacement work, and are special techniques needed or valuable?

What should we expect from:

- WSSC
- Prince George's County
- City of Greenbelt

Member displacement protocols



How will this impact individual members? Can I help?

- ❖ Household level planning of renovations.
- ❖ Express interest in the pilot!
- ❖ Join the Buildings Committee to contribute your great ideas!

