

# TracPipe PS-II

Polyethylene-Sleeved Flexible Gas Piping by OmegaFlex®

## CASE STUDY

### TracPipe® PSII in Multi-Family

- Saves Time
- Saves Money
- Increase Installation Options

**Product:**

TracPipe® PSII Underground Flexible Gas Piping with Encasement System

**Location:**

Waltham, MA

The Waltham Watch Company began its operations at this site in 1854. The Company developed machinery that could make watch parts so precisely that they were interchangeable with one another. This innovation served to catapult productivity and placed the Waltham Watch Company on the forefront as the first company to mass produce a complete watch under one roof.

The property functioned in Waltham as a watch factory until the 1950's and listed on the State and National Register of Historic Places in 1989.

The Watch Factory which spans approximately 400,000 square feet of interconnected buildings was acquired by Berkeley Investments in May 2007. A multiphase redevelopment project is underway to restore and adapt the existing site into a vibrant mix of office, residential and retail uses.

PHASE 1: includes 160,000 SF of brick and beam office space, a new pedestrian bridge connection between two buildings, a fitness center, and the Waltham Watch Company history exhibit. Phase 1 is now complete.

PHASE 2: will include 96 loft-style apartments, a 2,050 SF café and a 4,750 SF restaurant with riverfront dining. PHASE 3 will include 67 loft-style apartments, structured parking, and 5,000 SF retail or office space in the former central plant building.

Avid Engineers who offer HVAC, electrical, plumbing, and fire protection design services for a variety of building types and MacCormack Plumbing (MACCO) who collaborate on many projects with Avid, made the decision to put the natural gas piping underground, within the building envelope rather than route it outside the building.

*(continued on back)*



The flexibility and long lengths of TracPipe PS-II allowed for a total install time of just 36 hours versus an estimated 1200 hours for black iron pipe.



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ISO 9001 Registered Company

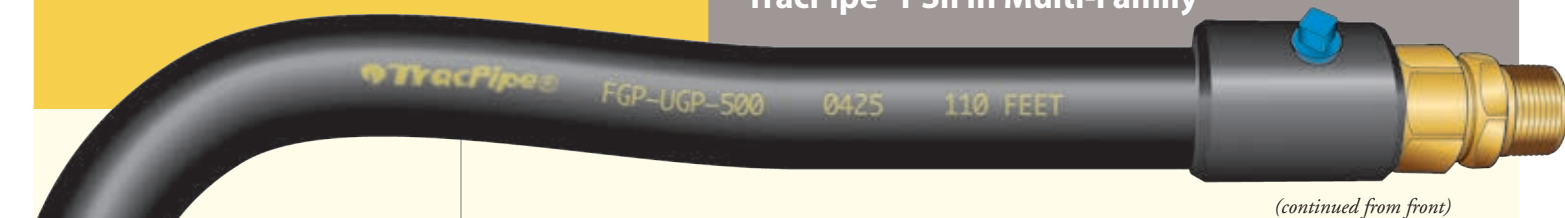
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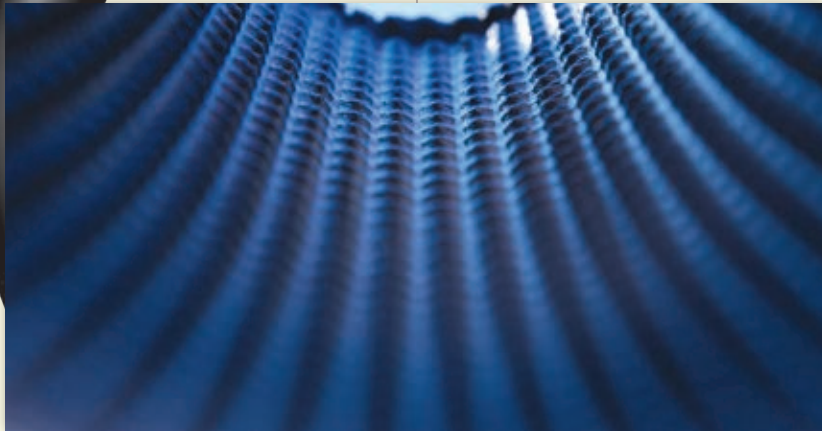
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*(continued from front)*



*PS-II is constructed from standard TracPipe stainless steel tubing but is sleeved with a fluted polyethylene jacket that acts as a vented containment system.*

According to MACCO, the primary reason for choosing to go underground was to minimize potential construction coordination conflicts with other contracting service providers.

However, choosing to go underground would require the use of a conduit-based, vented gas piping system.

As each apartment would have its own meter, it would have been extremely difficult and costly to run black iron pipe through the existing structure

and so TracPipe<sup>®</sup> PS-II was chosen.

PS-II is a patented, flexible polyethylene-pre-sleeved corrugated stainless steel tubing system for underground, rooftop, or exterior wall applications. It may be installed under buildings, slab, and driveways.

OmegaFlex Rep Mike Kelly of Tower Hill Sales explained the benefits of using OmegaFlex's underground gas piping including the fact that it came in long lengths, would only require 2 fitting per run, and minimizes pressure testing as well.

As a result, the install could be accomplished in a fraction of the time. In fact, MACCO estimated that it would have taken approximately 1200 hours to run 7500 feet of black iron pipe versus the 36 hours it took to run the PS-II.

In spite of the fact that the material cost of the TracPipe PS-II was estimated to be 3 times the material cost for BIP, the total net cost savings for this portion of the work was \$25,000. OmegaFlex's second generation flexible gas pipe-CounterStrike<sup>®</sup> CSST was used from the PS-II termination and run up to each apartment.

MACCO, who was a first time user of PS-II, was so pleased with the ease of install that they recently quoted using it again on a larger new build multi-family project in Massachusetts!

TracPipe PS-II is CSA listed to ANSI/CSA LC-1 standard for above ground use, and is listed by ICC-ES PMG-1052 and evaluated by IAMPO #4665 for direct burial use. For more information on PS-II see literature FGP-099.



*PS-II is available in 3/8, 1/2, 3/4, 1, 1-1/4, 1-1/2 and 2 inch sizes in reel lengths from 100 to 250 feet depending on diameter.*