

SQUAW VALLEY MUTUAL WATER COMPANY

MINUTES

Workshop Meeting of Thursday, May 27, 2010

Held at 1700 Paiute Place, Squaw Valley

1. **Call to Order:** President Garcia called the meeting of the Squaw Valley Mutual Water Company board of directors meeting to order at 4:15 p.m. at 1700 Paiute Place, Squaw Valley. President Garcia called the roll, and a quorum was established.

Directors present: Bossung, Garcia, Mercer; via telephone conference: Adriani, Burke, Suter.

Directors absent: Salinger

Staff Present: John Collins, Anne-Marie Giese, Cory Giese, Steve Brigman

Members/Guests present: Cecile Weaver, Peter Werbel, Russell Poulsen, Loraine and Bert Fulmer.

2. **Agenda.** It was moved, seconded, and unanimously passed that the agenda be adopted, adding the subject of metering to the agenda.
3. **Minutes.** Minutes of the April 17, 2010 meeting were deferred until the regular meeting on Sunday, May 30.

Member Comments:

Member Russell Poulsen asked for a call to the audience to protest his late fee. President Garcia asked that he make his protest at the SVMWC Regular Meeting on Sunday, May 30.

Member Peter Werbel had three questions, but was unable to return on Sunday, so proceeded, and was answered by the Board:

- Will there be construction this summer? No.
- What will be the approximate additional cost per year for the project? According to John Collin's fiscal projections, the additional cost estimate is \$450 per year.
- Will SVMWC proceed to metering? Yes.

4. **Discussion and Decisions on USDA Application Issues:** President Garcia stated that the purpose of the meeting was to reach agreements on the capital improvement projects from the Auerbach report, as updated by Shaw Engineering, which the Board would approve for inclusion in the USDA rural development loan application. The Board proceeded with the issues and questions as noted in the Agenda.

- After discussion with Steve Brigman, the Board agreed to proceed with the project of adding houses on Navajo and Apache to the Squaw Summit pressure zone as designed by

Shaw. This project will help fire flow throughout the rest of the system and increase the very low water pressure for those houses.

- It was agreed that we proceed with placing a main with service boxes ready for water meters in Lanny and Christy (Auerbach Phase III). The existing rear line with house connections will be left in place. The policy to get homeowners to move their connections from the rear line to new main will be developed by the appointed committee. The cost for this and the previous project are estimated at \$700,071.
- It was agreed that we proceed with placing a new main in the street on Eastern Sandy Way, Squaw Valley Road, and the rest of Lanny including service boxes ready for water meters at an estimated cost of \$1,932,578. The existing rear line with house connections will be left in place. The policy to get homeowners to move their connections from the rear line to new main will be developed by the appointed committee.
- Steve Brigman had analyzed an alternative to handling the high water pressure in the south-eastern edge of the system. The alternative consisted of adding 5 or 6 large pressure reducing valves. The cost was estimated at \$642,355. He recommended against this alternative on the grounds that it was very costly for the amount of return in service. In addition, the PRV valves require servicing annually and can be costly to repair. The board agreed to not proceed with this alternative.
- The board agreed to proceed with the design and building of service boxes equipped to handle meters in the western section of the water system (Christy Hill, Paiute, Washoe, Apache, Navajo and Squaw Summit) where the main is already in the street. Meters will be installed in this section. Where there are vacant lots, owners will be contacted as to their long-term plans for the vacant lot in order to see if a new service box is needed. Also, some of the boxes can be double services. Estimated cost \$257,400 plus \$71,000 for the meters.
- The Board had agreed at its last meeting to proceed with the proposed study of well #1 and well #2 (at a cost of \$22,000 per well) The study includes pulling the pumps, video of the bore, and reconditioning the well as needed (e.g. brushing). Based on that evaluation, a decision will be made as to the need to drill new wells, or continue with the existing ones. The cost will be borne in this year's budget, but is eligible for inclusion in the USDA loan application. We will proceed with this immediately.
- The Board agreed to proceed with the design for new well houses that will meet the need for wellhead protection, federal and state standards for storage of hazardous chemicals, a new generator, and storage of the company's records. It was suggested that the building be of concrete block and well insulated.
- Steve B. had estimated the cost of the new well houses and new wells at \$810,516. The cost for the well house, including all the new equipment (e.g. generator, telemetry) is about \$240 per square foot.

Board Committees appointed:

- **Meter Policy.** The charge to the committee on policy for moving to meters is to develop a policy that has incentives to move to the new service boxes, has a goal for when all services will have been moved, and is respectful of the cost to the individual homeowner. Committee members are:
- **Water Rate Policy.** The charge to the committee working on water rates (Alisa, Ken, John, Cory, and Anne-Marie) is to develop a water rate that will bring in the amount of money we need to run the company. It can be developed over the next year, but there will have to be some sort of rate included in the loan application.
- **Summer Neighborhood Meetings.** The committee working on the summer neighborhood meetings (Lynn, David, Margot) now has the information needed to move forward with setting up the meetings. The idea is to invite those affected by each project to a meeting. They need to set dates, the goal for the meeting, and how to invite members to each meeting (letter, phone call, email, personal visit, etc).

Adjournment: It was moved, seconded, and unanimously adopted that the meeting adjourn until the next meeting on May 30, 2010.

Squaw Valley Mutual Water Company					
Project 1 - Upper Zone Expansion Project					
Preliminary Estimated Construction Cost					
ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL COST
1	Mobilization & Demobilization	LS	1	\$ 25,000.00	\$ 25,000.00
2	Insurance and Bonds	LS	1	\$ 7,000.00	\$ 7,000.00
3	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00
4	Temporary Environmental Controls (BMPs)	LS	1	\$ 16,000.00	\$ 16,000.00
5	6-inch Water Main	LF	88	\$ 59.00	\$ 5,192.00
6	8-inch Water Main	LF	2,085	\$ 60.00	\$ 125,100.00
7	8-inch Gate Valve	EA	14	\$ 1,300.00	\$ 18,200.00
8	Concrete Valve Collars	EA	14	\$ 250.00	\$ 3,500.00
9	New FH Assembly	EA	10	\$ 5,500.00	\$ 55,000.00
10	Reconnect (E) FH Assembly	EA	1	\$ 5,501.00	\$ 5,501.00
11	Pressure Reducing Valve Vaults (PRVs)	EA	2	\$ 60,000.00	\$ 120,000.00
12	Air Release Assembly	EA	1	\$ 2,500.00	\$ 2,500.00
13	Flush Valve Assembly	EA	2	\$ 2,500.00	\$ 5,000.00
14	Re-Connect (E) Service Boxes	EA	2	\$ 1,200.00	\$ 2,400.00
15	Misc Main Connections, Cuts, and Caps	EA	8	\$ 1,200.00	\$ 9,600.00
16	Sewer Crossing Concrete Encasement	EA	6	\$ 450.00	\$ 2,700.00
17	Pavement Removal and Replacement	SF	8,560	\$ 6.00	\$ 51,360.00
18	Rock Excavation (15% of Pipe)	CY	75	\$ 150.00	\$ 11,250.00
19	Landscape and Lot Repair	Lot	2	\$ 2,000.00	\$ 4,000.00

Construction Subtotal \$ 474,303.00
20% Construction Contingency \$ 94,860.60
Total Estimated Construction Cost \$ 569,163.60

Engineering Design @ 8% \$ 45,533.09
Material Testing @ 3% \$ 17,074.91
Construction Admin @ 7% \$ 39,841.45
Legal/Financial/ Admin @ 5% \$ 28,458.18

Total Estimated Project Cost \$ 700,071.23

Squaw Valley Mutual Water Company					
Project 2 - In-situ Rear Lot Main Replacement					
Preliminary Estimated Construction Cost					
ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL COST
1	Mobilization & Demobilization	LS	1	\$ 50,000.00	\$ 50,000.00
2	Insurance and Bonds	LS	1	\$ 13,000.00	\$ 13,000.00
3	Traffic Control	LS	1	\$ 2,500.00	\$ 2,500.00
4	Temporary Environmental Controls (BMPs)	LS	1	\$ 16,000.00	\$ 16,000.00
5	Temporary Water System during Construction	LS	1	\$ 48,000.00	\$ 48,000.00
6	6-inch Water Main	LF	1,520	\$ 55.00	\$ 83,600.00
7	8-inch Water Main	LF	2,358	\$ 60.00	\$ 141,480.00
8	6-inch Gate Valve	EA	15	\$ 1,000.00	\$ 15,000.00
9	8-inch Gate Valve	EA	8	\$ 1,300.00	\$ 10,400.00
10	Concrete Valve Collars	EA	23	\$ 250.00	\$ 5,750.00
11	New FH Assembly	EA	13	\$ 5,500.00	\$ 71,500.00
12	Re-Connect (E) Fire Hydrants	EA	2	\$ 4,800.00	\$ 9,600.00
13	Flush Valve Assembly	EA	1	\$ 2,500.00	\$ 2,500.00
14	Re-Connect (E) Service Boxes	EA	11	\$ 1,200.00	\$ 13,200.00
15	Misc Main Connections, Cuts, and Caps	LS	1	\$ 1,200.00	\$ 1,200.00
16	Landscape and Rear Lot Repair	Lot	48	\$ 1,500.00	\$ 72,000.00
17	Sewer Crossing Concrete Encasement	EA	10	\$ 450.00	\$ 4,500.00
18	Pavement Removal and Replacement	SF	1,760	\$ 6.00	\$ 10,560.00
19	Hot Taps	EA	4	\$ 4,800.00	\$ 19,200.00
20	Rock Excavation (10% of Pipe)	CY	86	\$ 150.00	\$ 12,900.00

Construction Subtotal	\$ 602,890.00
20% Construction Contingency	\$ 120,578.00
Total Estimated Construction Cost	\$ 723,468.00
Engineering Design @ 8%	\$ 57,877.44
Material Testing @ 3%	\$ 21,704.04
Construction Admin @ 7%	\$ 50,642.76
Legal/Financial/ Admin @ 5%	\$ 36,173.40
Total Estimated Project Cost	\$ 889,865.64

Squaw Valley Mutual Water Company

Project 3 - New Mains in Roadways

Preliminary Estimated Construction Cost

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL COST
1	Mobilization & Demobilization	LS	1	\$ 50,000.00	\$ 50,000.00
2	Insurance and Bonds	LS	1	\$ 20,000.00	\$ 20,000.00
3	Traffic Control	LS	1	\$ 25,000.00	\$ 25,000.00
4	Temporary Environmental Controls (BMPs)	LS	1	\$ 25,000.00	\$ 25,000.00
5	6-inch Water Main	LF	605	\$ 55.00	\$ 33,275.00
6	8-inch Water Main	LF	8,706	\$ 60.00	\$ 522,360.00
7	6-inch Gate Valve	EA	23	\$ 1,000.00	\$ 23,000.00
8	8-inch Gate Valve	EA	18	\$ 1,300.00	\$ 23,400.00
9	Concrete Valve Collars	EA	41	\$ 250.00	\$ 10,250.00
10	New FH Assembly	EA	14	\$ 5,500.00	\$ 77,000.00
11	Re-Connect (E) Fire Hydrants	EA	9	\$ 4,800.00	\$ 43,200.00
12	Flush Valve Assembly	EA	2	\$ 2,500.00	\$ 5,000.00
13	Misc Main Connections, Cuts, and Caps	LS	1	\$ 1,200.00	\$ 1,200.00
14	Landscape and Rear Lot Repair	Lot	0	\$ 1,500.00	\$ -
15	Sewer Crossing Concrete Encasement	EA	20	\$ 450.00	\$ 9,000.00
16	Pavement Removal and Replacement	SF	35,600	\$ 6.00	\$ 213,600.00
17	Double Meter Box	EA	54	\$ 1,000.00	\$ 54,000.00
18	Single Meter Box	EA	31	\$ 800.00	\$ 24,800.00
19	Water Service Main to Meter Box 1.5"	EA	54	\$ 1,100.00	\$ 59,400.00
20	Water Service Main to Meter Box 1"	EA	31	\$ 1,050.00	\$ 32,550.00
21	1" Service Lateral Meter to House Connection (120' ea)	EA	0	\$ 2,500.00	\$ -
22	Abandon (E) Main, Valves and Service Boxes	LS	1	\$ 6,000.00	\$ 6,000.00
23	Hot Taps	EA	2	\$ 4,800.00	\$ 4,800.00
24	Rock Excavation (15% of Pipe)	CY	310	\$ 150.00	\$ 46,500.00

Construction Subtotal \$ 1,309,335.00
20% Construction Contingency \$ 261,867.00
Total Estimated Construction Cost \$ 1,571,202.00

Engineering Design @ 8% \$ 125,696.16
Material Testing @ 3% \$ 47,136.06
Construction Admin @ 7% \$ 109,984.14
Legal/Financial/ Admin @ 5% \$ 78,560.10

Total Estimated Project Cost \$ 1,932,578.46

**Squaw Valley Mutual Water Company
Project 4 - Well #1 and Well #2 Replacement**

Preliminary Estimated Construction Cost

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL COST
1	Mobilization & Demobilization	LS	1	\$ 30,000.00	\$ 30,000.00
2	Insurance and Bonds	LS	1	\$ 10,000.00	\$ 10,000.00
3	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00
4	Temporary Environmental Controls (BMPs)	LS	1	\$ 8,000.00	\$ 8,000.00
5	Demolition and Debris Removal	LS	1	\$ 16,000.00	\$ 16,000.00
6	New Well #1 Building 35'x35' inc Elec and HVAC	SF	1,225	\$ 240.00	\$ 294,000.00
7	New Well #2 Building 10'x20' in Elec and HVAC	SF	200	\$ 240.00	\$ 48,000.00
8	Well #1 Piping, Valves and Fittings	LS	1	\$ 25,000.00	\$ 25,000.00
9	Well #2 Piping, Valves and Fittings	LS	1	\$ 20,000.00	\$ 20,000.00
10	Site Grading and Earthwork	LS	1	\$ 16,000.00	\$ 16,000.00
11	New Generator	LS	1	\$ 40,000.00	\$ 40,000.00
12	Telemetry and Controls Upgrades	LS	1	\$ 20,000.00	\$ 20,000.00
13	Chemical Feed Equipment	LS	1	\$ 12,000.00	\$ 12,000.00
14				\$ -	\$ -
15				\$ -	\$ -
16				\$ -	\$ -
17				\$ -	\$ -
18				\$ -	\$ -
19				\$ -	\$ -
20				\$ -	\$ -
21				\$ -	\$ -
22				\$ -	\$ -
23				\$ -	\$ -
24				\$ -	\$ -

Construction Subtotal \$ 541,000.00
20% Construction Contingency \$ 108,200.00
Total Estimated Construction Cost \$ 649,200.00

Architectural Design \$ 12,000.00
Engineering Design @ 8% \$ 51,936.00
Material Testing @ 3% \$ 19,476.00
Construction Admin @ 7% \$ 45,444.00
Legal/Financial/ Admin @ 5% \$ 32,460.00

Total Estimated Project Cost \$ 810,516.00

**Squaw Valley Mutual Water Company
Project 5 - High Pressure Mitigation (PRVs)**

Preliminary Estimated Construction Cost

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL COST
1	Mobilization & Demobilization	LS	1	\$ 30,000.00	\$ 30,000.00
2	Insurance and Bonds	LS	1	\$ 6,000.00	\$ 6,000.00
3	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00
4	Temporary Environmental Controls (BMPs)	LS	1	\$ 4,000.00	\$ 4,000.00
5	8-inch Water Main	LF	120	\$ 60.00	\$ 7,200.00
6	8-inch Gate Valve	EA	8	\$ 1,300.00	\$ 10,400.00
7	Concrete Valve Collars	EA	8	\$ 250.00	\$ 2,000.00
8	Pressure Reducing Valve Vaults (PRVs)	EA	6	\$ 60,000.00	\$ 360,000.00
9	Pavement Removal and Replacement	SF	1,000	\$ 10.00	\$ 10,000.00
10	Rock Excavation (15% of Pipe)	CY	24	\$ 150.00	\$ 3,600.00
11				\$ -	\$ -
12					

Construction Subtotal \$ 435,200.00
20% Construction Contingency \$ 87,040.00
Total Estimated Construction Cost \$ 522,240.00

Engineering Design @ 8% \$ 41,779.20
Material Testing @ 3% \$ 15,667.20
Construction Admin @ 7% \$ 36,556.80
Legal/Financial/ Admin @ 5% \$ 26,112.00

Total Estimated Project Cost \$ 642,355.20