



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 Jackson Road, Rancho Murieta, CA 95683

Office - 916-354-3700 * Fax - 916-354-2082


IMPROVEMENTS COMMITTEE

Regular Meeting

April 4, 2017 at 8:30 a.m.

All persons present at District meetings will place their cellular devices in silent and/or vibrate mode (no ringing of any kind). During meetings, these devices will be used only for emergency purposes and, if used, the party called/calling will exit the meeting room for conversation. Other electronic and internet enabled devices are to be used in the "silent" mode. Under no circumstances will recording devices or problems associated with them be permitted to interrupt or delay District meetings.

AGENDA

- 1. Call to Order**
- 2. Comments from the Public**
- 3. Monthly Updates**
 -  Solar Power Update
- 4. Recycled Water Pre-Design Report – Additional Scope of Work and Funding**
- 5. Replace Water Treatment Plant #1 HVAC System**
- 6. Directors & Staff Comments/Suggestions [no action]**
- 7. Adjournment**

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the District offices during normal business hours. If, however, the document is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting.

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is March 31, 2017. Posting locations are: 1) District Office; 2) Rancho Murieta Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

MEMORANDUM

Date: March 31, 2017
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Receive and Consider Updates

SOLAR POWER INSTALLATIONS

Wastewater Treatment Plant Site

This past Monday, Solar City had the wastewater plant solar connections inspected to receive approval to proceed with SMUD to get the power switchover scheduled. Once the switchover is done, Solar City will conduct a power check on their panels and then activate them if everything checks out. The system should become active by the end of May 2017.

Water Treatment Plant Site

Nothing new to report.

MEMORANDUM

Date: April 3, 2017
To: Board of Directors
From: Paul Siebensohn, Director of Field Operations
Subject: Recycled Water Pre-Design Report – Additional Scope of Work and Funding

RECOMMENDED ACTION

Approve Amendment No.1 to the Recycled Water Program Preliminary Design Report in an amount of \$6,600 to Kennedy Jenks Consultants Inc., funding to come from Water Augmentation Reserves.

DISCUSSION

Per direction of the Board to provide more detail as a result of the January 30, 2017 Special Board Meeting to discuss the Recycled Water Pre-design Report (PDR), Kevin Kennedy was provided a list of items and a proposal to address them. At last month's Improvements Committee Meeting, it was discussed that some of the items were part of the original scope and for Kevin Kennedy, Kennedy Jenks, to limit the revisions to just a few additional items to be addressed.

The revised proposal attached outlines Kevin Kennedy's time and efforts to complete the tasks as noted in the table in Amendment 1. The Amendment Proposal from Kennedy Jenks is attached.

Kennedy/Jenks Consultants
Engineers & Scientists

10850 Gold Center Drive, Suite 350
Rancho Cordova, CA 95670
916.852.2700
FAX 916.858.2754

24 March 2017

Darlene J. Thiel , General Manager
Rancho Murieta Community Services District
15160 Jackson Road
P.O. Box 1050
Rancho Murieta, CA 95683

Subject: Amendment No. 1
Recycled Water Program Preliminary Design Report

Dear Ms. Thiel:

Thank you, and the Board of Directors, for the dialogue and comments received during the recycled water workshop as well as Improvements Committee follow up discussions on February 2 and March 7, 2017. Table 1 reflects our understanding of the comments received during the workshop and follow up Improvements Committee along with the comments the District would like Kennedy/Jenks to address. Altogether we have listed 21 comments and have categorized each according to the anticipated level of effort. The table, comments and anticipated level of effort were discussed with the Improvements Committee on February 2 and March 7, 2017. As indicated in Table 1, we will be addressing 8 of the comments. Altogether, the level of effort is estimated to be 30 hours or \$6,600 (at my rate of \$220 per hour). We are asking that the project budget be increased by this amount to finalize the PDR.

- **Minor Level of Effort:** Shown in Column 1 of Table 1. No additional budget required. Limited to a comment pertaining to correcting two inaccurate reuse areas (correct decimal place). We also emphasized the need for Phase 2 condition assessment in the workshop; this is not currently emphasized in the Preliminary Design Report (PDR). We will be making sure these two reports are consistent and the workshop presentation recommendations are clear in the PDR. We will also reference and incorporate the workshop presentation into the PDR in the appendix along with this letter.
- **Low to Moderate Level of Effort:** Shown in Column 2. Reflects estimate total of 5 hours of additional work or \$1,100 of additional budget.
- **Highest Level of Effort:** Shown in Column 3. Reflects estimate total of 25 hours of additional work or \$5,500 of additional budget.
- **Other Comments:** Likely reflects future items, not to be incorporated into the PDR at this time.

As we have discussed in the past, the primary objective of the PDR is to establish program and phase budgets. Comments to be addressed are not anticipated to change or impact costs. In

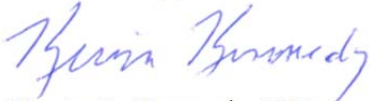
Darlene J. Thiel
Rancho Murieta Community Services District
24 March 2017
Page 2

addition, as we discussed at the last Improvements Committee, we will address the comments described in Table 1, then submit the final PDR in electronic format (MS Word and pdf format). A follow up workshop, review and/or comments are anticipated.

Thank you and the District for allowing Kennedy/Jenks the opportunity to continue to support the District with implementation of the Recycled Water Program. If you have any questions or desire any additional information, please feel free to contact Kevin Kennedy at (916) 858-2740 (office) or (530) 363-8800 (cell).

Very truly yours,

KENNEDY/JENKS CONSULTANTS, INC.



Kevin A. Kennedy, P.E.
Principle, Senior Project Manager

Attachment: Table 1

AUTHORIZATION:

RANCHO MURIETA COMMUNITY
SERVICES DISTRICT

By: _____
(Signature)

Darlene J. Thiel
(Print Name)

Title: General Manager

Date: _____

Table 1. Summary of Workshop Comments and Comments to Be Addressed In Final Recycled Water Program Preliminary Design Report

Row and Column Numbers	1	2	3	4
A	Minor	Low to Moderate Effort	High Level of Effort	Other Comments
B (total)	0 Hours	Limited to 5 hours	Limited to 25 hours	
C	Decimal points for at least 2 reuse areas are incorrect in summary table.	Compare costs to Title XVI Report (2 hours). Limit to reference to Title XVI Report.	Illustrate potential Bass Lake tank location envelope and incorporate into PDR (6 hours, AutoCAD)	Open dialogue with other responsible parties: <ul style="list-style-type: none"> • RMA • Developers Future system managers
D		Develop demand factor summary in tabular format, incorporate into final PDR (2 hours)	Attach and incorporate water balance to show month by month time of use recycled water demand and production characteristics. Limited to one (1) scenario (Buildout). Also used to answer whether WWRP operation periods will be changed. (8 hours).	Consider adding other phases: <ul style="list-style-type: none"> • Phase 1 A (to Lookout Hill) • Serve VV instead of Villages A, B and C in response to reduced RW production after Phase 1
E		Describe Van Vleck sprayfield operation (3 hours)	Briefly describe health concerns of AC pipe and potential need to run parallel pipeline instead of rehabilitation. Develop and incorporate costs for installation of separate pipeline from WWRP to Villages A, B and C. May end after Retreats; incorporate ramifications into PDR. Can result in multiple scenarios (8 2 hours)	Upload Recycled Water Standards onto the RMCS D website as separate document
F		Include/refer to/list APNs (2 hours).	Revise development plans to reflect latest numbers (825	Ramifications and changes to other historical documents:

			goes down to 798 ESFUs) (8 hours)	<ul style="list-style-type: none"> • Chapter 17 in law flats • WDR
G		Add description as to why Riverview and Lakeview not added. (2 1 hour)	Describe and leverage average demands and bracket potential production and future improvement ramifications (reduced system layout for average perhaps). Incorporate potential for higher and lower golf course demands as well. (8-12 hours)	
H		Verify then describe that from administrative side, Villages G, H and I may be preferred compared to Villages A, B and C due to large lot size (2 hours)	Comparison of revised VV sprayfield alternative to PDR plan. Represents potential future off-ramp to Villages A, B and C (8-12 hours)	
I		Describe concerns regarding recycled water tank spillage and potential surface water discharges, ramifications to tank siting. (3 hours)	Reference and compare 210 gpd/ESFU wastewater / recycled water production standard to historic data. Recommend additional value if significantly different. Track and describe values and ramifications with application of different value. Describe whether there is a significant impact with respect to costs (8 hours)	
J			Describe base scenario with respect to Disinfection Contact Basin, Recycled Water Pump Station, and	

			Seasonal Storage along with different scenarios (8 hours)	
			Briefly discuss potential for increasing storage beyond 40 AF and qualify cost/benefit ramifications (stormwater) (3 6 hours)	

MEMORANDUM

Date: March 31, 2016
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Replacement HVAC System for Water Treatment Plant #1

RECOMMENDED ACTION

Approve proposal from Brower Mechanical, Inc., for replacement of the heating and air conditioning system at the Water Treatment Plant #1, in an amount not to exceed \$8,864. Funding to come from Water Replacement Reserves.

BACKGROUND

Two (2) months ago, as a result of loud noises coming from the Water Treatment Plant #1's existing heating and air conditioning system, staff called in a vendor to trouble shoot it. They said that the unit is at the typical age of replacement, over 15 years, and may fail within 6 minutes to 6 months. According to the U.S. Department of Energy, the average lifespan of a heat pump is between 10 to 15 years.

We sent out requests to several vendors for quotes to replace the system at prevailing wage. Two (2) vendors responded by visiting and inspecting the current unit and then providing a quote. The lowest cost was from Brower Mechanical Inc. The quote is attached and the cost includes tax.

This was not part of the Water Treatment Plant Expansion Project as it was not an issue at the time the project was put together and was proceeding.

BROWER MECHANICAL, INC.

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4060 Alvis Court • Rocklin CA 95677
916-624-0808 • 916-388-0808 • FAX 916-632-1114
License #686451

**Rancho Murietta CSD
15160 Jackson Road
Rancho Murietta, CA 95683**

March 24, 2017

Re: HVAC Replacement

Brower Mechanical, Inc. is pleased to present this proposal for the following equipment.

Scope of work:

- Provide and install One (1) **Lennox 5-ton, Split system heat pump.**
- Provide and install One (1) Lennox 5-ton air handler.
- Provide and install One (1) 10kw auxiliary heater
- Provide and install One (1) Fusible Service Disconnect.
- Provide and install new Maximum Over-current Protection Fuses.
- Connect to the existing electrical wiring.
- Provide and install One (1) Title 24 thermostat.
- Connect to the existing ducting.
- Flush the existing refrigerant piping for new R-410A refrigerant.
- Evacuate the refrigerant piping.
- Charge the refrigerant piping to the manufacturer's specifications.
- Connect to existing condensate piping
- Provide crane for removal and installing new unit.
- Dispose of existing equipment.
- Clean work area to customer's satisfaction.
- Perform complete start-up of HVAC equipment.
- Provide labor at prevailing wage rates, during normal business hours, M-F, 7am to 4pm.

Warranty:

- One (1) year parts and labor warranty, Five (5) year compressor warranty.

BROWER MECHANICAL, INC.



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License #686451

Services not included:

- Any and all items not included in the scope
- Structural or electrical engineering or upgrades
- Connection to the Fire life Safety
- Economizer or outside air dampers
- Electrical panel upgrades
- Building Permits (by owner)
- Hazardous material abatement or disposal of
- Duct mounted smoke detector
- Additional Title 24 upgrades

Project Amount: \$ 8,864.00

Payment Terms: Net 30 from the date of invoice.

Respectfully Submitted by,

Paul Boley

Accepted By: _____

Title: _____

Date: _____

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General Conditions

1. Brower Mechanical Inc. herein referred to as "BMI", Shall deliver all materials necessary to perform the service detailed in our scope of work. The following outline describes the services that are subject to the following General Conditions.
2. BMI shall not be liable for the cost of removal or disposal of any hazardous materials or any cost associated with these materials.
3. BMI shall not be responsible for the cost of service to, or the replacement of equipment, materials, labor as a direct or indirect result of improper operation, negligence, vandalism or alterations modifications, abuse, misuse, malicious mischief, accidents, or any causes(s) beyond the BMI's reasonable control.
4. Pricing is good for Thirty (30) days from the date of proposal..
5. BMI shall have the right to stop work if any payment shall not be made to BMI under this agreement, on a timely basis.
6. If the owner should default in any of their obligations under this agreement, BMI shall have the right to recover, as damages, at BMI's option, either the reasonable value of work performed by BMI.
7. All disputes hereunder by the Contractor or by the Owner shall be resolved by binding arbitration in accordance with rules of the American Arbitration Association and the prevailing party shall be entitled recover from the other all cost and attorney fees as a result thereof.
8. Any services required beyond those provided in this agreement will be brought to your attention and will be billed on a time and material basis.
9. BMI shall be excused for delay in completion of the contract and shall not be liable for the loss of or damage to air conditioning equipment caused by natural disasters, acts of the owner or the owner's agent, employee or independent contractor, stormy weather, labor trouble, acts of public utilities, public bodies, or inspectors, extra work, transportation conditions, materials shortages, or damages attributable to additions, alterations, adjustments, or repairs, made by other contingencies unforeseen by BMI and beyond the reasonable control of BMI.