

**AGENDA FOR A MEETING OF THE  
ENGINEERING/EQUIPMENT COMMITTEE  
OF THE VALLECITOS WATER DISTRICT  
MONDAY, JUNE 7, 2021 AT 3:00 P.M.  
VIA TELECONFERENCE**

Due to the evolving situation with the COVID-19 Novel Coronavirus, so long as state or local public health officials have imposed or recommended social distancing measures Vallecitos Water District will hold future meetings via teleconferencing and allow members of the public to observe and address the meeting telephonically or otherwise electronically. During this period of time, Vallecitos Water District will not be making any physical location available for members of the public to observe the meeting and offer public comment. The public is encouraged to watch and participate in the meeting from the safety of their homes. The meeting can be viewed on the agenda page located on the main page of the District's website. Public comments or questions can be submitted to the following email address: [PublicComment@vwd.org](mailto:PublicComment@vwd.org). All written comments that are received at least 90 minutes before the meeting will be provided to the Committee members, and a record of the receipt of comment will be noted during the meeting. Members of the public viewing the meeting via the Zoom videoconferencing platform can express their desire to provide input at the appropriate time by utilizing the "Raise Hand" function. Additional instructions for online participation will be posted on the District's website. [www.vwd.org/meetings](http://www.vwd.org/meetings)

CALL TO ORDER - DIRECTOR ELITHARP

ITEM(S) FOR DISCUSSION

1. AWARD OF PROFESSIONAL ENGINEERING SERVICES TASK ORDER FOR THE WULFF PRESSURE REDUCING STATION PROJECT (pp. 3-5)
2. ALORA IMPROVEMENTS APN: 220-032-05 (SAN MARCOS GARDENS, LP) (pp. 6-9)
3. SUNRISE ORIX UPDATE (pp. 10-11)
4. PALISADES ESTATES ESCROW AGREEMENT (pp. 12)

OTHER BUSINESS

PUBLIC COMMENT

Persons wishing to address a matter not on the Agenda may be heard at this time; however, no action will be taken until the matter is placed on a future agenda in accordance with Board policy. Public comments are limited to three minutes. A Request to Speak form is required to be submitted to the Executive Secretary prior to the start of the meeting, if possible. Public comment should start by stating name, address, and topic. The Board is not permitted during this time to enter into a dialogue with the speaker.

If you have any disability which would require accommodation in order to enable you to participate in this meeting, please call the Executive Secretary at 760.744.0460 ext. 264 at least 48 hours prior to the meeting.

AFFIDAVIT OF POSTING

I, Diane Posvar, Executive Secretary of the Vallecitos Water District, hereby certify that I caused the posting of this Agenda in the outside display case at the District office, 201 Vallecitos de Oro, San Marcos, California by 5:30 p.m., Thursday, June 3, 2021.

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Diane Posvar

**DATE: JUNE 7, 2021**  
**TO: ENGINEERING & EQUIPMENT COMMITTEE**  
**SUBJECT: AWARD OF PROFESSIONAL ENGINEERING SERVICES TASK ORDER FOR THE WULFF PRESSURE REDUCING STATION PROJECT**

**BACKGROUND:**

The proposed Wulff Pressure Reducing Station (PRS) is planned for design and construction to the south of the High Point residential development. A new distribution waterline and pressure reducing station will be built by the High Point developer to provide an additional source of water from the High Point/Palos Vista pressure zones. This will provide the District with water supply redundancy in this area. The offsite waterline design and construction is the developer’s sole responsibility. The District will design the Wulff PRS and reimburse the developer for the future construction of the PRS.

**DISCUSSION:**

On May 5, 2021, the District submitted a Request for Proposals from IEC, the legacy design consultant for the project and as-needed civil engineering consultant to the District. IEC performed a preliminary design of the Wulff PRS in 2008, before the economic turndown in developer-driven projects. The project was delayed by the developer and the design was not finalized by IEC.

On May 12, 2021, staff received a draft proposal from IEC. Staff reviewed the proposal scope, fee and schedule and revised the proposal to compress the schedule and adjust the scope of work. On May 18, 2021, staff received a revised proposal which included hydraulic modeling and final design professional services including the proposed staff revisions. The proposal was finalized with a not-to-exceed fee of \$81,770.

**FISCAL IMPACT:**

This project is identified in the District’s fiscal year 2020/2021 budget as a Future Project. The (Future) CIP budget amount is \$45,000. Due to the developer-driven project schedule, the project will be classified as an Active Project in the FY 2021/2022 budget. Funding for the Wulff PRS Project will come entirely from Water Capacity funds. The fiscal impact is as follows:

Budget (Future)		\$ 45,000.00
Planning and Design Services	\$ 81,770.00	
Construction Reimbursement	\$ 280,000.00	
Staff and Other Services	\$ 15,000.00	
Overhead/Materials	<u>\$ 35,000.00</u>	
Total	\$ 411,770.00	
Budget Deficit		\$366,770.00

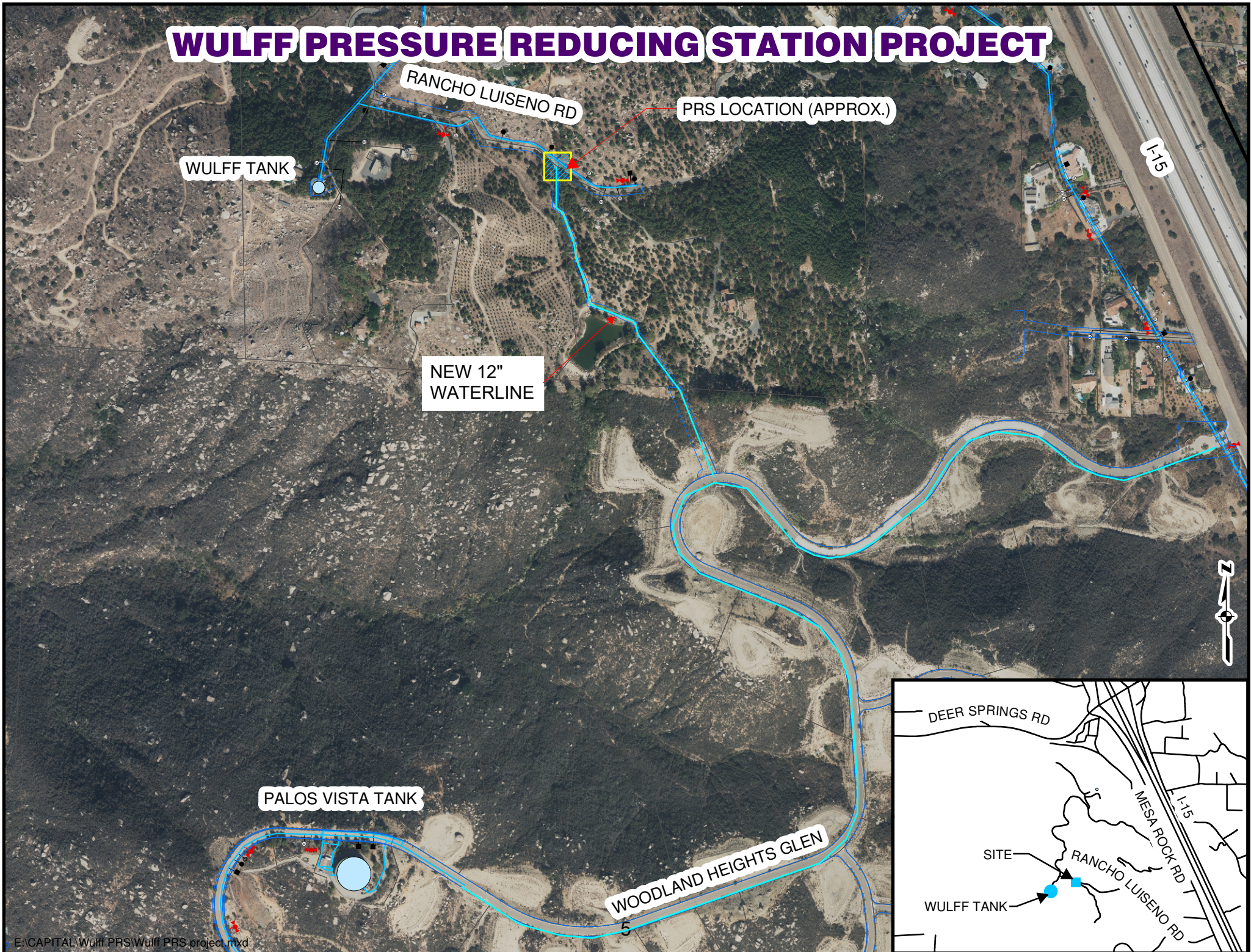
**RECOMMENDATION:**

Staff is seeking support from the Engineering and Equipment Committee to recommend that the Board of Directors approve activation of the Wulff Pressure Reducing Station Project, increase the project budget by \$366,770 to total \$411,770, and authorize the General Manager to execute a Task Order with IEC from the As-Needed Civil Engineering Consultant List in the amount of \$81,770 for final design and professional engineering services for the project.

**ATTACHMENTS**

Plat and aerial exhibit

# WULFF PRESSURE REDUCING STATION PROJECT



**DATE: JUNE 7, 2021**  
**TO: ENGINEERING & EQUIPMENT COMMITTEE**  
**SUBJECT: ALORA IMPROVEMENTS APN: 220-032-05 (SAN MARCOS GARDENS, LP)**

**BACKGROUND:**

San Marcos Gardens, LP, owner of the project, has completed the plan check process with the District.

The project is located on Los Olivos Street, north of Richmar Avenue west of Twin Oaks Valley Road. This project is a re-developed low-income affordable housing project.

**DISCUSSION:**

The project will replace the existing 6-inch ACP water main in Los Olivos and construct approximately 615 feet of new 8-inch diameter PVC water main to meet fire flow demand for development.

Upon completion of the water facilities, water and sewer service will be available to 100 multi-family units.

All engineering fees and inspection deposits have been paid by San Marcos Gardens LP, prior to Board approval of the Construction Agreement. Water and wastewater capital facility fees are due and payable prior to issuance of the final building inspection and/or utility release per Resolution No. 1441.

San Marcos Gardens, LP has submitted standard surety bonds to guarantee completion of the project.

The following bond amounts have been reviewed and approved by staff:

Labor and Materials	\$200,934.00
Faithful Performance	\$200,934.00

San Marcos Gardens LP will be selling the property to Affirmed Housing, in July or August of this year. Since there will be a new property owner after the Board has approved the construction agreement, San Marcos Gardens LP is requesting that the General Manager execute and deliver one or more minor amendments to the standard construction agreement. These minor changes are to replace the name of the developer, update insurance and bonding, and other similar modifications related to a potential change in the ownership of the property or identity of the developer. Any changes will be subject to review as to form by the General Counsel.

**FISCAL IMPACT:**

None. Future water and sewer revenues will offset costs of service.

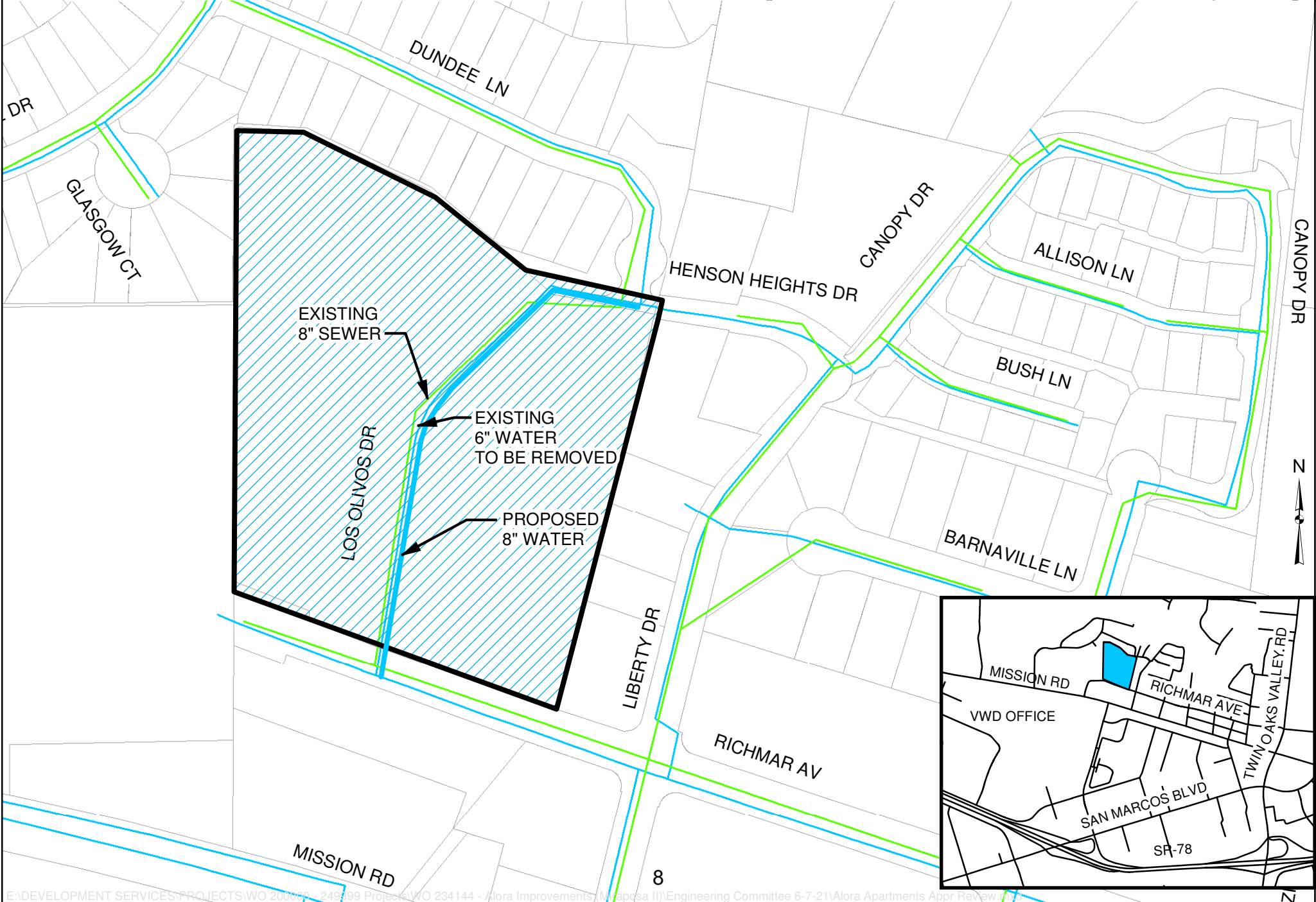
**RECOMMENDATION:**

Committee support to the Board to allow the General Manager to authorize and execute an amendment to the construction agreement due to the change in ownership of the development.

**ATTACHMENTS:**

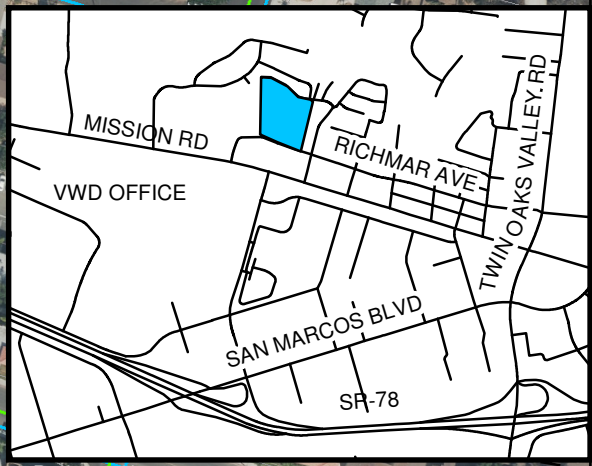
2 Map Exhibits – 1 Plat Map & 1 Aerial

# ENGINEERING COMMITTEE PROJECT REVIEW FOR ALORA IMPROVEMENTS APN 220-032-05 (SAN MARCOS GARDENS, LP.)

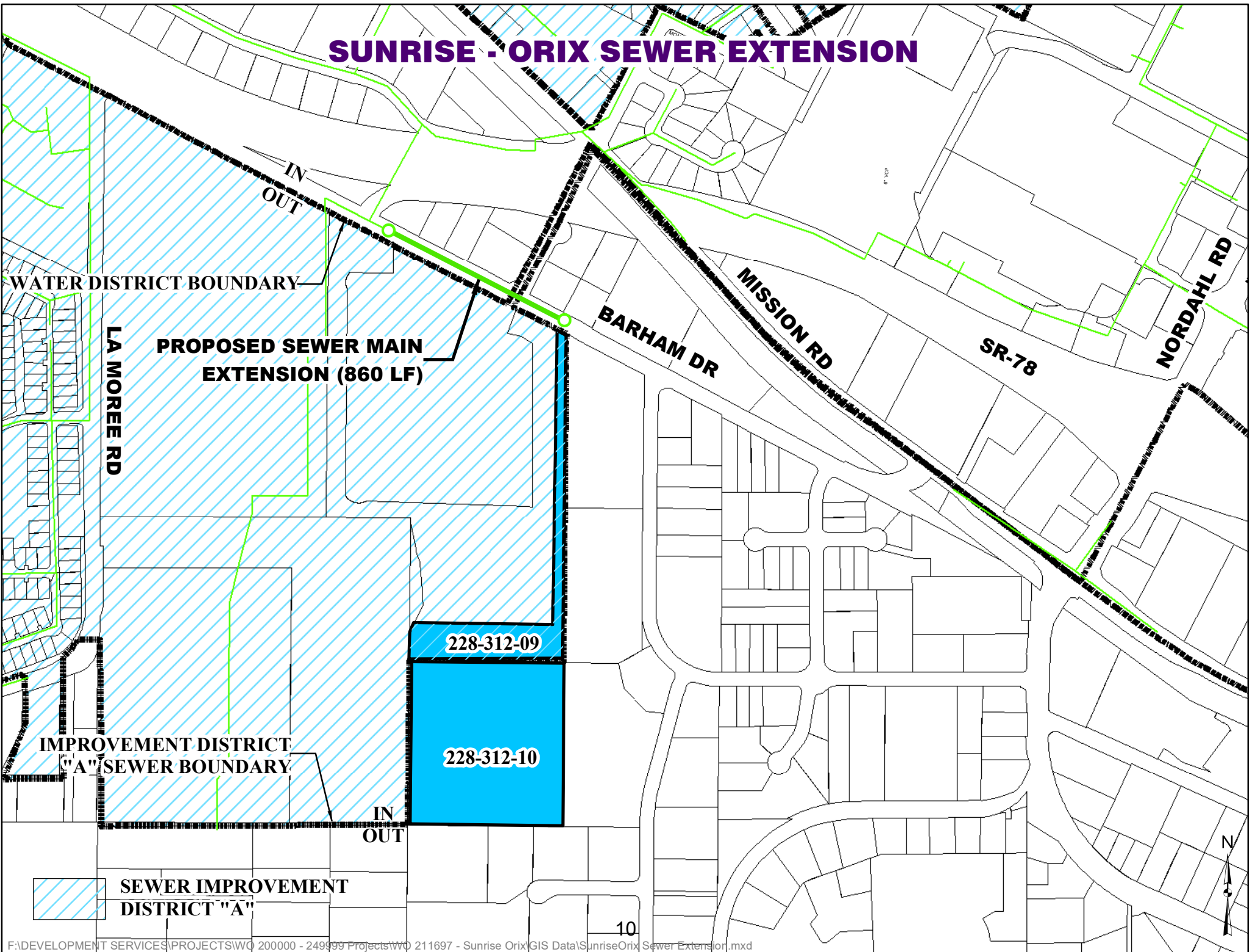




# ENGINEERING COMMITTEE PROJECT REVIEW FOR ALORA IMPROVEMENTS APN 220-032-05 (SAN MARCOS GARDENS, LP.)



# SUNRISE - ORIX SEWER EXTENSION



**DATE: JUNE 7, 2021**  
**TO: ENGINEERING & EQUIPMENT COMMITTEE**  
**SUBJECT: SUNRISE ORIX**

8" Sewer Estimate	10" Sewer Estimate
<b>\$486,459</b>	<b>\$523,161</b>

**Reimbursement Per District Ordinance      \$36,702**

**10" Capacity Difference      \$235,422**  
 10" is 45% larger capacity than 8"

**Capacity Fee Component Split**      Dev. Conveyance Portion  $\approx$  \$450,000  
 (Treatment, Outfall, Conveyance)      45%  $\approx$  **\$202,500**  
 Conveyance  $\approx$  \$3,132 / EDU

**Development vs Master Plan**      69 additional EDUs x \$3,132 = \$216,108  
 Master Plan = 74.6 EDUs      45% = **\$97,249**  
 Proposed = 143.6 EDUs

**APPROVAL OF ESCROW ACCOUNT FOR WATER CAPITAL FACILITY  
FEES FOR PALISADES ESTATES, APN 172-110-07,08, 35 &  
174-260-03, 04, 09, 22  
(PROGRAM RESOURCES INC.)**

