

MINUTES OF A MEETING OF THE
ENGINEERING/EQUIPMENT COMMITTEE
OF THE VALLECITOS WATER DISTRICT
MONDAY, SEPTEMBER 11, 2017 AT 9:00 A.M.
AT THE DISTRICT OFFICE, 201 VALLECITOS DE ORO,
SAN MARCOS, CALIFORNIA

Director Hernandez called the meeting to order at the hour of 9:00 a.m.

Present: Director Hernandez
 Director Elitharp
 General Manager Pruim
 District Engineer Gumpel
 Administrative Secretary Johnson

ITEM FOR DISCUSSION

MEN'S LOCKER ROOM UPDATE

District Engineer Gumpel stated staff has been in negotiation with Jeff Katz Architecture (JKA) to scale back the men's locker room project as directed by this Committee to reduce the project cost. The new plans will include a smaller men's locker room expansion and no changes to the existing women's locker room. JKA's amendment request in the amount of \$27,000 includes \$12,000 in JKA's costs and \$15,000 in subcontractor costs (primarily HVAC and structural work). Staff feels JKA's fee is accurate considering 43 pages will need to be revised; however, the subcontractor fees are high. JKA agrees with staff and is in the process of trying to lower the subcontractor's fees. Staff hopes the amendment will come in around \$18,000, but realistically it will probably be closer to \$21,000.

District Engineer Gumpel stated he anticipates receiving the final amendment by the end of this week. Once received, staff will proceed with approval of the amendment as it is within the recommended budget, unless the Committee or General Manager Pruim wish to have the full Board consider it. He anticipated the project will take approximately 2-3 months to complete, with a tentative start date of January 2018.

General discussion took place.

Staff will move forward with the amendment and confer with General Manager Pruim to authorize approval of the amendment if the final total is as expected.

SOLAR REQUEST FOR PROPOSAL UPDATE

District Engineer Gumpel stated staff is working on finalizing the RFP and anticipates it will be ready by the end of this month. The RFP is for the purpose of hiring a consultant to complete a study to determine the appropriate option for the District. The consultant will serve as the District's expert on solar, and will negotiate contracts or agreements with developers on the District's behalf. The consultant hired via this RFP will be precluded from bidding on any construction work. Staff is currently developing a list of consultants who will be invited to bid.

General discussion took place.

GROUNDWATER REQUEST FOR PROPOSAL UPDATE

District Engineer Gumpel stated he is reviewing the draft groundwater RFP. He requested clear direction from the Committee and Board before sending out the RFP as the cost of data acquisition alone could total well over \$100,000, and data analysis could cost at least \$50,000 to \$60,000.

General discussion took place regarding funding options such as grants and partnering with other agencies, salt contents and TDS levels. District Engineer Gumpel confirmed the RFP includes procuring available grant money. Director Hernandez asked for an incremental breakdown of costs if possible. District Engineer Gumpel stated two engineering firms have completed table top studies in the last year. The next step would be to create data which could include review of well records, table top studies, basin plans, and County records.

Director Hernandez requested a clear description of the RFP be provided to the Board as to what this project would involve, how it would be paid for, and the minimum amount of engineering that would be required to support a grant application.

The Committee directed staff to change the primary focus of the RFP to hiring a consultant to identify grant money to finance groundwater.

MASTER PLAN UPDATE

District Engineer Gumpel provided a projected timeline for the Master Plan. The first step is to circulate the Notice of Preparation which informs all agencies that the District is preparing a Master Plan and Supplemental EIR (SEIR). The Notice of Preparation will be circulated in mid-October. The District expects to receive letters in response to any concerns other agencies may have, i.e., archeological, air quality, etc. A public hearing will be held to inform the public that the Master Plan document will be coming out soon.

The Committee requested the Master Plan be titled 2017 or 2018, depending on when it is adopted.

District Engineer Gumpel stated staff will receive the administrative draft of the SEIR in late October. The draft SEIR will be circulated to the public in January 2018. Staff anticipates receiving and addressing comments on the draft SEIR in March of 2018, and Board adoption of the Master Plan and the final SEIR in April or May 2018. Parallel to this timeline, staff will be meeting with the Building Industry Association (BIA) to discuss the draft numbers for future capital facility fees for water and sewer, how the Master Plan and the facilities the District will construct will be rolled out and how it affects their capital facility fees. If needed, a workshop for the development community will be scheduled. A Board workshop will also be scheduled at the time the Master Plan is circulated in January.

District Engineer Gumpel stated that for any projects that are not approved in the District's adopted Master Plan, such as the Newland Sierra project currently being considered by the County Board of Supervisors, the District will conduct a water/sewer study which will make the project whole. For example, the water/sewer study that was

completed by Newland Sierra and is included in their environmental document makes them whole with the District's existing Master Plan. When the new Master Plan is adopted, the District will review Newland Sierra's water/sewer study to identify any differences.

General discussion took place.

FREEWAY SEWER EASEMENT

Director Hernandez stated his concerns about flooding from the San Marcos Creek where the bridge crosses the freeway and asked whether the District could help the City of San Marcos by sharing the District's easement with the City.

General discussion took place during which District Engineer Gumpel explained that the District does not have an easement; it has a Caltrans permit for specific use. The City would have to obtain their own Caltrans permit.

Further general discussion took place regarding possible options the City has to address the flooding issue and future development in San Marcos, such as housing, restaurants and retail.

OTHER BUSINESS

Director Hernandez requested an Engineering/Equipment Committee meeting be scheduled in October for further updates on the men's locker room, solar RFP, groundwater RFP, and new development in San Marcos.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at the hour of 10:00 a.m.