



PALMDALE WATER DISTRICT

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Attorneys



July 5, 2012

*Agenda for a Meeting
of the Facilities Committee of the Palmdale Water District
Committee Members: Robert Alvarado-Chair, Gordon Dexter
to be held at the District's office at 2029 East Avenue Q, Palmdale
Tuesday, July 10, 2012
5:15 p.m.*

NOTE: To comply with the Americans with Disabilities Act, to participate in any Board meeting please contact Dawn Deans at 661-947-4111 x103 at least 48 hours prior to a Board meeting to inform us of your needs and to determine if accommodation is feasible.

Agenda item materials, as well as materials related to agenda items submitted after distribution of the agenda packets, are available for public review at the District's office located at 2029 East Avenue Q, Palmdale. Please call Dawn Deans at 661-947-4111 x103 for public review of materials.

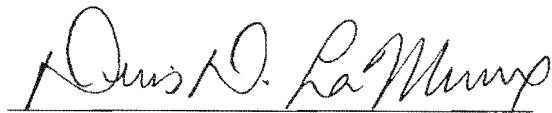
PUBLIC COMMENT GUIDELINES: The prescribed time limit per speaker is three-minutes. Please refrain from public displays or outbursts such as unsolicited applause, comments, or cheering. Any disruptive activities that substantially interfere with the ability of the District to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.

Each item on the agenda shall be deemed to include any appropriate motion, resolution, or ordinance to take action on any item.

- 1) Roll Call.
- 2) Adoption of Agenda.
- 3) Public Comments.
- 4) Action Items: (The public shall have an opportunity to comment on any action item as each item is considered by the Committee prior to action being taken.)
 - 4.1) Consideration and possible action on approval of minutes of regular meeting held June 5, 2012.

and future customers at a reasonable cost.

- 4.2) Consideration and possible action on award of contract for the replacement of the hydro-pneumatic tank located at the 3600' booster station. (\$79,900.00 – Budgeted – Engineering Manager Knudson)
- 4.3) Consideration and possible action on Main Extension Reimbursement Agreement with Pulte Homes for Tract No. 49147. (No Budget Impact – Engineering Manager Knudson)
- 5) Information Items.
 - 5.1) Update on energy efficiency contract with Orion Engineered Systems West. (Engineering Manager Knudson)
 - 5.2) Update on status of repairs to hydro-electric generator for damages caused on May 1, 2012. (Engineering Manager Knudson)
 - 5.3) Update on monitoring of wind turbine through Black & Veatch. (Engineering Manager Knudson)
- 6) Board members' requests for future agenda items.
- 7) Adjournment.



DENNIS D. LaMOREAUX,
General Manager

DDL/dd

P A L M D A L E W A T E R D I S T R I C T
B O A R D M E M O R A N D U M

DATE: July 5, 2012 **July 10, 2012**
TO: FACILITIES COMMITTEE **Committee Meeting**
FROM: Mr. Matthew R. Knudson, Engineering Manager
VIA: Mr. Dennis D. LaMoreaux, General Manager
RE: ***AGENDA ITEM NO. 4.2 – CONSIDERATION AND POSSIBLE ACTION
ON AWARD OF CONTRACT FOR THE REPLACEMENT OF THE
HYDRO-PNEUMATIC TANK LOCATED AT THE 3600’ BOOSTER
STATION***

Recommendation:

Staff recommends the District accept the attached proposal and enter into an agreement with Superior Tank Solutions for the replacement of the Hydro-Pneumatic Pressure Vessel located at the 3600’ Booster Station in the not-to-exceed amount of \$79,900.00.

Background:

The existing hydro-pneumatic pressure vessel located at the 3600’ Booster Station (northwest corner of Lakeview Drive and Tierra Subida Avenue) has experienced signs of structural failure and is in need of replacement.

Staff is recommending the existing vessel be replaced with a new vessel that is the same size and capacity as the existing vessel. The new vessel being proposed by Superior Tank Solutions will be installed in the same location using the existing tank support saddles. The proposal provided by Superior Tank Solutions includes all manufacturing, testing, and installation of the new vessel as well as removal and disposal of existing vessel. The proposal also includes temporary water storage tanks that will be installed to provide water storage to the system to eliminate extended water outages to the customers being served by this system. The District’s Facilities Department will perform any necessary site and piping replacement necessary to complete this work.

Strategic Plan Element:

This work is part of Strategic Goal 3.0 – Infrastructure Management

Budget:

This work was an unforeseen project and expense and therefore not included in the 2012 Budget. Staff is recommending a budget adjustment to the Facilities Department Operating Expenses Item No. 1-04-4235-405 in the amount of \$90,000 to cover the costs associated with said vessel replacement and associated site work and piping replacement.

Supporting Documents:

- Proposal submitted by Superior Tank Solutions



PALMDALE WATER DISTRICT 3,600' BOOSTER SITE PRESSURE VESSEL REPLACEMENT PROPOSAL

BACKGROUND:

This proposal addresses the work scope and cost structure to fabricate and install a new vessel with the exact configuration and capacity as the existing vessel. This proposal includes the cost of the new vessel, installation of the new vessel, removal and disposal of the old vessel, along with employment of temporary water supplies.

VESSEL DATA:

The New Horizontal Hydro-Pneumatic Pressure Vessel shall comply with the following criterion:

- 6,000 Gallon Capacity
- ASME Section VIII, Division 1 Certification – ASME Standard Radiography
 - ACAD Shop Drawings, ASME & UBC/CA Code Calculations for Customer Approval
- Dimensions: 120" O.D. x 8'0" Seam/Seam x 13'4" Overall Length
- Weight: 13,500 lbs. Weight is approximated until final design criterion is complete.
- Design to 150 PSIG/MAWP @ 150 Degrees F
- One – 12" x 16" Elliptical Manway with Neoprene Gasket/Material Type SA516-70/SA106C
- One – 4" x 150# Flanged Connection
- One – 3" x 150# Flanged Connection for Drain
- One – 6" x 150# Flanged Connection
- Interior: Near White Metal Blast and Two Coat Epoxy Coating System to 8-12 mils
 - Devco Bar Rust 233H With ANSI/NSF 61 Approval
- Exterior: Commercial Blast and One Epoxy Prime Coat and One Urethane Topcoat
 - Devco Bar Rust 233H Primer & Devthane 378 Satin Finish Topcoat
- Two – Welded Steel Ware Plates Located at Vessel/Tank Interface
- Lifting Lugs as Necessary
-

Note: To comply with current ASME requirements, the side shell and end cap steel thicknesses were increased from approximately 0.25" (existing vessel) to 0.625" (new vessel).

VESSEL COST:

Total Cost = \$53,200*

*Including all above items and delivery to site via 60' tractor truck and trailer.



INSTALLATION DATA:

Temporary Water Tank Supply and Installation:

- Provide two 10,000 gallon polyethylene potable water tanks (12' tall x 12' diameter each)
- Disinfect each tank per AWWA C.652 "Spray Method #2" immediately prior to use.
- Locate tanks on smooth level pad.
- Supply and install fittings and piping for 200' above ground pipe run.
- Verify successful temporary tank operation with District.
- Dis-assemble and remove tanks and piping upon completion of use.

Off-Loading of New Vessel:

- Provide and operate crane to lift new vessel from 60' trailer.

Placement and Anchorage of New Vessel:

- The new vessel will be maneuvered by crane onto the existing concrete saddles.
- Neoprene gasket material will be applied to the concrete saddles prior to the new vessel installation.
- The new vessel will be placed onto the concrete saddles such that the ware plates will interface directly with the neoprene gaskets.

Modification and Connection of Existing Piping:

- Care will be taken to duplicate the inlet/outlet locations of the existing vessel
- Excavation of existing piping and the supply of new piping/connections will be performed as necessary to properly connect the existing piping to the new vessel inlet and outlet locations.

Pressure Vessel Sensors:

- Since the new tank is intended to duplicate the operational capabilities of the existing tank, the sensors can be re-installed in the new tank.

INSTALLATION COSTS:

Total Costs = \$26,700*

- Inclusive of all items detailed in the above noted Installation Details portion of this report.

TOTAL PROJECT COSTS:

Total Hydro-Pneumatic Pressure Vessel Cost	\$53,200
Total Installation Costs	<u>\$26,700</u>
TOTAL PROJECT COSTS	\$79,900

PALMDALE WATER DISTRICT

BOARD MEMORANDUM

DATE: July 5, 2012 **July 10, 2012**
TO: FACILITIES COMMITTEE **Committee Meeting**
FROM: Mr. Matt Knudson, Engineering Manager
VIA: Mr. Dennis D. LaMoreaux, General Manager
RE: ***AGENDA ITEM NO. 4.3 – CONSIDERATION AND POSSIBLE ACTION
ON MAIN EXTENSION REIMBURSEMENT AGREEMENT WITH
PULTE HOMES***

Recommendation:

Staff recommends approving the attached Main Extension Reimbursement Agreement with Pulte Homes.

Background:

Pulte Homes has completed construction of Tract No. 49147 located at the northeast corner of Avenue R and 65th Street East, which required the extension of approximately 1,299.81 lineal feet of 12-inch main in 65th Street East between Avenue R and Avenue R-4, approximately 689.24 lineal feet of 16-inch main in 65th Street East north of Avenue R, approximately 2,694.40 lineal feet of 16-inch main in Avenue R from 65th Street East to 70th Street East, and approximately 2,146.24 lineal feet of 12" main in 70th Street East from Avenue R to 130' north of the boundary of Tract No. 49147.

The extension of said water main extends across the frontage of unimproved property; therefore, the Developer who pays for the construction of said water main may enter into a main extension agreement per District policy. Upon execution of the agreement, the District will collect a fee for said facilities from persons subsequently connecting to them as specified in the policy, and upon receipt of payment of those fees, the District will pay said fees over to Developer.

Strategic Plan Element:

This work is part of Strategic Goal 7.0 – Customer Service.

Budget:

The approval of the attached document will have no impact on the Budget.

Supporting Documents:

- Main Extension Reimbursement Agreement with Pulte Homes

MAIN EXTENSION REIMBURSEMENT AGREEMENT

1. IDENTIFICATION:

This Main Extension Reimbursement Agreement ("Agreement") is made and entered into effective as of the _____ day of _____, 20____, between PALMDALE WATER DISTRICT, a California Irrigation District formed pursuant to the California Water Code ("District"), and _____ Pulte Homes ("Developer").

2. RECITALS:

2.1 This Agreement is made pursuant to the requirements of and in accordance with the District's Main Extension Reimbursement Policy ("Policy"), a currently effective copy of which is attached to this Agreement as Exhibit "A".

2.2 Developer is in the process of designing and constructing certain improvements to be located on real property situated within the District's boundaries. The legal description of the real property is set forth in Exhibit "B" attached to this Agreement.

2.3 In order to complete the planned development of the real property, Developer will require water service from the District, which will, in turn, require that the District's existing facilities be extended beyond current limits.

2.4 District is willing to grant Developer's request for water service to the real property on certain terms and conditions, including the terms and conditions of this Agreement and in accordance with the Policy.

3. AGREEMENTS:

3.1 Agreements of Developer:

Developer agrees to design and construct at Developer's expense the main extension and off-site facilities specified in Exhibit "C" in accordance with plans and specifications approved by the District.

3.1.1 Until such time as District accepts said main extension and off-site facilities from Developer, Developer shall maintain and insure said facilities for their full replacement cost value and further shall indemnify and save District harmless from any and all claims relating to the design and/or construction of said main extension and off-site facilities and shall take all steps necessary to comply with the California Environmental Quality Act.

3.1.2 Developer shall be responsible for securing all required and necessary governmental approvals in order to complete construction of the main extension and off-site facilities specified in Exhibit "C" including the acquisition of any easements and rights-of-way necessary to complete construction of said facilities.

3.1.3 All facilities shall become the property of the District upon acceptance.

3.2 Agreements of District:

3.2.1 Upon acceptance of the main extension and off-site facilities specified in Exhibit "C" by the District, District shall collect a fee for said facilities from persons subsequently connecting to them as specified in the Policy and, upon receipt of payment of those fees by District, District will pay said fees over to Developer at intervals not more frequently than each calendar quarter. Such payments shall be made by mailing appropriate amounts with an accounting to Developer at the address last given to District by Developer.

3.2.2 In the event any such main extension and off-site facilities specified in Exhibit "C" are not available for subsequent connection by other persons, District shall reimburse Developer in a single lump sum pursuant to the provisions of the Policy applicable to such circumstances.

3.2.3 The Developer's right to receive reimbursement under paragraphs 3.2.1 and 3.2.2 contained above in this Agreement shall commence after the date of District acceptance as shown on Exhibit "C" and an Agreement is executed and shall terminate ten years after said date of District acceptance.

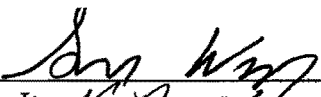
3.2.4 Developer's rights to receive reimbursement under Paragraphs 3.2.1 and 3.2.2 above, are subject to the right of District to off-set against any

sums payable to Developer the amount of any indebtedness then due or owing by Developer to District.

3.2.5 District shall make reasonable effort to notify Developer of any subsequent connections giving rise to a right to reimbursement pursuant to this Article 3.2. District shall give written notice of such connections by mail addressed to the last known address provided to District by Developer. Until such time as that address changes, the address of Developer specified below Developer's signature on this Agreement shall be the address to which District shall send mailed notice.

4. SUCCESSORS AND ASSIGNS:

The obligations of Developer, if Developer is more than one person, party or entity, shall be joint and several. This Agreement shall bind and inure to the benefit of the heirs, representatives, executors, administrators, successors and/or assigns of the parties hereto.

By: 
Its: V. P. OF CHARGES DEV.
POUTE HOMES
(Developer)

MAIN EXTENSION REIMBURSEMENT POLICY

Exhibit "A"

**PALMDALE WATER DISTRICT
MAIN EXTENSION REIMBURSEMENT POLICY**

*PALMDALE WATER DISTRICT
RULES AND REGULATIONS SECTION 11.03:*

11.03: MAIN EXTENSIONS:

Sound engineering and economic practices require that water system facilities be designed and constructed in order to provide hydraulic integration. Accordingly, the District may require developers to construct facilities off-site which could not necessarily be required to provide service to the individual development.

The District recognizes that such off-site facilities whether they are oversized or extended may be of benefit to subsequent developments. In some instances, facilities required will be available for connection by subsequent developers. In other instances, no connections will be permitted.

A. Reimbursement Agreement:

If any water system plans approved by the District include the construction of off-site facilities, the District and the developer will enter into a reimbursement agreement, a form of which is attached hereto as Appendix I.

B. Subsequent Connections Available:

If the facilities constructed are available for subsequent connection, the District agrees to collect a fee from owners of property fronting on such facilities in an amount per diameter inch of main as set forth in Appendix I, times the number of front feet of the property adjacent to and to be served by the connection. The amount to be collected will depend upon whether District policy allows connection to the main from both sides of the street or only from one side of the street. This amount will be paid to the developer when received by the District. This reimbursement right will extend for a period of ten years from the District's acceptance of the line.

C. No Subsequent Connections:

If the facilities are not available for subsequent connection, the District will reimburse the developer, at the time of acceptance of the line, an amount per diameter inch of main as set forth in Appendix I, times the lineal feet of main constructed.

D. Deduction From Capital Improvement Fees:

Where a capital improvement fee has been assessed in accordance with Article 10.07 hereof, the developer may deduct any reimbursement amount due under Paragraph C above from the capital improvement fees due.

E. District Review:

The District will review and consider revision of this policy for determination of future reimbursements at least every two years.

*PALMDALE WATER DISTRICT
RULES AND REGULATIONS APPENDIX I:*

APPENDIX I
MAIN EXTENSION REIMBURSEMENT RATES

1. Reimbursement Where District Policy Provides for Subsequent Connection per Article 11.03B.

- \$4.00 per diameter inch per frontage foot of main, where District policy provides for subsequent connection from both sides of street.
- \$8.00 per diameter inch per frontage foot of main, where District policy provides for subsequent connection from only one side of street.

2. Charge for Connection to Existing Main per Article 10.09.

- \$4.00 per diameter inch per frontage foot of main, where District policy provides for subsequent connection from both sides of street.
- \$8.00 per diameter inch per frontage foot of main, where District policy provides for subsequent connection from only one side of street.

3. Reimbursement Where District Policy Precludes Subsequent Connection per Article 11.03C.

- \$8.00 per diameter inch per lineal foot of main.

APPROVED AND ADOPTED AT A REGULAR BOARD MEETING OF THE PALMDALE WATER DISTRICT BOARD OF DIRECTORS HELD JULY 1, 2008

Legal Description

Tract No. 49147 in the City of Palmdale, County of Los Angeles, State of California
as recorded in Book 1302, Pages 1 through 11 inclusive of Maps in the office of the
Recorder of said county

Exhibit "B"

Main Extension and Off-Site Facilities

65th Street East

A 12" Ductile Iron water main located 14' west of centerline at 10' south of the centerline of Avenue R-4 extending northerly through a reverse curve a distance of 161.11' to 24' west of centerline, thence continuing northerly at 24' west of the centerline to 18' south of the centerline of Avenue R. Approximately 1,299.81 lineal feet.

A 16" Ductile Iron water main located 24' west of centerline extending from 18' south of the centerline of Avenue R to 5' north of the north boundary of Tract No. 49147-06. Approximately 689.24 lineal feet.

Avenue R

A 16" Ductile Iron Water main located 18' south of centerline extending from 24' west of the centerline of 65th Street East to 24' west of the centerline of 70th Street East. Approximately 2,694.40 lineal feet.

70th Street East

A 12" Ductile Iron water main located 24' west of the centerline extending from 18' south of the centerline of Avenue R to approximately 130' north of the north boundary of Tract No. 49147-02. Approximately 2,146.24 lineal feet.

WATER SYSTEM ACCEPTED BY DISTRICT: _____
DATE

Exhibit "C"