



May 17, 2010

Regina Espinoza  
Yolo County Planning and Public Works  
292 West Beamer Street  
Woodland, CA 95695-2598

**Subject: North Davis Meadows CSA – Feasibility of Connecting to City Water**

Dear Ms Espinoza:

The NDM Advisory Committee has requested more detailed costs on the option of connecting to City of Davis water as a way to address the requirements of Compliance Order 12-09 issued by Yolo County Health in December 2009. We were asked to look at both cost and the ability of our water system to take on new customers. If the CSA decides to pursue this option, a meeting between County Supervisors and the City Manager will need to be requested.

Ability of existing water conveyance facilities to meet project water demands

Prior to connection to the City of Davis water system, the East Area Tank, the East Area Main Upsize, and the West Area Main Upsize shall be included within the City's Capital Improvement Plan and fully funded for construction. If the above is not included in the City's water connection charge at the time the water connection is paid for, then, in addition to the water connection charge, the project shall pay fair share fees for the above-listed improvements at the time of building permit issuance. This fair share shall include any additional costs that the City may incur to accelerate the timing of the above listed projects as necessary to provide water to the residents.

Peak demand for NDM for 2008-2009 was 500 gpm. The City system is already operating in a calculated deficit for the 2009-2010 year, so the above mentioned projects must be complete before more customers can be added to our system.

Cost of New Pipeline and Monthly Rates

The following cost estimates were completed using the latest information from industry. This represents the estimated cost of construction in today's dollars, and does not take into account the cost of repaying a loan that may be incurred. The monthly rates include a 20% surcharge fee for the baseline rate for being a non-city user. Any deviation from this would need to be part of the negotiation process.

Table 1. Pipeline Construction Estimate

Description	Units	Quantity	Unit Price	Amount
Mobilization	LS	1	\$14,000	\$14,000
12" PVC water pipe	LF	11,700	\$20	\$234,117
14" PVC water pipe	LF	9,300	\$20	\$186,651
Trenching, Shoring, Backfilling, Compacting, Road/ROW Resurfacing - BOTH Pipes	LF	9,300	\$99	\$920,705
Trenching, Shoring, Backfilling, Compacting, Road/ROW Resurfacing - 12" Pipe Only	LF	2,300	\$66	\$151,800
12" R/S Gate Valve	EA	24	\$2,500	\$60,000
14" Butterfly Valve	EA	20	\$3,500	\$70,000
Water Main Tie-In	LS	4	\$3,000	\$12,000
Air Release Valve Assembly	EA	2	\$2,000	\$4,000
12" 45 degree elbow	EA	1	\$400	\$400
12" 90 degree elbow	EA	2	\$400	\$800
14" 45 degree elbow	EA	1	\$600	\$600
14" 90 degree elbow	EA	2	\$600	\$1,200
Fill Pipe into Storage Tank	LS	1	\$3,950	\$3,950
Remove/Replace Fence	EA	2	\$1,400	\$2,800
Automatic Control Valve	EA	1	\$6,600	\$6,600
Traffic Control	LS	1	\$14,000	\$14,000
Install 3/4" Water Meters	EA	95	\$650	\$61,750
<b>Subtotal</b>				\$1,745,373
Contingency (10%)				\$174,537
Engineering (10%)				\$174,537
<b>TOTAL</b>				<b>\$2,094,447</b>

\* Road resurfacing to include seal coat along portion of road within City limits  
(\$0.025/SY for first 1,000 ft)

### Water System Connection Fee

The current connection fee for a residential unit connecting to our system is \$8,970. For all 95 lots, this is \$852,150. As noted above in the discussion of water availability, this fee could increase if the mentioned projects are not complete by the time the connection to our system is planned.

Table 2.Monthly Water Charge

<b>Average Month</b>	4,189,283 gallons
	44,098 gallons per residence
	\$ 111.41 Per month
	\$ 222.83 per bill

This is based on historical water use in North Davis Meadows and the rates to be effective on September 1, 2010.

The current rates are set up as follows:

**Water rates (tentatively effective 8/1/10)**

1" - \$32.40 bi-monthly = \$16.20 /mo  
3/4" - \$23.00 bi-monthly = \$11.50 /mo

**Water rates (tentatively effective 9/1/10)**

tier 1 (up to 36ccf) = \$ 1.50 /ccf  
tier 2 (>36ccf) = \$ 1.90 /ccf

Summary

Pipeline Construction = \$2,094,447  
Connection Fee = \$852,150  
Total = 2,946,597

Average Monthly bill for water purchase = \$111.41 per month

If the CSA is interested in continuing to pursue this, a meeting should be arranged with Bill Emlen, the City Manager for the City of Davis.

Please feel free to call me at (530) 757-5686 or email at [djensen@cityofdavis.org](mailto:djensen@cityofdavis.org) if you have any questions.

Sincerely,

Dianna R. Jensen  
Principal Civil Engineer