



COUNTY OF YOLO

County Administrator's Office

County Service Areas
Administrative Support Team

625 Court Street • Woodland, CA 95695
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NORTH DAVIS MEADOWS CONSOLIDATION PROJECT Frequently Asked Questions

1. What exactly is the NDM Water Consolidation project?

The proposed project is an extension of the City of Davis water distribution system to serve NDM domestic, irrigation¹, and fire flow water demands. The Project will extend the City of Davis distribution system by installing approximately 7,000 linear ft. of 14" pipeline, 2,000 linear ft. of 12" pipeline, and 1,500 linear ft. of 8" pipeline. A majority of the NDM distribution system will remain in use; however, some portions of the NDM distribution system are included for replacement to account for required fire flow volumes. The project consists of the installation of meters on all service connections and the abandonment of both groundwater wells² and storage tanks within NDM for potable water use. NDM will cease to exist as a public water system upon completion of the project, and all service connections will be customers of the City of Davis.

2. Does the project use new pipes or existing pipes?

The project will use both brand-new pipes and existing pipes.

3. What is the timeline for completion of the project?

The project is estimated to start in October 2024, and the target completion is Summer 2025. As with any construction project, delays are to be expected, and the timeline is subject to change due to unforeseen circumstances, supply chain issues, or adverse weather conditions.

4. Will water meters be installed, and if so, when?

Water meters will be installed on all service connections (residences) during the second half of the construction period.

5. Will driveways be affected? If so, will the grant cover the costs associated with this work, or are they the residents' responsibility?

The County has identified approximately 14 properties with water valves under driveways. The new water service to these properties will incorporate an above-ground backflow device, which cannot be placed in the driveway. The contractor and the construction manager will

¹ Please note that NDM residents have inquired about the possibility of using the existing NDM1 and NDM2 wells for irrigation (the "Irrigation Project") after the completion of the City of Davis connection project. While the Irrigation Project may be feasible, it would be costly and requires further analysis from the community and County staff. It is uncertain at this time if or when the Irrigation Project would be completed. At least initially, the community would likely receive irrigation water from the City of Davis.

² Decommissioning of the NDM1 and NDM2 wells was included in the cost proposal and bid package. If the Irrigation Project moves forward, the wells would need to be put back into production, incurring additional costs.



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meet with affected property owners to discuss and devise a plan to relocate the backflow device outside the driveway. The contractor and construction manager will contact these property owners to schedule a meeting.

According to the State Water Board funding agreement, the grant will pay for minor restoration within a driveway's excavated zone. Property owners will be responsible for the remainder of the costs.

6. Will backyards be affected? If so, will the grant cover the costs associated with this work, or are they the residents' responsibility?

Backyards will not be affected by the construction project.

7. Will the water be shut off at any point? If so, will residents receive notification when shut-offs will occur?

Yes, the water will be shut off at certain times during construction, and the contractor will notify affected properties in advance.

8. Do residents need to be present during the construction work?

Residents are not required to be present during the construction work, and the contractor will provide advanced notification otherwise.

9. Who are the companies and agencies involved with construction?

Soracco, Inc. is the contractor, and TRC is the construction management company. Both will be under contract with the County of Yolo. The County will provide project management and periodic inspections. City of Davis staff will coordinate and perform periodic inspections as well, as the City will ultimately take over the operation and maintenance of the new water system within NDM.

10. What is the construction contract amount, and what was the engineer's estimate?

The construction contract amount is \$3,661,005. The engineer's estimate was \$4,690,070.

11. Other than Soracco's bid, what other bids were received?

The County received a total of five bids:

\$3,661,005	Soracco
\$4,678,910	ARB
\$5,094,260	Argonaut
\$5,749,250	Teichert
\$7,119,435	McGuire Hester



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12. Why was Soracco selected over other companies that submitted a bid?

In construction contracts, the County is legally obligated to award to the lowest responsive and responsible bidder. Here, this was Soracco. The County reviewed all bids to ensure they contained the required licenses and forms needed for the bid (i.e., that the contractor's bid was responsive), which Soracco's bid satisfied. In addition, the County did a reference check on Soracco, and all references came back positive, including comments that the company could meet contractual obligations under a low budget. Our consulting engineers checked in with Soracco, and Soracco stood by its cost, so Soracco also satisfies the responsible bidder requirement. Moreover, Soracco has provided a performance bond (to protect the County from financial loss) and a payment bond (to ensure Soracco will pay for its materials and labor), as required by law and the contract documents, in the total amount of the contract price (\$3,661,005) so Soracco will be legally bound to perform in compliance with its contract.

As with any construction project, we might encounter unexpected issues, increases in cost, or other unforeseen circumstances; we can address those as they arise. No protests came in against Soracco from any other bidder. West Yost and the City of Davis have seen the bid tabulations. The County also has contracted with Ponticello Consulting Engineers and TRC, the construction management company, that will oversee the project.

13. How much will the project cost in total, and will the grant cover all project costs?

The budget submitted to the State estimates project costs to be approximately \$7.4 million. The grant received from the State is \$7.6 million. Project costs incurred before July 2021 are not eligible for grant funding. The CSA water fund will pay these costs, and the grant will cover the remaining project costs.³

14. What will happen to water billing after the connection project is completed?

After water meters are installed and connected to the City of Davis water supply, water billing will convert from the current flat rate system to metered billing. The City of Davis will send water bills to all residents.

15. When will the \$4,157 water loan repayment charge be discontinued?

The charge will appear on the FY 2024-25 property tax roll for the NDM community. It will be discontinued after the water consolidation project is completed and after the billing on the project is finalized and submitted to the State.

³ The grant will not pay for any costs associated with the Irrigation Project.