

Received After Agenda Printed
04/16/2024 - Regular Meeting
Staff Presentation



Los Alamos Hills Water Facilities Project

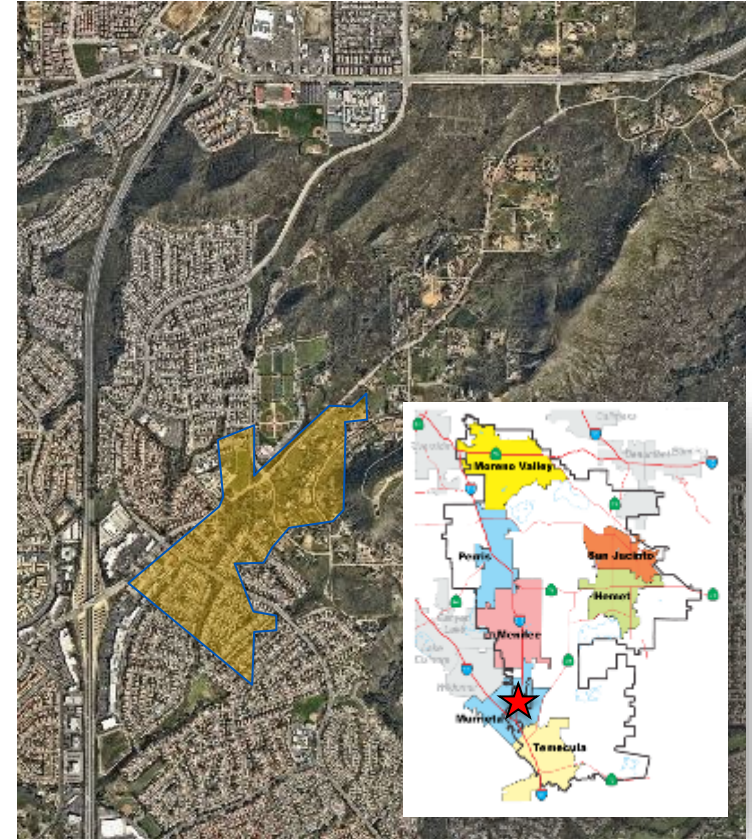
Nick Kanetis, P.E.

April 16, 2024



Project Background

- In early 2022 the City of Murrieta approached EMWD seeking municipal water service for the Los Alamos Hills community:
 - Rural residential community
 - Reliant on private water wells for their water supply and fire prevention
 - Report of failing wells
 - Area not annexed into the Metropolitan Water District of Southern California (MWD) or EMWD's service areas
 - Approximately \$3 million of ARPA funding available
- Objective
 - Provide safe and reliable water supply to the Los Alamos Hills community
 - Further the strong partnership and collaboration between EMWD and the City of Murrieta



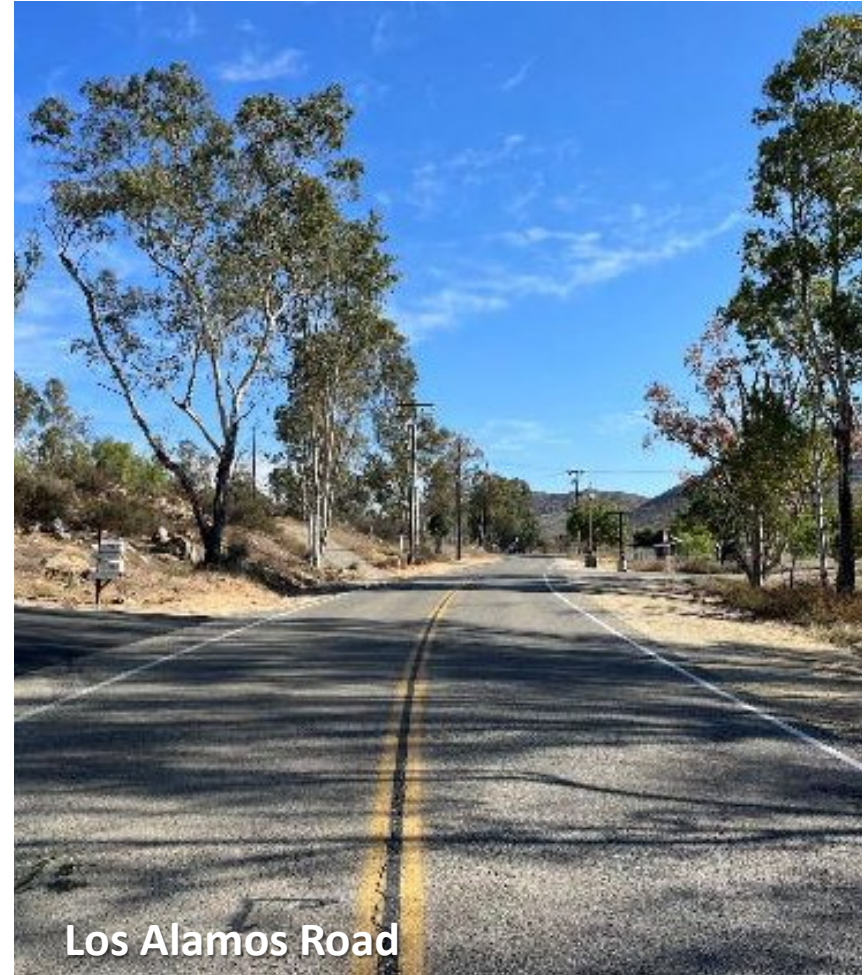
Extensive Public Outreach

- Extensive outreach to inform the community of the opportunity for a safe and reliable water service.
 - Letters, emails, town halls, a Los Alamos neighborhood event, and notary meetings
- Explained the construction scope, the annexation process and the costs involved.
- Provided an overview of the dual annexation process required to expand MWD and EMWD's service area to accommodate residents interested in connecting to the new water system.
- Property owners were informed of their responsibility to pay for required annexation and connection fees.



Planning and Design Process

- In response to the City's request, EMWD prepared initial and final water system designs and cost estimates.
- EMWD prepared financial assessments for annexation and connections.
- EMWD and City staff worked with property owners to gauge interest in connecting to the new water system and navigate the annexation process.
- EMWD led the Local Agency Formation (LAFCO) process on behalf of the residents.
- Approximately 50 properties were approached for annexation potential; ultimately 36 opted to proceed.



Project Costs

- A comprehensive project cost estimate was developed including:
 - Engineering & design
 - CEQA
 - Contract administration
 - Construction
 - Water services including fire hydrants, and other related appurtenances
 - Paving rehabilitation
- Total estimated cost for the project approximately \$4.8 million.
- City provided ARPA funding approximately \$3.3 million.

Los Alamos Hills Water Facilities Project Project Cost Estimate

Facilities Planning Phase		\$70,300
Preliminary Design Phase		\$152,250
Final Design Phase		\$216,250
Bid/Award Phase		\$19,000
Construction Phase		\$4,284,000
Administrative Close Out Phase		\$30,000
Estimated Project Cost		\$4,771,800
ARPA Funding by City		(\$3,280,000)
Total Estimated Project Cost		\$1,491,800

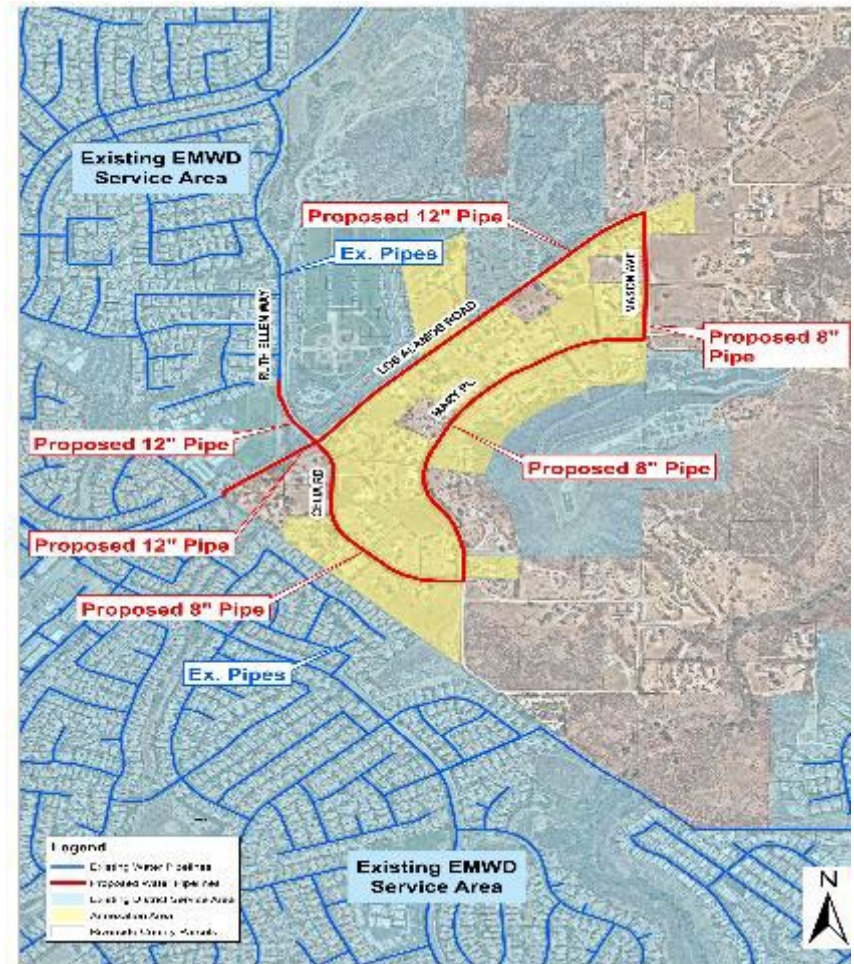
Financing Program

- EMWD developed a specialized financing program for each property to assist property owners that committed to connect to the new water system.
 - Financing program will cover the annexation cost and connection fees
 - 30-year term @ 4% paid twice annually with property tax
- Intent is to ease the financial burden associated with annexation and connection costs.



Project Details

- A looped water system from an existing pressure zone available to serve the entire Los Alamos Hills community.
- Pipelines to be installed along Los Alamos Road, Mason Avenue, Mary Place, Celia Road and Ruth Ellen Way.
- Project includes installation of:
 - Approximately 2.2 miles of new pipeline (8- and 12-inch diameter)
 - Water services, fire hydrants, and related appurtenances



Participating Property Owner Responsibilities

- EMWD will construct water services up to the property line where the water meter will be placed.
- Property owners are solely responsible for their own onsite plumbing from the meter to their house, and disconnection of any well water to the residence.
- Property owners may continue use of their wells for any outdoor use and landscape watering.
- EMWD is working with property owners for preferred meter locations, with ongoing coordination efforts in place to ensure community satisfaction.



Construction Contract Award

- The project was bid in September 2023 (five bids were received).
- SEMA Construction, Inc., based in San Diego, California, was the lowest responsive and responsible bidder, with a bid of \$3,498,562.
 - Contract Start: December 2023
 - Contract Duration: 365 calendar days



Construction Progress

- Initial construction activities included potholing, contractor mobilization and procurement operations.
- Water pipeline installation is now underway on Celia Road and will turn the corner onto Mary Place the week of April 15th.
- Traffic control and any required road closures will be carefully coordinated with the City.
 - Full closure of Los Alamos Road during recent spring break with advance noticing to the City, Rail Ranch School and others in the community.
- Project is off to a good start and is expected to be completed on schedule.



Construction Progress



Construction Progress – Celia Road



Communication and Coordination

- Staff sends construction and schedule updates to the community.
- Ongoing communication to address inquiries from neighboring property owners regarding potential future connections beyond the project's current scope.
- Staff is actively realigning the pipeline as necessary as field conditions permit, to avoid a road closure and to minimize traffic disruptions, particularly along Los Alamos Road.
- Continuous community interaction and feedback on preferred meter location (via stake placement) and appurtenance locations to accommodate requests and ensure customer satisfaction.



LOS ALAMOS HILLS WATER FACILITIES PROJECT



emwd
EASTERN MUNICIPAL WATER DISTRICT

PROJECT IMPACTS / WHAT TO EXPECT

- Residential access will remain open at all times.
- Construction hours are set at Monday to Friday, 9:00 a.m. to 2:30 p.m. on City roadways (unless otherwise approved) by the City of Murrieta. Work on the following roadways: Mary Place, Celia Road and Mason Avenue is 7 a.m. to 5 p.m. There may be times when working hours temporarily change or weekend work is required to minimize traffic impacts and avoid an extended schedule duration.
- Traffic control measures will be in place. Traffic control plans are reviewed and approved by the City of Murrieta. Anticipate temporary traffic delays, detours, lane closures, and traffic flaggers throughout the duration of the Project.
- Pedestrian access to sidewalks and bike lanes may be temporarily unavailable throughout the duration of the Project.
- Anticipate temporary noise, dust, and vibrations from construction work.
- EMWD is working closely with surrounding schools, stakeholders, and the City of Murrieta to keep community impacts to a minimum.

Estimated Project Timeline:
Start: Winter 2024
End: Winter 2025



STAY IN THE KNOW

For more information please visit: www.emwd.org/murrieta-projects

We appreciate the community's patience and understanding as we work to continue serving the community today and tomorrow.

www.emwd.org

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Project Completion

- Ongoing communication and coordination with the City and Community will ensure timely delivery.
- Project completion anticipated by December 2024.



At the City's request, the pavement restoration on Mason Avenue will repair the trench using a 4-inch layer of asphalt concrete pavement laid over a 4-inch aggregate base material. A 2-inch overlay of asphalt will be applied over top across the entire width of the existing pavement.

Questions?





Contact Information

Joe Mouawad, P.E.
General Manager
(951) 928-3777
mouawadj@emwd.org

Nick Kanetis, P.E.
Deputy General Manager
Operations and Maintenance Branch
Planning, Engineering and Construction Branch
(951) 928-3777 Ext. 6161
kanetisn@emwd.org

Roxanne Rountree
Public Affairs Manager
Public & Governmental Affairs
(951) 928-3777 Ext. 4391
Cell: (951) 203-2813
rountrr@emwd.org