

# **PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT**

**MEETING DATE:** April 28, 2022  
**AGENDA ITEM:** 6.b  
**PRESENTER:** Paul Hendricks and David Dickinson  
**SUBJECT:** Discuss and Take Possible Action Regarding the Status, Prioritization, and Funding of Capital Projects

## **BACKGROUND/DISCUSSION: WIFA and USDA PROGRAM(S)**

### **WIFA Capital Program:**

- The district continues to process WIFA disbursements.
- There are the last two waterline replacement projects.
  - **Pine Creek 2-**
    - Apache Underground mobilized the week of April 25<sup>th</sup>.
    - The project is expected to take 30 days.
  - **Cool Pines Est Pipe Waterline Replacement Upgrade Phase B & C-**
    - Larry Hansen has agreed to provide the sealed drawing that MGC/WLB has requested. This will cost an additional fee.
    - MGC/WLB submit a request for the Approval of Construction (AOC) to ADEQ.

### **USDA Capital Program:**

#### **Phase 1**

- **Whispering Pines Construction Cost \$361,445, Non-Construction Costs \$59,638, footage 2,245 LF 6" PVC and Cool Pines A Construction Costs \$670,887, Non-Construction Cost \$134,177, footage 4,167 LF 6" PVC- EPS Engineering**
  - EPS has the Fire District letter and will submit the final set of plans for the ATC.
  - Following the ATC, the project is scheduled for bidding the second quarter of 2022.
  - Detailed USDA contract specifications have been coordinated among all Engineers.
- **Woodland Heights Phase A, B, and C project for Construction Costs \$2,474,570, Non-Construction Costs \$473,845, footage 15,370 LF of 6" PVC- Sunrise Engineering**
  - Sunrise working on the final plans.
  - EUSI and PSWID staff are working to meet residents in the field to review the project and seek signatures for Right of Entry.
  - PSWID has provided specifications for the service lines and meter connections
  - Following the ATC, the project is scheduled for bidding the second quarter of 2022.
  - Detailed USDA contract specifications are being coordinated among all Engineers.
- **Pine Mountain Acres/Pinion – Construction Costs \$201,250, Non-Construction Costs \$33,206, footage 1,250 LF 6" PVC- Sunrise Engineering**
  - Potholing has been started and will be completed in the next couple of weeks.
  - Sunrise working on final plans.
  - PSWID completed data collection for the project area and shared existing plans for White Oaks.
  - Following the ATC, the project is scheduled for bidding the second quarter of 2022.
  - Detailed USDA contract specifications are being coordinated among all Engineers.

- **White Oak/Cedar Meadows – Construction Costs \$386,400, Non-Construction Costs \$63,756, footage 1,250 LF 6” PVC- Sunrise Engineering**
  - Potholing has been started and will be completed in the next couple of weeks.
  - Sunrise is working on 60% plans.
  - Detailed USDA contract specifications are being coordinated among all Engineers.
- **Portals 1,2, and 3 Water Line Replacement - Construction Costs \$4,598,965, Non-Construction Costs: \$919,793 – Footage: 28,565 LF 6” – Sunrise Engineering**
  - The district has selected Sunrise Engineering for this project.
  - The Contract from Sunrise and it has been sent to USDA for approval.
- **Modeling and GIS**
  - Sunrise Engineering is updating the model to improve water services and make better design decisions related to water line replacement and system operation.
  - Mr. Dickinson has been providing detailed comments and notes to make the model even more accurate. Although this is a significant project, it will provide the kind of reliable information that the district needs.

### **USDA Capital Program**

- **Strawberry Ranch PZ Deep Well-**
  - The project is estimated at \$1,959,571.00.
  - The Geo-Logic Draft Well Sitting Assessment report is completed.
  - The district has selected the K2 well site.
  - Geo-Logic has provided the well drilling procurement documents for review.
  - Comments have been provided and a final set of documents will be scheduled for bidding.
    - Advertising is Scheduled for 6-14-22
    - Pre-Bid Meeting is Scheduled for 6-30-22
    - Bid Opening is Scheduled for 7-14-22
  - The Geo-Logic's contract has been sent to USDA for approval.
- **WIFA Program Management and Engineering Loan**
  - The district continues to process WIFA disbursements.
- **Interim Financing from WIFA**
  - WIFA funding is now in place to pay off the Compass Bank Loan and provide interim funding for the construction and project costs associated with the USDA capital program.
- **Letter of Conditions.**
  - Work is ongoing to complete the required USDA paperwork outlined in the Letter of Commitment, (LOC) to pay off current debt.

EUSI staff are working to ensure that the district is prepared to move forward with the first phase USDA projects as approved by the Board.

- **Well and Water Production Infrastructure-**
  - We are preparing a list of existing wells that can be deepened to restore their operation and performance. We will be preparing a set of bidding documents for this work.
  - Work is ongoing related to the inspection and repair of existing wells.
  - Mr. Dickinson and District Staff have prepared a summary spreadsheet of each well that we will recommend for deepening and or redrilling.
  - Discussions are ongoing related to securing long term water supplies.
    - It is recommended that the district execute the Non-Disclosure Agreement (NDA) with Salt River Project so the district can learn more about the options for potential water supply rights from the C.C. Cragin reservoir. Signing the NDA does not obligate the district to any commitment for participation in the cost of the project.

**WIFA Project Meeting Items Review and Action:**

- Review the WIFA projects.
- Review the USDA project list and procurement issues.
- WIFA Disbursements are reviewed and processed.
- Project Issues are addressed.
- EUSI personnel accompany District Staff as needed on field site visits and discuss project issues.
- The District Staff needs to continue working on leak detection activities.
- Well Status Assignment Logs, WIFA Assignment, and USDA Assignment Logs are updated and maintained.
- Additional DOL/WIFA employee interviews will be completed on active projects.
- EUSI staff check on the status of the WIFA Labor Boards on active projects.