

CRESCENTA VALLEY WATER DISTRICT

**2700 Foothill Boulevard
La Crescenta, California**

**Agenda for the
Regular Meeting of the Board of Directors
of the Crescenta Valley Water District
to be held on August 13, 2019 at 7:00 p.m.**

Posted: August 9, 2019 at 3:00 p.m.

Any written materials distributed to the Board in connection with this agenda will be made available at the same time for public inspection at the District office located at the above address.

Call to Order and Determination of Quorum

Pledge of Allegiance

Adoption of Agenda

Public Comments

At this time the public shall have an opportunity to comment on any non-agenda item relevant to the subject matter jurisdiction of the Board. This opportunity is non-transferable and speakers are limited to one three (3) minute comment.

Foothill Municipal Water District Report

1. Report on activities at Foothill Municipal Water District.

Consent Calendar

1. Consideration and approval of the Minutes of the Adjourned Regular Meeting on July 23, 2019.
2. Consideration and approval of the Minutes of the Special Meeting on July 31, 2019.

Action Calendar

The public shall have an opportunity to comment on any action item as each item is considered by the Board prior to action being taken. This opportunity is non-transferable and speakers are limited to one two (2) minute comment.

1. **Claim for Damage** – Consideration and motion regarding a claim for damages by Mr. Mustansar Akhtar at 2720 Fairmount Ave.
2. **Emergency Pavement Repairs – 4600 to 4900 Blocks of Pennsylvania Ave, Project E-1009A** – Consideration and motion to waive the Bid Procurement and Purchasing Policy per Article 18.01 of CVWD's Rules and Regulations and allow the General Manager to select and negotiate with a contractor for the emergency pavement repairs on the 4600 to 4900 Blocks of Pennsylvania Ave at an estimated cost of \$225,000.
3. **8-inch Water Main Replacement on the 4700 & 4800 Blocks of Pennsylvania Ave, Project E-1009** – Consideration and motion to authorize the General Manager to advertise for bids for the construction of 850 lineal feet of pipeline replacement on the 4700 & 4800 Blocks of Pennsylvania Ave. with an engineer's estimate of \$165,000 and to find said project exempt from the provisions of CEQA
4. **8-inch Water Main Replacement on the 3200 & 3300 Blocks of Brookhill Ave, Project E-1002** – Consideration and motion to authorize the General Manager to advertise for bids for the construction of 1,500 lineal feet of pipeline replacement on the 3200 & 3300 Blocks of Brookhill Ave. with an engineer's estimate of \$425,000 and to find said project exempt from the provisions of CEQA.

5. **Valuation of District Property Assets** - Review and discussion of District owned residential properties and vacant parcel of land within CVWD's service area.

Information Items

Written Communications to District/Board of Directors

General Manager's Report

Attorney Report

Reports of Committees

- Engineering Committee
- Finance Committee
- Employee Relations Committee
- Policy Committee
- Community Relations/Water Conservation Committee
- Emergency Planning Committee

Director's Oral Reports

Report on issues, meetings, or activities attended by Directors.

Closed Session

Conference with Labor Negotiators - \$54957.6

- District negotiators: Nem Ochoa, Ron Mitchell, and James Lee
- Employee organization: AFSCME

Board Members' Request for Future Agenda Items

Adjournment

**CRESCENTA VALLEY WATER DISTRICT
ADJOURNED REGULAR MEETING, BOARD OF DIRECTORS**

July 23, 2019

Pursuant to the order of the Board of Directors of the Crescenta Valley Water District, made at the Regular Meeting on July 9, 2019 an Adjourned Regular Meeting was held on July 23, 2019, at 7:00 p.m. at the District office at 2700 Foothill Blvd., La Crescenta, California, with President James D. Bodnar presiding.

At roll call, the following Directors and staff members were present:

Directors:	James D. Bodnar Kerry D. Erickson Kenneth R. Putnam Sharon S. Raghavachary Judy L. Tejeda
Attorney:	Thomas Bunn
General Manager:	Nem Ochoa
Secretary-Treasurer:	Ron L. Mitchell
District Engineer:	David S. Gould
Others Present:	Mark Hass, IT Manager Wendy Holloway, Customer Service Supervisor James Lee, Finance & Accounting Manager Brook Yared, Senior Engineer Arturo Montes, Accountant

PLEDGE OF ALLEGIANCE

President Bodnar opened the meeting by asking Director Tejeda to lead the Directors and staff in reciting the Pledge of Allegiance.

ADOPTION OF AGENDA

It was moved by Director Putnam, seconded by Director Raghavachary and carried by a 5-0 vote that the Agenda for the Adjourned Regular Meeting of July 23, 2019 be adopted as presented.

PUBLIC COMMENTS - None

FOOTHILL MUNICIPAL WATER DISTRICT REPORT – No Report

CONSENT CALENDAR

It was moved by Director Raghavachary, seconded by Director Putnam and carried by a 5-0 vote to approve the Minutes of the Regular Board Meeting held on July 9, 2019 and to ratify the disbursements for June 2019.

Payment of demands against the Crescenta Valley Water District on or before June 30, 2019 the same having been approved by the General Manager, and heretofore paid, be ratified and approved subject to audit, in the aggregate sum of One Million One Hundred Thirty Four Thousand, Three Hundred Seventy Two Dollars and Ninety Two cents (1,134,372.92), which is composed of the individual items set forth herein.

ACTION CALENDAR

Discussion and Recertification of CVWD's Sewer System Management Plan – Mr. Gould reported that the District is part of the State Water Resources Control Board (SWRCB), and has produced a Sewer System Management Plan which was started back in 2009. Every five (5) years this needs to be recertified. Mr. Yared reported in 2009 we had an original SSMP that was approved by the Board of Directors. In 2012 staff did an internal audit and updated the SSMP, in 2013 SWRCB released draft changes to the monitoring and reporting requirements, and in 2014 the SSMP was recertified and approved by the Board of Directors. In 2016 staff did an audit and made slight adjustments to our inspection schedule, updates to maps, organizational charts and design manual to better reflect procedures occurring in the field. In 2017 CVWD purchased a new Vactor truck for cleaning operations and has begun a new alternative treatment method for root removal. In 2018/19 staff has performed maintenance on both of the lift station pumps and cleaned the lift station force main. Following these changes, the SSMP will require legal counsel to review to ensure all legal requirements of the laws are met by the SSMP.

Following discussion:

It was moved by Director Erickson, seconded by Director Tejeda and carried by a 5-0 vote to recertify the 2019 updated Sewer System Management Plan (SSMP) subject to legal counsel comments being incorporated into the SSMP.

Water Hydraulic Model and GIS Update, Project E-1007 – Mr. Gould reported that staff met with Akel Engineering Group, Inc., and Sedaru, Inc. Both companies provide support services for GIS updates and possess the software licenses necessary to update and calibrate CVWD's hydraulic model. Staff discussed the scope of work with both companies, and they have provided proposals. It is staff's recommendation to award the contract to Akel Engineering for \$55,263.

Following discussion:

It was moved by Director Bodnar, seconded by Director Tejeda and carried by a 5-0 vote to award a contract to Akel Engineering to provide professional consulting services to update CVWD's water hydraulic model and associated information for CVWD's geographical information system (GIS) update at a cost not to exceed \$55,263 and establish a contingency amount of \$5,530 (10% of contract) to cover the cost of additional work.

INFORMATION ITEMS – CV Weekly: County Letters Raise Alarm for Local Residents. CVWD Rate Hike Protest Letter Accepted Now.

WRITTEN COMMUNICATIONS TO DISTRICT – Letter from Marilyn Imura Tyler on July 16, 2019 regarding Proposed Rate Increases and Feedback on July 9th Board Meeting.

REPORTS OF PERSONNEL

GENERAL MANAGER – Mr. Ochoa reported that FMWD has changed the language regarding how the Tier 2 charges would be implemented. CVWD will continue to be billed in Tier 1 unless FMWD as a whole goes into Tier 2 with MWD. He also has updated the Strategic Plan and emailed a draft to the Board for input.

Mr. Lee gave an update on the July 2019 stipend report.

ATTORNEY – Mr. Bunn reported on a sponsored post on Facebook regarding people to join a lawsuit. It says; “Are you conserving your water use but still paying high bills”? They are soliciting people to join this lawsuit. They say they want to solve the problem of Water Districts being non-responsive to their customers concerns. Mr. Bunn has searched the data base and has found no case filed. The title of the webpage is “California Water Service Company Class Action” This water company is not a government agency but an investor owned utility.

REPORTS OF COMMITTEES

Engineering Committee – Director Erickson reported that the Committee met on July 12, 2019 at 9:00 a.m. and discussed Status of Groundwater Wells and Well Capacity, FY 19/20 CIP Program, Sanitary Sewer Overflow Plan (SSMP), Proposals for Hydraulic Modeling Update, and Crescenta Valley High School Water Loss, (Director Bodnar recused himself from this discussion). The Committee will meet on August 23, 2019.

Finance Committee – Director Putnam reported that the Committee had not met; however, a meeting will be scheduled as needed.

Employee Relations Committee – Director Bodnar reported that the Committee had not met; however a meeting will be scheduled as needed.

Policy Committee – Director Raghavachary reported that the Committee had not met; however, a meeting will be scheduled as needed.

Community Relations/Water Conservation Committee – Director Tejeda reported that the Committee met today and reviewed a list of the District’s community events, social media policy, CVWD’s survey results, setting up a CVWD Facebook page and the website.

Emergency Planning Committee – Director Tejeda reported that the Committee had not met; however a meeting will be scheduled as needed.

Executive Committee – Director Bodnar reported that the Committee had not met; however, a meeting will be scheduled as needed.

DIRECTORS ORAL REPORTS

Director Bodnar – No Report

Director Raghavachary – No Report

Director Tejeda – No Report

Director Putnam – No Report

Director Erickson reported that he will not be at the August 13, 2019 meeting. He talked about receiving an envelope with his water bill, even though he is on auto pay. He heard that MWD is starting up a recycle program next January that will provide money to Districts who get into recycling water. Maybe it will be worthwhile to check into.

CLOSED SESSION – No reportable items. The Board has scheduled a Special Meeting to be held on July 31, 2019 at 6:00 p.m.

ADJOURNMENT

There being no other business to come before the Board, at 8:38 p.m. it was moved by Director Putnam, seconded by Director Raghavachary and carried by a 5-0 vote that the meeting be adjourned to August 13, 2019, at 7:00 p.m.

APPROVED

James D. Bodnar
President

Ron L. Mitchell
Secretary-Treasurer

CRESCENTA VALLEY WATER DISTRICT

SPECIAL MEETING, BOARD OF DIRECTORS

July 31, 2019

Pursuant to the order of the Board of Directors, a Special Meeting was held on July 31, 2019, at 6:00 p.m. at the District office at 2700 Foothill Blvd., La Crescenta, California, with President James D. Bodnar presiding.

At roll call, the following Directors and staff members were present:

Directors:

**James D. Bodnar
Kerry D. Erickson
Kenneth R. Putnam
Sharon Raghavachary (Via Teleconference)
Judy L. Tejeda**

Attorney:

Thomas S. Bunn III

General Manager:

Nem Ochoa

Secretary-Treasurer:

Ron L. Mitchell

Others Present:

James Lee, Finance & Accounting Manager

PLEDGE OF ALLEGIANCE

President Bodnar opened the meeting by asking Director Erickson to lead the Board and staff in reciting the Pledge of Allegiance.

ADOPTION OF AGENDA

It was moved by Director Putnam, seconded by Director Tejeda, and carried by a unanimous roll call vote that the Agenda for the Special Meeting of July 31, 2019, be adopted as presented.

Public Comment - None

ACTION CALENDAR

CLOSED SESSION –

No reportable action.

ADJOURNMENT

There being no other business to come before the Board, at 7:15 p.m. it was moved by Director Tejeda, seconded by Director Putnam and carried by a unanimous roll call vote that the meeting be adjourned.

APPROVED:

James D. Bodnar
President

Ron L. Mitchell
Secretary-Treasurer

CRESCENTA VALLEY WATER DISTRICT

BOARD OF DIRECTORS - STAFF REPORT

Action Item No. 1
August 13, 2019

To: Honorable President and Members of the Board of Directors
From: Ron L. Mitchell, Secretary-Treasurer
Subject: **Claims for Damages**

Claims for Damage – Consideration of a Claim for Damage by Mustansar Akhtar of 2720 Fairmount Ave.

BACKGROUND:

The District uses beekeepers as needed when water meter boxes need to be cleared of bee hives in order to read the meters. The District normally calls on Mr. Kirk Anderson for bee removal, but he informed the District that he would not be available for 3-4 months and he provided the name of another beekeeper he knows, Ms. Judy Woo-Sato. On June 11, 2019, the District needed bee removal services for the meter at 2720 Fairmount, a residence owned by Mr. Mustansar Akhtar.

Ms. Sato performed the bee removal service on June 11, 2019 using a “smoker”, which is a small canister that is filled with materials that are lit on fire to create smoke that is used to calm the bees in the hive so she can remove the bees safely and transport them to another location. Staff prefers to save the bees if possible and not just eradicate them. The meter box is bordered by artificial turf that was installed approximately 4 years ago and Ms. Sato placed a sheet on the turf to protect it from damage. Unfortunately, the heat from the canister went through the sheet and melted the turf below causing damage in three spots.

Mr. Akhtar contacted the office the next day and informed staff of the damage. We provided him with Ms. Sato’s contact information and they met to discuss the damage. Mr. Akhtar contacted the vendor who installed the turf about repairs and he was told that due to age and fading issues, it would not be possible to repair only the damaged spots and he would need to replace the entire 19’ x 13’ piece of turf. Mr. Akhtar obtained multiple bids to perform the replacement and provided that information to Ms. Sato who informed him that she could not afford to replace the entire surface but would be happy to pay for the area damaged.

They could not reach agreement on this matter and Mr. Akhtar filed a claim for damage against the District as Ms. Sato was hired by us to remove the bees. Mr. Akhtar provided three bids to replace the turf ranging from \$2,400.00 to \$3,000.00. Staff has contacted our landscape maintenance vendor and he has given us a verbal quote of \$2,000.00 to replace the turf. Mr. Akhtar is fine with us using our vendor to perform the work. During this process we discovered that Ms. Sato does not have insurance to pay for the damage and staff had failed to obtain the proper insurance documents before hiring her to provide the service as the bees needed to be removed quickly so we could obtain a read for the property and complete the billing cycle. Staff will work with Ms. Sato to see what she can provide in the way of compensation to offset the cost.

Per Section 19.04 of the District’s Rules and Regulations (copy enclosed) claims greater than \$1,000 but not more than \$5,000 shall be presented to the Board at a Board meeting. The Board may elect to allow the claim, compromise or settle the claim, or reject the claim and present the claim to our

insurance carrier (ACWA/JPIA) as outlined in Section 19.03. The District has a deductible of \$2,500 for property claims with ACWA/JPIA which is basically equal to the amount of the claim for damage.

Recommendation

It is staff recommendation that the Board accept the claim for damage received from Mustansar Akhtar and direct staff to proceed with replacing the damaged turf.

Prepared by:



Ron L. Mitchell, Secretary-Treasurer

Submitted by:



Nem Ochoa, General Manager

RECEIVED

CRESCENTA VALLEY WATER DISTRICT CLAIM FORM

JUL -5 2019

CRESCENTA VALLEY
WATER DISTRICT

To Be Presented By The Claimant Or By A Person Acting On His Behalf

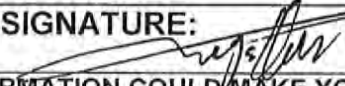
1	Name, mailing address, and phone number of claimant. Name: MUSTANSAR AKHTAR Address: 2720 FAIRMOUNT AVE, LA CRESCENTA, CA 91214 Phone Number(s): 818-632-1569 Social Security Number: 612-56-9148 Date of Birth: 2-13-61 E-Mail: mustansarj@hotmail.com CVWD Account No. (If applicable): 008008-000
2	Name, address, and phone number of any witnesses. N.A. Name: Address: Phone Number(s):
3	List the date, time, place, and other circumstances of the occurrence or transaction which gave rise to the claim asserted. Date: 6-11-19 Time: PM Place: 2720 FAIRMOUNT AVE, LACRESCENTA-91214 Tell What Happened (give complete information): On 6-11-19 Ms. Judy SATO came to our house, address above, for Bee hive removal sent by CROWD, no prior calling, no knock on the door, without our knowledge worked in front yard near water meter Bee hive, placed hot smoking equip ment on Artificial Grass, burned, melted at three different spots around 4 to 6 inch diameter each, completed her work, knew has caused damage, did not inform residents of her causing damage. I noticed it next day, reported to CROWD, customer service who gave my number to Ms. Judy, who called, accepted her fault causing damage.
	Note: Attach any photographs you may have regarding this claim
4	Give a general description of the indebtedness, obligation, injury, damage, or loss incurred so far as it may be known at the time of presentation of the claim. During my conversation and text messages to Ms. Judy, she is not willing to fix the damage as recommended by Artificial Grass count factors, to redo the complete 19' x 13' area because patch repair at 3 different areas will be a mismatch and look ugly. Estimate sent to Ms. Judy but she is not agree, instead insist on patch repair which I even agree but she is reluctant as well. She is sending threatening text messages to me, sending her Attorney number.
5	Give the name or names of the District employee or employees causing the injury, loss, or damage, if known. Ms. Judy SATO Bee hive Remover. water meter She is not replying to my message, calling me Untruthful, dishonest, saying I have nasty, demeanor, wants to extort money from her, calling me horrible attitude.

I have enough pain and suffering because of her causing damages, ongoing tussle and unwillingness to resolve a simple matter. would request CROWD assistance.

Form No. 10

Revised 10/15/2015

**CRESCENTA VALLEY WATER DISTRICT
CLAIM FORM**

8	If the actual amount of your claim is less than \$10,000, as of the date of presentation of the claim, including the estimated amount of any prospective injury, damage or loss, insofar as it may be known at the time of the presentation of the claim, together with the basis of computation of the amount claimed. If the amount claimed exceeds ten thousand dollars \$10,000, no dollar amount shall be included in the claim. However, it shall indicate whether the claim would be a limited civil case.
3 Estimate to fix damage to artificial grass attached	
Thank you for your assistance - Damage picture has been sent to CVWD customer service via email previously.	
Date: 7-3-19	TIME: 8 PM
SIGNATURE: 	
ANSWER ALL QUESTIONS. OMITTING INFORMATION COULD MAKE YOUR CLAIM LEGALLY INSUFFICIENT.	

ARTICLE 19: POLICY REGARDING CLAIMS

19.01 GENERAL

From time to time people present claims against the District under the Government Tort Claims Act. Many of these claims are for property damage and the District's insurance carrier allows the District the option of settling or denying certain covered claims not involving bodily injury. Therefore, the Board has adopted the following categories and guidelines in the handling of said claims against the District.

19.02 REVIEW OF CLAIMS

The General Manager or District's Attorney shall review all claims for sufficiency and timeliness. The General Manager or the Attorney is authorized to return insufficient or late claims.

19.03 CLAIMS OF \$1,000 OR LESS

The General Manager is authorized to perform the functions of the Board with respect to claims of \$1,000 or less and not involving bodily injury. These functions include but are not limited to, ruling on the sufficiency, reasonableness, or timeliness of claims; returning insufficient or late claims; allowing, compromising, or settling claims; and presenting claims to the District's insurance carrier. On the written order of the General Manager, the District shall pay the amount for which these claims have been allowed, compromised, or settled.

19.04 CLAIMS GREATER THAN \$1,000 BUT NOT MORE THAN \$5,000

All legally sufficient claims against the District not involving bodily injury in amounts greater than \$1,000 but not more than \$5,000 shall be presented to the Board at a Board Meeting. The Board may perform such functions with respect to these claims set forth under Article 19.03 above. The District shall pay the amount for which these claims have been allowed, compromised, or settled.

19.05 CLAIMS GREATER THAN \$5,000 OR INVOLVING BODILY INJURY

The District shall immediately refer all claims greater than \$5,000 or those involving bodily injury directly to its insurance carrier. However, after such consultation with the District's insurance carrier as may be appropriate in the particular case, the General Manager or District's Attorney may review the claim and the Board may consider or act on the claim, if to do so would be in the best interests of the District.

19.06 CLAIM FORM

A Standard District Claim Form, as revised from time to time and approved by the Board is included in Appendix C herein.

RC Artificial Grass
5001 Wilshire Blvd. #520
Los Angeles, CA 90036
8186533856
Customerservice@rcartificialgrass.com
www.rcartificialgrass.com

RC Artificial Grass

ADDRESS

Mustan Akhtar
2720 Fairmount Ave.
La Crescenta, CA 91214

ESTIMATE 3432

DATE 06/26/2019

SCOPE OF WORK

AMOUNT

Superlawn Xtreme - Made in USA
Artificial Grass Specs

2,400.00

- Face Weight: 80 oz
- Pile Height: 2.125 Inch
- Yarns: Face = 3D Omega Monofilament PE
- Thatch = Tan/Green
- Colors: Blend
- Backing: DuraFlo (DF)

Scope of Work

- Remove existing grass/soil (2"-3") to accommodate new artificial grass
- Cap Irrigation at the valve or each irrigation head, foreman to decide based on the pre-existing system configuration
- Backfill removed grass/soil with drainable rock to achieve desired height of new synthetic turf
- Grade to achieve proper drainage and proper leveling
- Compact to solidify ground
- Installed artificial grass using 5" galvanized rods and staples to ensure durable installation
- Apply infill system to provide durable surfacing - Zeolite/Anti-microbial

Credit Card charges will have a 3.5% processing fee. By signing this estimate/invoice you agreed to our terms and services along with the warranty listed on our website.

SCOPE OF WORK**AMOUNT****EG Installation****Turf Installation**

- Properly secure artificial grass at perimeter with 6" double sided tape.
- Staple all seams with 6" double sided tape
- Seams will be secured in a zipper fashion to create lateral and horizontal seam strength

Top Coating

- Apply infill to new artificial grass
- Infill matrix - 50% coated anti-microbial sand and 50% Zeolite rock
- Infill will be spread 2lbs per sqft to properly create durable surface

Final Step

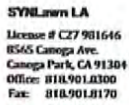
- All turf panels will be tucked into edges
- Area will be swept, cleaned, and left in final and usable state
- Walk through

TOTAL**\$2,400.00**

Accepted By

Accepted Date

Credit Card charges will have a 3.5% processing fee. By signing this estimate/invoice you agreed to our terms and services along with the warranty listed on our website.



Customer:	Mustansar Akhtar	Date:	7/3/2019
Address:	2720 Fairmont Ave.		
City:	La Crescenta	State:	CA ZIP: 91214
Phone:	818-632-1569	Email:	mustansarj@hotmail.com

RESPONSIBILITY of home/business owner: Allow for proper drainage. Area drains must be in place prior to turf installation.

Signature X _____

This estimate is good for 30 days from the date of this invoice

Thank you for choosing SYNLabs!



Smart Yards

23959 Via Hamaca
Santa Clarita, CA 91355

Lic. #977598, B, C-27, D-12,

Estimate

855-733-5312
paul@smartyards.com

The HERO Financing Program is offered in partnership with your city or county.
<https://www.heroprogram.com/>

Date	Estimate #
7/1/2019	4600

Name / Address
Mustansat Akhtar 2720 Fairmount Ave. LaCanada, CA

Description	Qty	U/M	Rate	Total
Front yard :New turf installation - Install Smart Turf "80 oz." comes in two colors Price includes a premium "Zeolite" infill Glue down installation Turf options: Install as one piece: Same price Cap existing irrigation in new turf area as needed.	1		2,215.00	2,215.00
Install "Wonder Edge" at all sides of turf	70		2.75	192.50
Provide a (15) year manufacture warranty & two year labor warranty - Included				0.00
Smart Yards will provide your job-site with a 2,000,000 General Liability Policy, Workman's Compensation & Bonding				0.00
10% deposit, 40% Turf on site, work started, Balance due on completion.: Debit / Credit Card (3.5%) added cost, American Express (4.5%) added cost				0.00

Total

Google Maps 2721 Fairmount Ave



Image capture: Feb 2015 © 2019 Google

La Crescenta-Montrose, California

Google

Street View - Feb 2015







Maritess Allmon

From: Mustansar J. Akhtar <Mustansar.J.Akhtar@kp.org>
Sent: Friday, June 14, 2019 9:35 AM
To: customerservice
Subject: Artificial grass damage



Account

008008

Sent from my iPhone

NOTICE TO RECIPIENT: If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently delete this e-mail and any attachments without reading, forwarding or saving them. Thank you.

CRESCENTA VALLEY WATER DISTRICT

BOARD OF DIRECTORS - STAFF REPORT

Action Item No. 2

August 13, 2019

To: Honorable President and Members of the Board of Directors

From: David S. Gould, P.E. – District Engineer

Subject: **Emergency Pavement Repairs on the 4600 to 4900 Blocks of Pennsylvania Ave, Project E-1009A**

ACTION ITEM:

Emergency Pavement Repairs – 4600 to 4900 Blocks of Pennsylvania Ave, Project E-1009A –

Consideration and motion to waive the Bid Procurement and Purchasing Policy per Article 18.01 of CVWD's Rules and Regulations and allow the General Manager to select and negotiate with a contractor for the emergency pavement repairs on the 4600 to 4900 Blocks of Pennsylvania Ave at an estimated cost of \$225,000.

BACKGROUND:

On August 4, 2019, there was a major water main break on the existing 8-inch pipeline in front of 4811 Pennsylvania that did significant damage to the existing AC pavement on Pennsylvania Ave. from El Caminito Street to Fairesta Street. There were a number of areas where the pavement sank and other areas where the pavement was uplifted as shown in the attached incident report.

Staff met in the field with City of Glendale Public Works Department (GPWD) and County of Los Angeles, Department of Public Works (LADPW) to assess the damage and determine the best course of action. Currently, Pennsylvania Ave is closed to thru traffic between El Caminito and Stevens Street with traffic being diverted around the damaged pavement. Residents in the area do have access to their driveways and water service has been restored to the area in a reduced capacity.

DISCUSSION:

The preliminary plan discussed was to remove the existing pavement that was damaged, re-compact the base material and re-pave the areas with a "temporary" AC pavement to get the roadway back into service. Then over the next few months, observe the pavement for any additional sinkholes or uneven surfaces that may occur as the pavement and base material settles over time. After this period, staff will meet again with GPW and LADPW to determine the limits of work for final pavement of Pennsylvania.

Staff's goal is to hire a paving contractor as soon as possible to repair the pavement and return Pennsylvania Ave back into service for the community since Pennsylvania Ave is a major street for the area. Staff has met in the field with GM Sager Construction and Paveco Construction to look at the damaged pavement and get preliminary costs for the temporary emergency repair. In addition, GPWD provided a plan showing which areas need to be removed, re-compacted and paved and are shown on the attached plans.

Staff has preliminarily estimated the cost for the temporary repair at \$225,000, which includes a 20% contingency as it is anticipated that the repair area will increase as the existing pavement is removed. The cost of the final pavement is undetermined at this time and will be discussed further after the pavement settling period.

Staff has also filed a claim with ACWA-JPIA to recover the cost for repair of the pavement. JPIA has assigned a claim adjuster who will be contacting us to review the claim. The District's deductible for this type of property claim is \$10,000.

Mr., Brook Yared will be the project manager, and Mr. Cory Whitman will provide field inspection. The preliminary cost estimate for the project also includes costs for soil inspection, staff engineering and inspection, and contingencies.

Project Schedule:

The following is a proposed project schedule as shown below:

Preliminary Project Temp Paving Schedule		
Task	Start Date	End Date
Design/Specs/Quantities	8/8/19	8/12/19
Permits - LA County PW/Glendale	8/12/19	8/16/19
Staff Report - Approval	8/9/19	8/13/19
Board Approval	8/13/19	8/13/19
Send RFQ	8/9/19	8/12/19
Bids Due	8/12/19	8/14/19
Send Soils RFP Out/due	8/12/19	8/18/19
Award Contract	8/14/19	8/15/19
Agreement	8/15/19	8/16/19
Pre-Construction Meeting	8/16/19	8/16/19
Start Construction	8/19/19	8/23/19
Street back into service	8/23/19	8/23/19

RECOMMENDATION:

It is staff's recommendation to waive the Bid Procurement and Purchasing Policy per Article 18.01 of CVWD's Rules and Regulations and allow the General Manager to select and negotiate with a paving contractor for the emergency temporary pavement repairs on the 4600 to 4900 Blocks of Pennsylvania Ave at an estimated cost of \$225,000.

ENVIRONMENTAL REVIEW:

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines. This exemption covers the repair of existing facilities involving negligible or no expansion of existing use.

FUNDING AVAILABILITY:

There are funding available for the project estimated below:

Account Description	Amount
Engineer's Cost Estimate for Construction includes 20% contingency	\$200,000
Additional costs for soils inspection and engineering & inspection labor costs	\$25,000
Total Preliminary Cost Estimate	\$225,000
Cost Recovery Estimate (ACWA-JPIA) [Total cost minus \$10,000 deductible and assume 85% recovery of total cost]	<\$183,000>
Requested funding from the Water Fund Reserves	\$42,000

Prepared by:



David S. Gould, P.E.
Director of Engineering

Submitted by:



Nem Ochoa
General Manager

Attachments:

1. 8-inch Water Main incident report
2. Preliminary pavement replacement plans provided by Glendale, Public Works

CRESCENTA VALLEY WATER DISTRICT

Incident Report

8-inch Water Main Break – 4800 Block of Pennsylvania

Date: August 4, 2018

- 3:30 am: Call received by Glendale Water & Power (GWP) about water leak at 4811 Pennsylvania.
- 4:00 am: Frank Williams from GWP arrived on the scene. GWP dispatched a crew with equipment to make the repair. It appeared to be a leak from GWP's meter to house. Crew broke angle stop to meter. Preparing to replace angle stop when water blew out from the hole.
- 4:30 am: Post on Facebook regarding no water on Pennsylvania at El Caminito.
- 6:15 am: Frank Williams from GWP called stand-by person.
- 6:20 am: Dennis Maxwell was contacted by Frank Williams from GWP and headed to the site.
- 6:50 am: Dennis Maxwell sent out email with video on the situation with more information to follow.
- 7:25 am: CVWD & GWP determined it was CVWD's 8-inch water main underneath the water meter box.
- 7:30 am: Nem Ochoa informed board members of the water main break.
- 7:45 am: David Gould arrives to assist with locating CVWD infrastructure and act as incident commander from the administrative office.
- 8:50 am: Dennis Maxwell & Bryan Jones called in David Rawlings, Alex Sandoval and Siaki Mortenson to assist. The water main was turned off and about 15 customers were out of water. Dennis also requested additional assistance from GWP and contact Casey from Allen Pipeline for welding.
- 9:00 am: David Gould walked Pennsylvania from El Caminito to Fairesta to determine the limits of the AC pavement damage.
- 10:30 am: Pipe exposed. Water leaking through bottom of pipe. 6-inch sewer lateral to 4811 Pennsylvania damaged and appeared debris was going into Glendale's sewer main.
- 10:30 am: Dennis Maxwell contact Glendale Sewer Department about inspecting the sewer main.
- 10:45 am: Dennis Maxwell contact Glendale Police and Fire Departments about shutting down the street. Pennsylvania was closed to traffic between El Caminito and Stevens St.
- 11:00 am: Brook Yared arrived at the site to help with paving and traffic control.
- 11:15 am: David Gould issued a press release about the incident. Mark Hass posted it on CVWD's website. Christy Scott forward the press release to the Crescenta Valley Weekly newspaper and Harry Leon from the CV Town Council.
- 11:30 am: Nem Ochoa provided an update to the board members.
- 11:30 am: David Gould sent email to Gary Edsall – Glendale Public Works on the main break and AC Pavement damage. Brook Yared forward message to Sarkis Oganessian and Saumil Mody, project managers for the Glendale paving project on Pennsylvania.

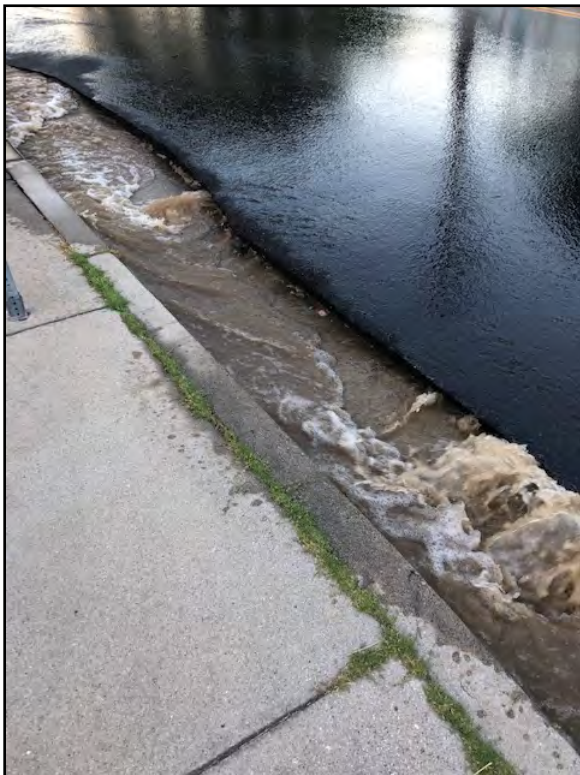
- 1:00 pm: Glendale police assisted with moving cars along Pennsylvania Ave.
- 2:00 pm: Gary Edsall contacted CVWD and said he was aware of the situation. CVWD and Glendale set up a meeting for 8/5 to go over the AC pavement repair.
- 2:05 pm: Dennis Maxwell sent an update email. He said there was a sewer back-up on the 8-inch sewer main on Pennsylvania. Glendale sewer crews were on-site working on removing rocks and debris from Glendale's sewer main.
- 2:30 pm: Dennis Maxwell sent an update email on the sewer back-up. Glendale's crew could not unplug the sewer and sewer bypass pump and piping was set up to bypass Glendale sewer to CVWD's sewer in case Glendale's sewer could not be unclogged. Brook Yared remained on site in case a sewer spill overflow occurred.
- 3:30 pm: Nem Ochoa visits site to assess damage.
- 4:00 pm: Glendale Crews continued cleaning downstream and got the blockage removed. Glendale crews also CCTV the sewer main from El Caminito to Alabama and it showed no damage to the sewer main. Glendale sewer crews to return on Monday (8/5) for additional cleaning and CCTV downstream of the main break.
- 4:00 pm: CVWD's crews repaired the 6-inch sewer lateral to 4811 Pennsylvania.
- 4:30 pm: CVWD crews finished installing 8-inch repair clamps on the water main.
- 4:30 pm: CVWD board president visits site to assess damage.
- 4:35 pm: Stemar Equipment delivered 150 traffic delineators for traffic control.
- 5:10 pm: David Gould sent out an updated Press Release that the water will be back in service by 8:00 pm.
- 5:30 pm: Water service was restored to the 15 customers.
- 8:00 pm: Dennis Maxwell sent an update email. The 6-inch sewer lateral was repaired. Crews were filling holes in street with base material. The hole where the main break was located was left open and temporary fencing was installed. Steel plates were set at Pennsylvania and Fairesta to protect storm drain manhole. Traffic control was set up on the south-bound lane of Pennsylvania. Equipment and tools were picked up. Crews finished around 9:00 pm.
- 8:46 pm: Nem Ochoa provided final update (of the day) to the board members.



Main Break – Pennsylvania Ave – Looking North



Leak in front of 4811 Pennsylvania



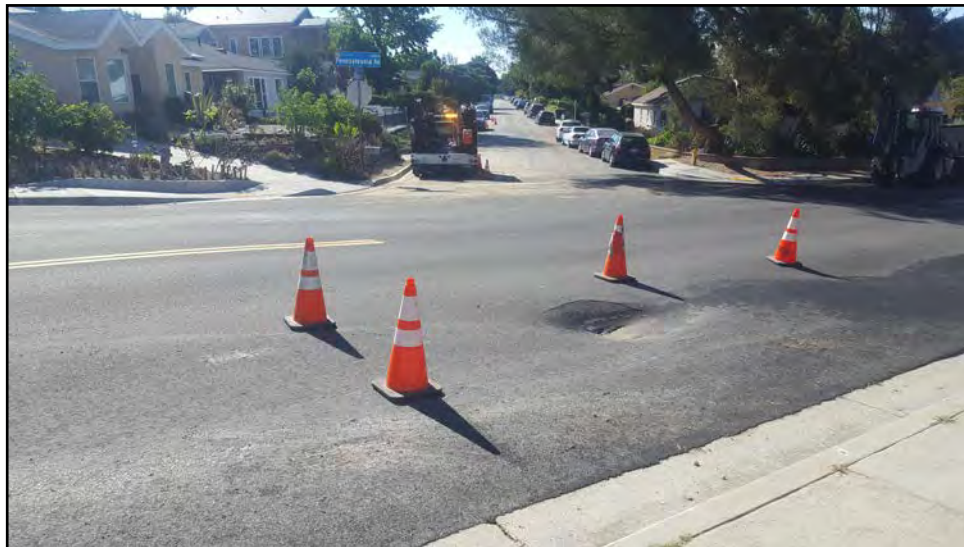
Water coming out of pavement



Pavement Failure



8-inch Pipeline – Leak on bottom of pipe and 4-inch Sewer Lateral



Pavement Failure



Pavement uplifting at edge of gutter



Water coming out of edge of storm drain manhole



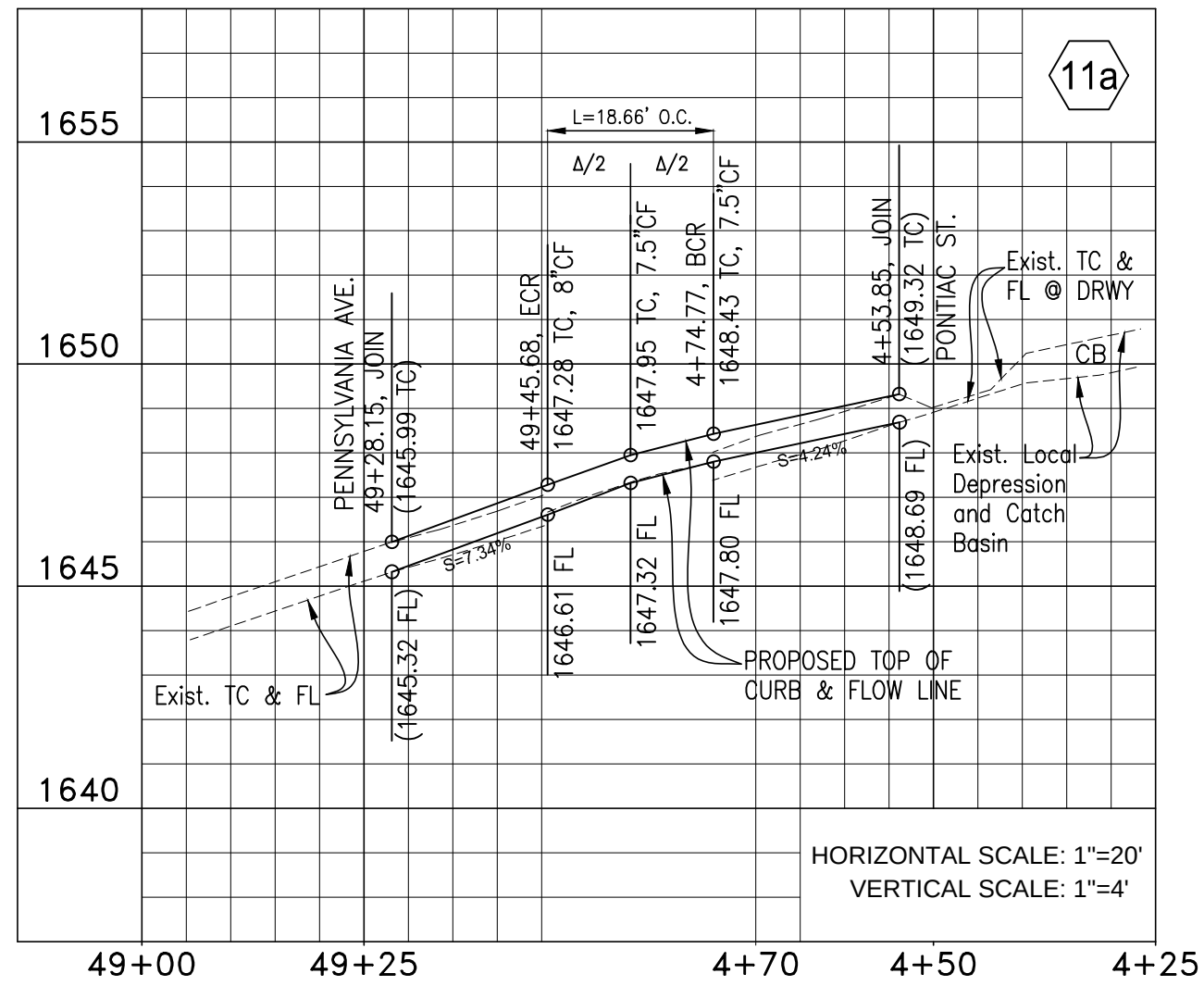
Pavement uplifting at Penn. & Stevens – Looking North



Pavement Damage – Looking South

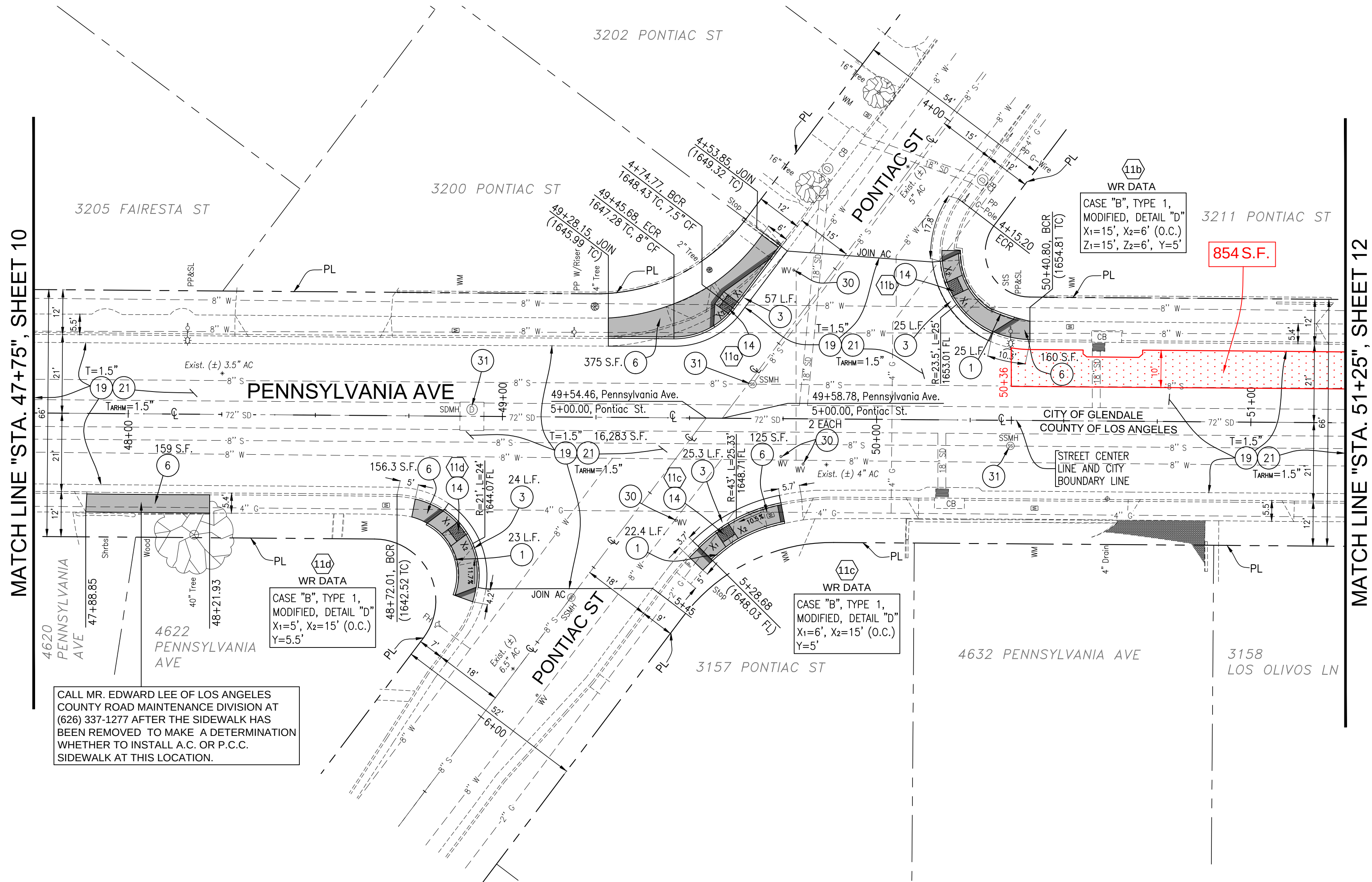


Temporary Pipe Repair



CURB RETURN & RAMP DATA	
11a	
Δ	53°27'16"
R	20.00'
L	18.66'
T	10.07'
BCR	4+74.77, Pontiac St., 1648.43 TC, 7.5" CF
Δ/2	1647.95 TC, 7.5" CF
ECR	49+45.68, Pennsylvania Ave., 1647.28 TC, 8" CF
WCR	CASE "A", TYPE 1, X ₁ =15', X ₂ =5', Y=5', CL OF WCR AT BCR

DO NOT USE FOR CONSTRUCTION



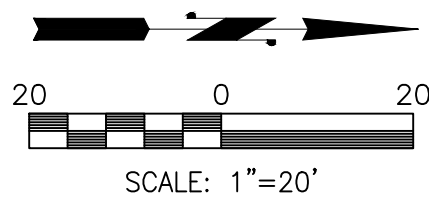
- ### CONSTRUCTION NOTES
- 1—CONSTRUCT P.C.C. CURB PER SPPWC STD. PLAN NO. 120-2.
 - 2—CONSTRUCT P.C.C. CURB TYPE A1-6 PER CALTRANS STD. PLAN A87A.
 - 3—CONSTRUCT INTEGRAL P.C.C. CURB AND GUTTER PER SPPWC STD. PLAN NO. 120-2, A2-6(150), W=2-Feet (UNLESS OTHERWISE NOTED) AND PER DETAIL NO. 1, SHEET 22.
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 - 5—CONSTRUCT INTEGRAL P.C.C. CURB AND GUTTER TYPE A2-6 OR A2-8 PER CALTRANS STD. PLAN A87A, AND PER DETAIL NO. 1, SHEET 22 & 23.
 - 6—CONSTRUCT 4-INCH P.C.C. PAVEMENT (SIDEWALK).
 - 7—CONSTRUCT 4-INCH P.C.C. PAVEMENT (STAMPED CONCRETE).
 - 8—CONSTRUCT P.C.C. DRIVEWAY APPROACH PER SPPWC STD. PLAN NO. 110-2 (COMMERCIAL - TYPE "A" 6 - INCH P.C.C., RESIDENTIAL - TYPE "B" 5 - INCH P.C.C.).
 - 9—CONSTRUCT 6-INCH P.C.C. PAVEMENT.
 - 10—CONSTRUCT 8-INCH P.C.C. PAVEMENT.
 - 11—CONSTRUCT 8-INCH P.C.C. LOCAL DEPRESSION PER SPPWC STD. PLAN NO. 313-3.
 - 12—NOT USED.
 - 13—CONSTRUCT ALLEY INTERSECTION PER SPPWC STD. PLAN NO. 130-2.
 - 14—CONSTRUCT P.C.C. CURB RAMP WITH DETECTABLE WARNING SURFACE (YELLOW COLOR, UNLESS OTHERWISE NOTED) PER SPPWC STD. PLAN NO. 111-4.
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 - 16—INSTALL YELLOW (UNLESS OTHERWISE NOTED) SURFACE MOUNT DETECTABLE WARNING SURFACE ("TRUNCATED DOMES") PER ARMOR-TILE SPECIFICATIONS OR APPROVED EQUAL.
 - 17—REMODEL/RECONSTRUCT CURB (ROOF) DRAIN PER DETAIL NO. 3, SHEET 22.
 - 18—REMOVE EXISTING PAVEMENT.
 - 19—SURFACE PLANE TO THICKNESS IN INCHES INDICATED BY T=---" AND AS SHOWN PER DETAIL NO. 6, SHEET 22.
 - 20—CONSTRUCT 1.5-INCH ASPHALT RUBBER HOT MIX (A.R.H.M.) PAVEMENT OVER 0.5-INCH ASPHALT CONCRETE LEVELING COURSE, UNLESS OTHERWISE NOTED ON THE PLANS, PER DETAIL NO. 4 (CALTRANS RIGHT OF WAY), SHEET 22 & DETAIL NO. 2, SHEET 23.
 - 21—CONSTRUCT ASPHALT RUBBER HOT MIX (A.R.H.M.) PAVEMENT OVERLAY (THICKNESS INDICATED BY T_{ARHM} =---") PER DETAIL NO. 4, SHEET 22.
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 - 24—RELOCATE G.W.P./A D.W.P. STREET LIGHT POLE PER TRAFFIC SIGNAL MODIFICATION PLAN NO. 50-608.
 - 25—RELOCATE TRAFFIC SIGNAL PULL BOX PER ENGINEER'S DIRECTION IN THE FIELD.
 - 26—RELOCATE STREET LIGHT PULL BOX PER ENGINEER'S DIRECTION IN THE FIELD.
 - 27—RELOCATE FIRE HYDRANT PER ENGINEER'S DIRECTION IN THE FIELD.
 - 28—RELOCATE G.W.P./A D.W.P. WATER METER PER ENGINEER'S DIRECTION IN THE FIELD.
 - 29—RELOCATE G.W.P./A D.W.P. WATER VALVE.
 - 30—ADJUST WATER VALVE/WELL COVER TO NEW FINISHED GRADE.
 - 31—ADJUST MANHOLE FRAME AND COVER TO NEW FINISHED GRADE.
 - 32—ADJUST WATER VAULT TO NEW FINISHED GRADE BY G.W.P..
 - 33—REMOVE AND REPLACE TOP SLAB OF EXISTING CATCH BASIN, PER SPPWC STD. PLAN NO. 314-3 AND PER DETAIL NO. 5, SHEET 22.
 - 34—INSTALL CLEAN PLANTING SOIL AND SOD PER ENGINEER'S DIRECTION.
 - 35—NOT USED.
 - 36—PLANT TYPE BLOODGOOD SYCAMORE (PLATANUS A. "BLOODGOOD") TREE, PER DETAIL NO. 7, SHEET 22, UNLESS OTHERWISE NOTED ON PLANS.
 - 37—INSTALL TYPE "E" AND "D" DETECTOR LOOPS, SEE GENERAL NOTE NO. 32, PER CALTRANS STD. PLAN NO. ES-5B.
 - 38—INSTALL 1.5-INCH P.V.C. LOOP STUB-OUT.

BM 1781 PENNSYLVANIA AVE. AND FAIRESTA ST.
ROUND HEAD NAIL IN LEAD IN S'LY CURB OF FAIRESTA ST. 75.0 FT. W'LY OF BCR. S-W'LY CORNER CHSLD. "BM".
2004 ELEV.=1629.41 FT.

BM 1782 PENNSYLVANIA AVE. AND PONTIAC ST.
ROUND HEAD NAIL IN LEAD IN N'LY CURB OF PONTIAC ST. 80.0 FT. E'LY OF BCR. N-E'LY CORNER CHSLD. "BM".
2004 ELEV.=1647.45 FT.

HATCHING LEGEND

- 4" P.C.C. SIDEWALK
- 5", 6" & 8" P.C.C. (DRIVEWAY APPROACHES, CROSS GUTTER, LOCAL DEPRESSION, BUS PAD)
- DETECTABLE WARNING SURFACE
- REMOVE EXISTING PAVEMENT



COUNTY OF LOS ANGELES

APPROVED FOR CONSTRUCTION.
APPLIES ONLY TO WORK IN AREAS OF COUNTY JURISDICTION.

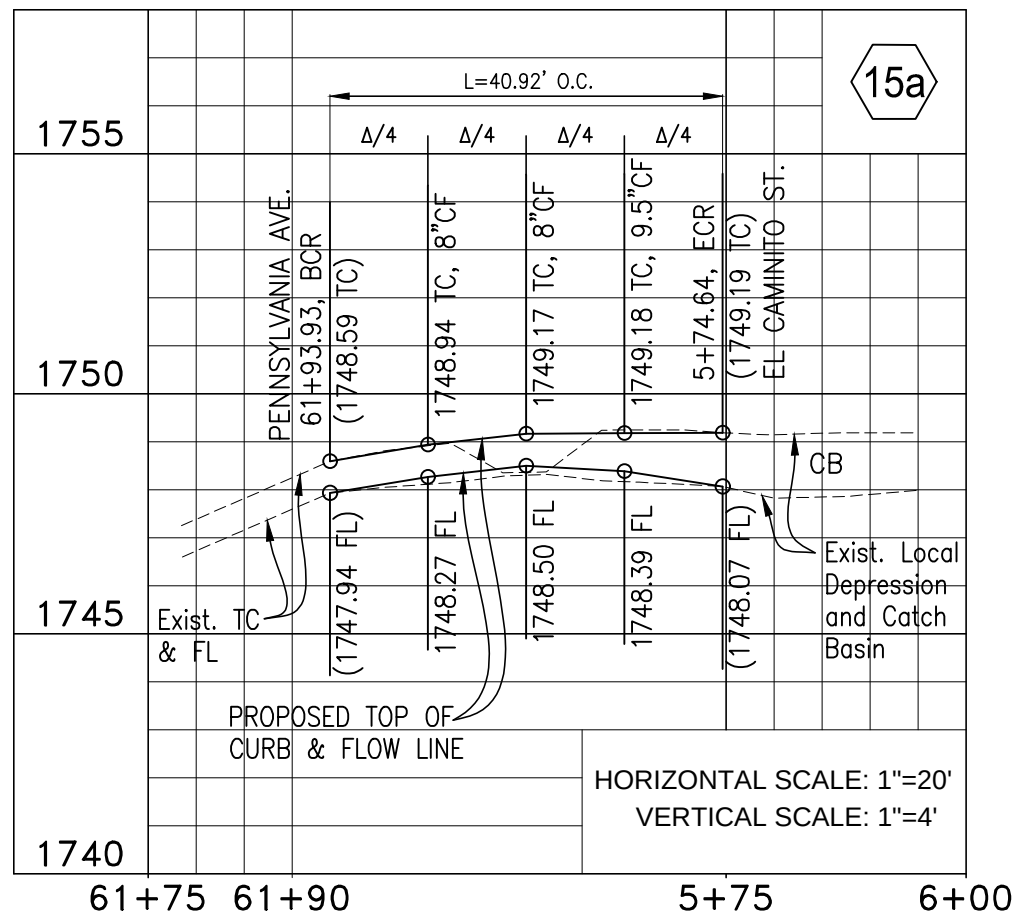
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BY _____ DATE _____
DESIGN DIVISION - DESIGN TEAM 4

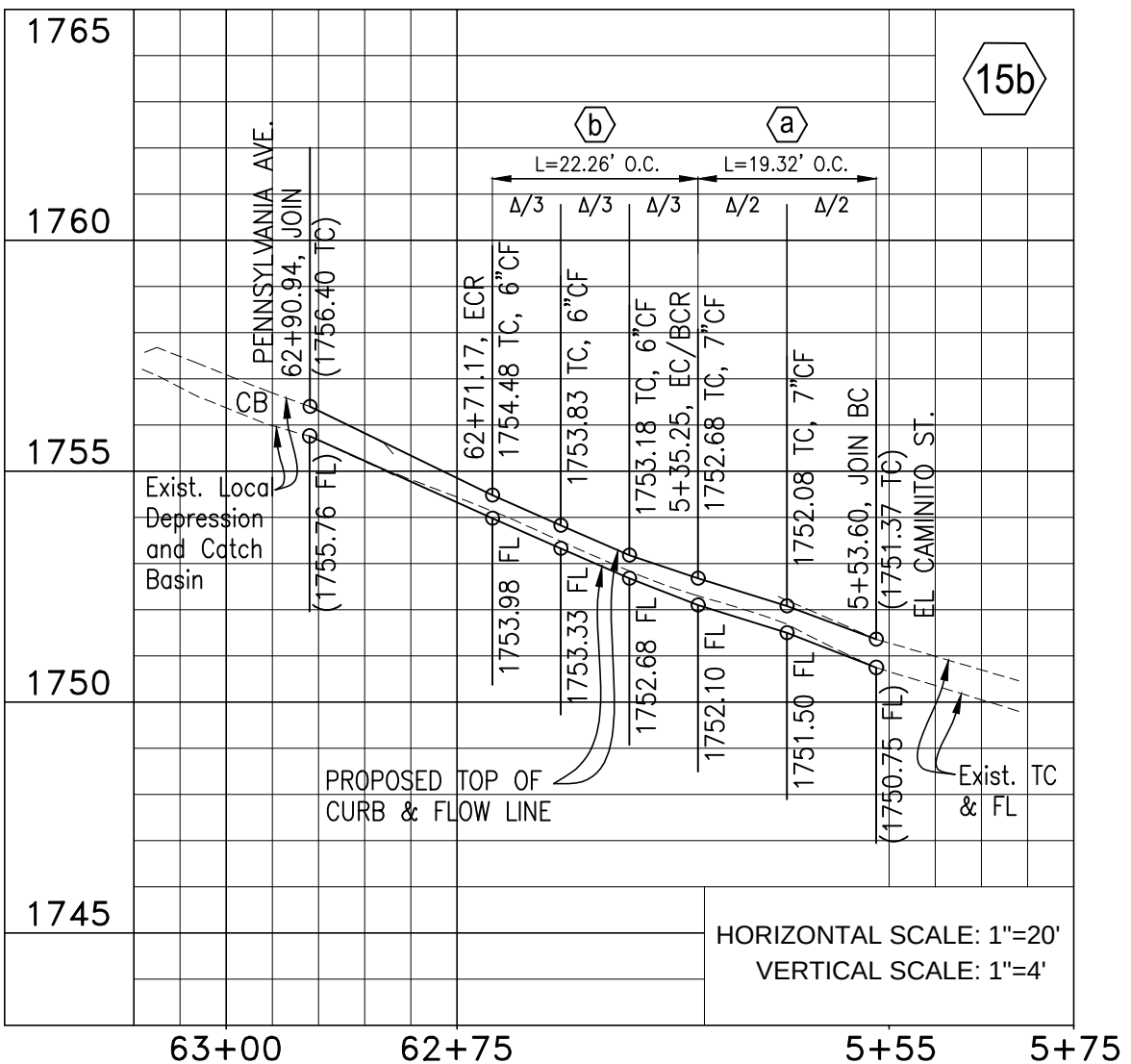
REV. NO.	REVISION DESCRIPTION	REV. DATE	REV. BY
1			

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
CITY OF GLENDALE
CALIFORNIA

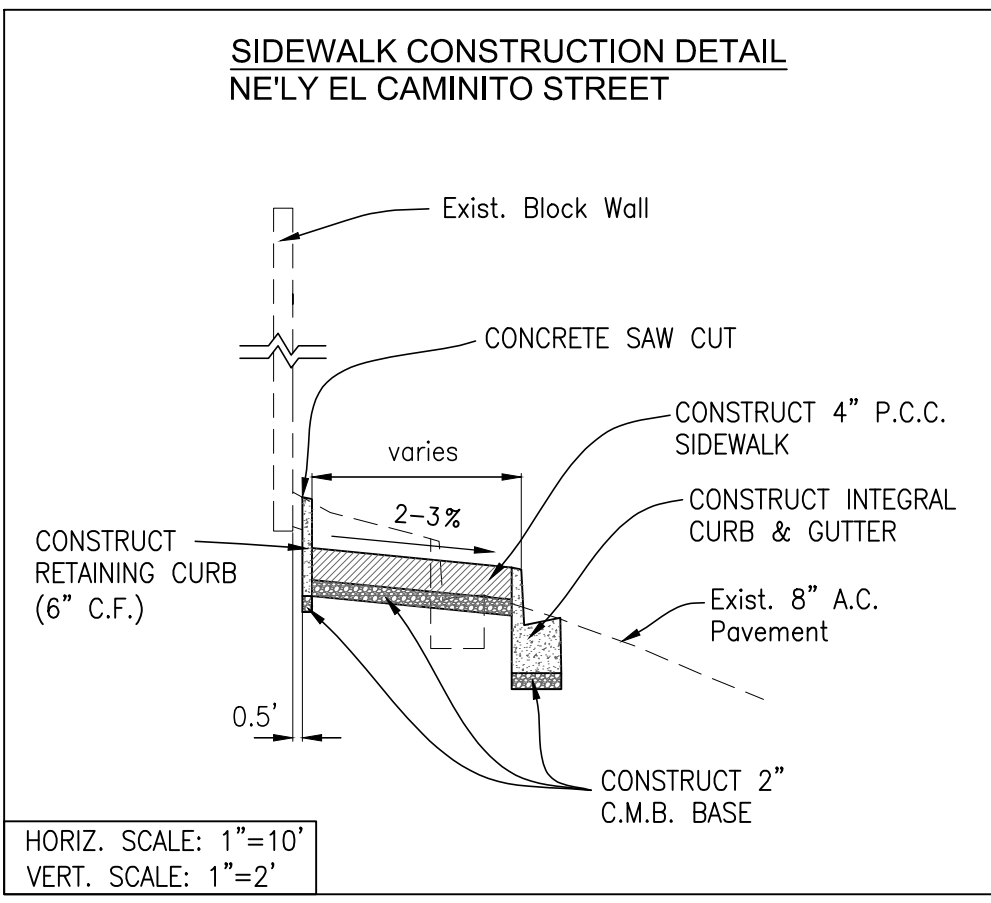
PLAN NO.
1 - 3002
SHEET 11 OF 23



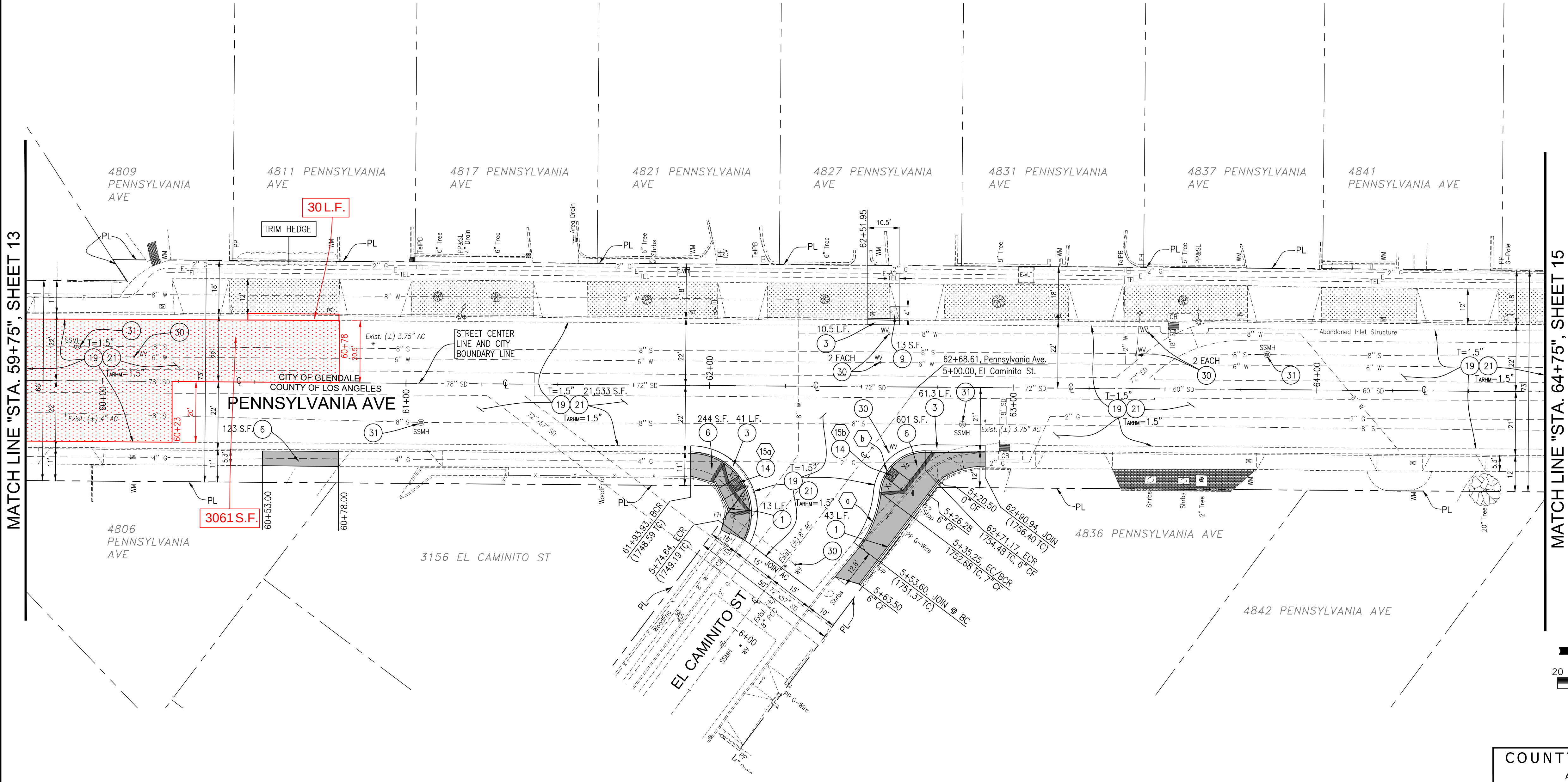
CURB RETURN & RAMP DATA	
Δ	117°13'25"
R	20.00'
L	40.92'
T	32.78'
BCR	61+93.93, Pennsylvania Ave., (1748.59 TC)
Δ/4	1748.94 TC, 8" CF
Δ/2	1749.17 TC, 8" CF
3Δ/4	1749.18 TC, 9.5" CF
ECR	5+74.64, El Caminito St., (1749.19 TC)
WCR	CASE "A", TYPE 3, SECTION B-B, DETAIL D, X1=6.2', X2=7.8', Z1=3', Z2=5.3', Y=4', CL OF WCR AT Δ/2.



CURB RETURN & RAMP DATA	
Δ	31°37'31"
R	35.00'
L	19.32'
T	9.91'
BC	5+53.60, El Caminito St., (1751.37 TC)
Δ/2	1752.08 TC, 7" CF (HIKE-UP=1")
EC	5+35.25, Abella St., 1752.68 TC, 7" CF (HIKE-UP=1")
Δ	85°02'41"
R	15.00'
L	22.26'
T	13.76'
BCR	5+35.25, Abella St., 1752.68 TC, 7" CF (HIKE-UP=1")
Δ/3	1753.18 TC, 6" CF (HIKE-UP=1")
2Δ/3	1753.83 TC, 6" CF (HIKE-UP=1.5")
ECR	62+71.17, Pennsylvania Ave., 1754.48 TC, 6" CF
WCR	CASE "A", TYPE 3, SECTION A-A, X1=5', X2=12.20' (15' O.C.), Z1=Z2=0', Y=8', CL OF WCR PERPEND. TO EL CAMINITO ST. CL, AT Δ/3 (STA. 5+28.24)



DO NOT USE FOR CONSTRUCTION

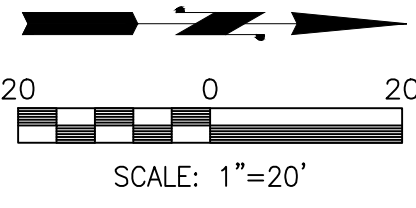


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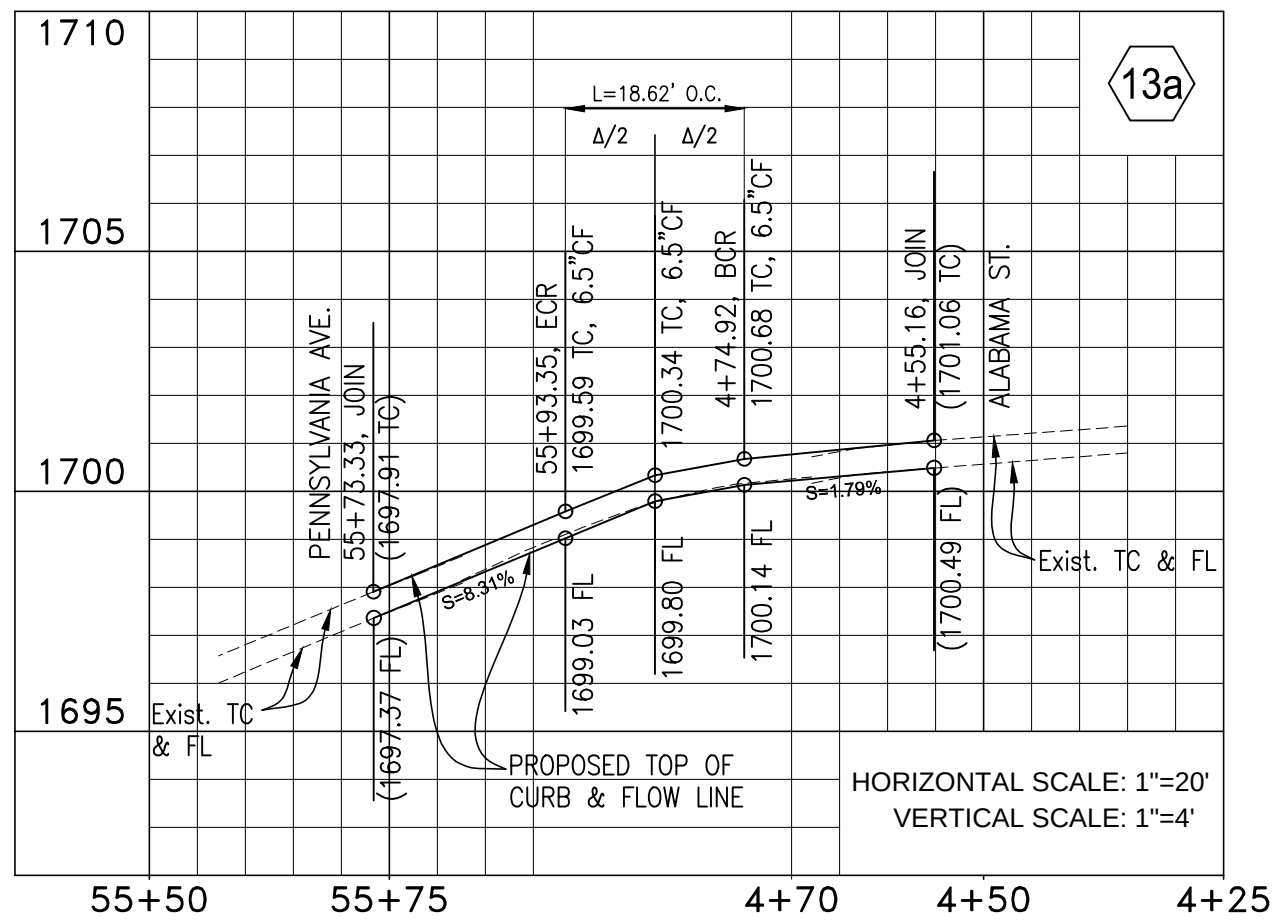
BM 1784 PENNSYLVANIA AVE. AND STEVENS ST.
ROUND HEAD NAIL IN LEAD IN N'LY CURB OF STEVENS ST. 22.0 FT. E'LY OF E'LY TOP OF "X" OF DRIVEWAY TO RES. 3155 CHSLD. "BM".
2004 ELEV.=1724.52 FT.

BM 1785 PENNSYLVANIA AVE. AND EL CAMINITO ST.
ROUND HEAD NAIL IN LEAD IN S'LY CURB OF EL CAMINITO ST. 18.0 FT. E'LY OF BCR. S-E'LY CORNER CHSLD. "BM".
2004 ELEV.=1749.22 FT.

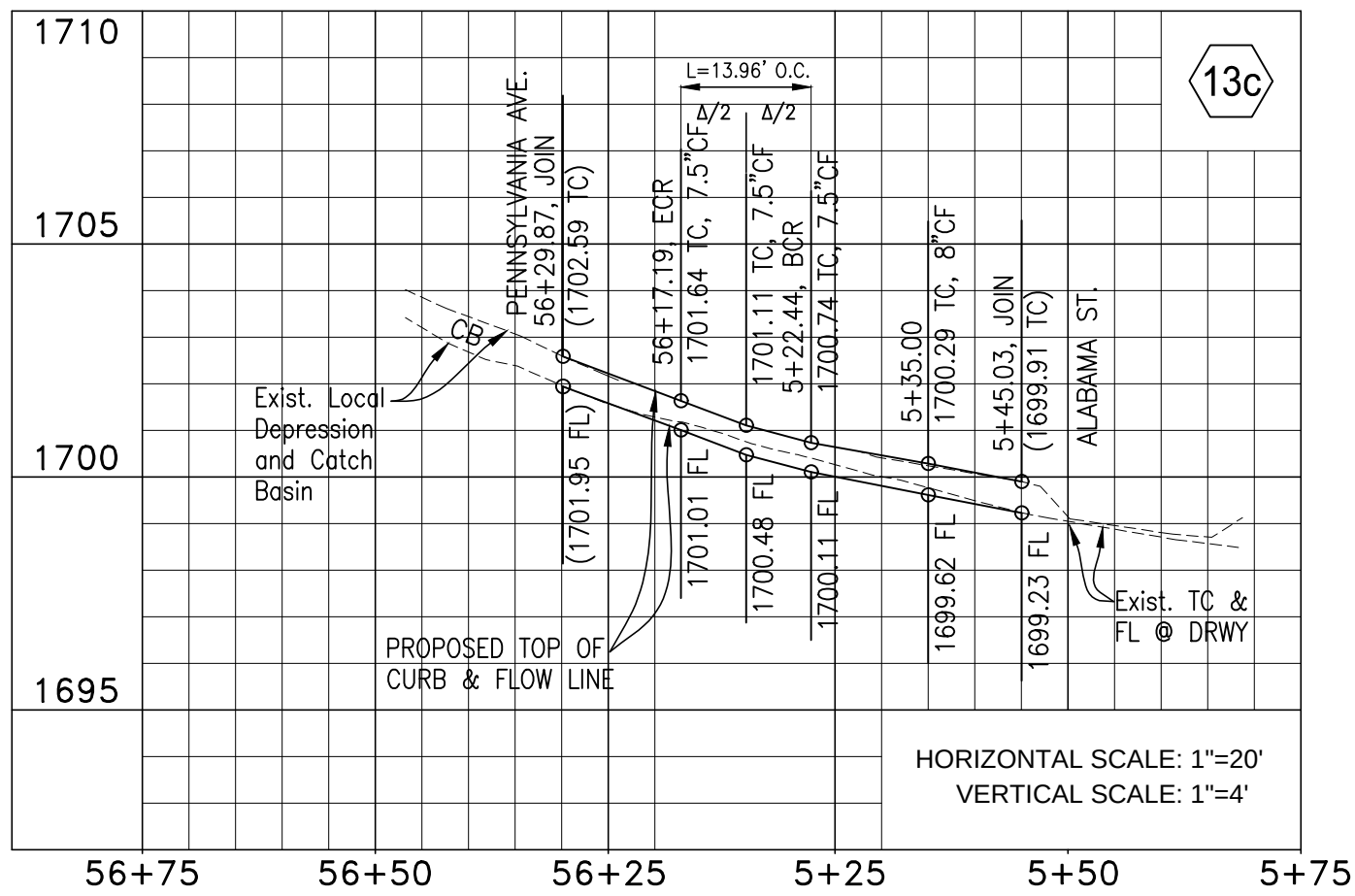
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COUNTY OF LOS ANGELES		REV. NO.	REVISION DESCRIPTION	REV. DATE	REV. BY
APPROVED FOR CONSTRUCTION. APPLIES ONLY TO WORK IN AREAS OF COUNTY JURISDICTION.		1			
REVIEWED:		PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION			
BY _____		CITY OF GLENDALE CALIFORNIA			
DESIGN DIVISION - DESIGN TEAM 4		PLAN NO. 1 - 3002 SHEET 14 OF 23			

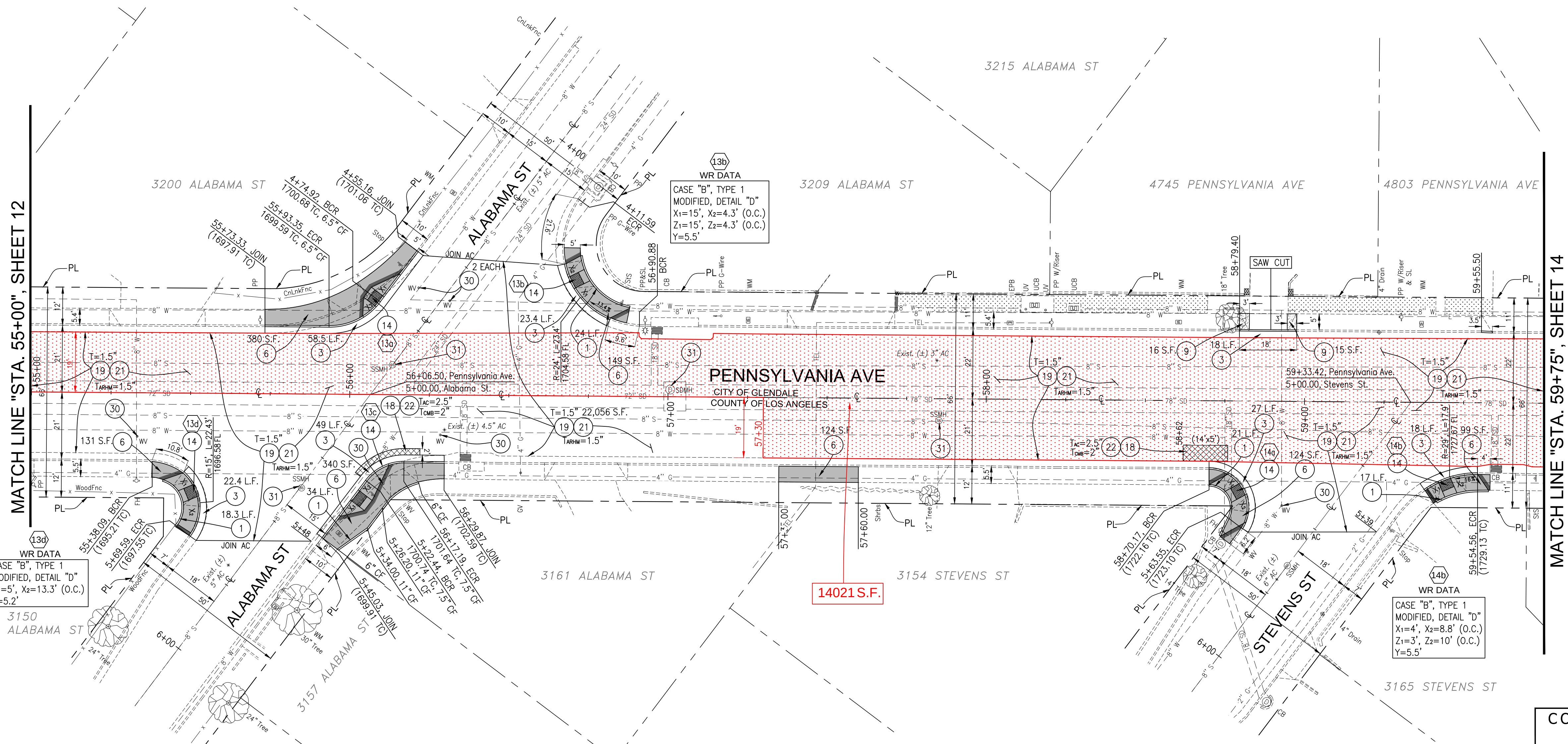


CURB RETURN & RAMP DATA	
13a	
Δ	52°54'29"
R	20.00'
L	18.62'
T	9.95'
BCR	4+74.92, Alabama St., 1700.68 TC, 6.5" CF
Δ/2	1699.59 TC, 6.5" CF
ECR	55+93.35, Pennsylvania Ave., 1699.59 TC, 6.5" CF
WCR	CASE "A", TYPE 1, X ₁ =8.5', X ₂ =5', Y=5', CL OF WCR AT BCR



CURB RETURN & RAMP DATA	
13c	
Δ	53°20'30"
R	15.00'
L	13.96'
T	7.53'
BCR	5+22.44, Alabama St., 1700.74 TC, 7.5" CF (HIKE-UP=1")
Δ/2	1701.11 TC, 7.5" CF
ECR	56+17.19, Pennsylvania Ave., 1701.64 TC, 7.5" CF
WCR	CASE "A", TYPE 1, X ₁ =6', X ₂ =12.3' (12.8' O.C.), CL OF WCR AT STA. 5+28.23 VARIABLE CURB FACE RETAINING CURB AT BACK OF WALK (6" TO 11")

DO NOT USE FOR CONSTRUCTION

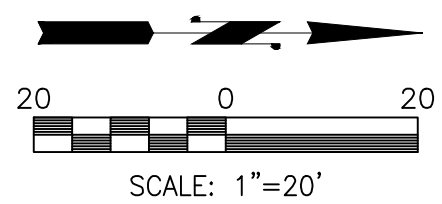


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 - CONSTRUCT P.C.C. CURB RAMP WITH DETECTABLE WARNING SURFACE (YELLOW COLOR, UNLESS OTHERWISE NOTED) PER CALTRANS REVISED PLAN RSP A88A.
 - INSTALL YELLOW (UNLESS OTHERWISE NOTED) SURFACE MOUNT DETECTABLE WARNING SURFACE ("TRUNCATED DOMES") PER ARMOR-TILE SPECIFICATIONS OR APPROVED EQUAL.
 - REMODEL/RECONSTRUCT CURB (ROOF) DRAIN PER DETAIL NO. 3, SHEET 22.
 - REMOVE EXISTING PAVEMENT.
 - SURFACE PLANE TO THICKNESS IN INCHES INDICATED BY T=---" AND AS SHOWN PER DETAIL NO. 6, SHEET 22.
 - CONSTRUCT 1.5-INCH ASPHALT RUBBER HOT MIX (A.R.H.M.) PAVEMENT OVER 0.5-INCH ASPHALT CONCRETE LEVELING COURSE, UNLESS OTHERWISE NOTED ON THE PLANS, PER DETAIL NO. 4 (CALTRANS RIGHT OF WAY), SHEET 22 & DETAIL NO. 2, SHEET 23.
 - CONSTRUCT ASPHALT RUBBER HOT MIX (A.R.H.M.) PAVEMENT OVERLAY (THICKNESS INDICATED BY T_{ARHM} =---") PER DETAIL NO. 4, SHEET 22.
 - CONSTRUCT 1.5-INCH ASPHALT RUBBER HOT MIX (A.R.H.M.) PAVEMENT OVER ASPHALT CONCRETE BASE COURSE (THICKNESS INDICATED BY T_{AC} =---"), OVER CRUSHED MISCELLANEOUS BASE (THICKNESS AS INDICATED ON PLANS).
 - CONSTRUCT VARIABLE THICKNESS A.C. PAVEMENT (THICKNESS INDICATED BY T_{AC} =---"), OVER VARIABLE THICKNESS CRUSHED MISCELLANEOUS BASE (2-INCH MINIMUM) ONLY IF INDICATED.
 - RELOCATE G.W.P./A D.W.P. STREET LIGHT POLE PER TRAFFIC SIGNAL MODIFICATION PLAN NO. 50-608.
 - RELOCATE TRAFFIC SIGNAL PULL BOX PER ENGINEER'S DIRECTION IN THE FIELD.
 - RELOCATE STREET LIGHT PULL BOX PER ENGINEER'S DIRECTION IN THE FIELD.
 - RELOCATE FIRE HYDRANT PER ENGINEER'S DIRECTION IN THE FIELD.
 - RELOCATE G.W.P./A D.W.P. WATER METER PER ENGINEER'S DIRECTION IN THE FIELD.
 - RELOCATE G.W.P./A D.W.P. WATER VALVE.
 - ADJUST WATER VALVE/WEEL COVER TO NEW FINISHED GRADE.
 - ADJUST MANHOLE FRAME AND COVER TO NEW FINISHED GRADE.
 - ADJUST WATER VAULT TO NEW FINISHED GRADE BY G.W.P..
 - REMOVE AND REPLACE TOP SLAB OF EXISTING CATCH BASIN, PER SPPWC STD. PLAN NO. 314-3 AND PER DETAIL NO. 5, SHEET 22.
 - INSTALL CLEAN PLANTING SOIL AND SOD PER ENGINEER'S DIRECTION.
 - NOT USED.
 - PLANT TYPE BLOODGOOD SYCAMORE (PLATANUS A. "BLOODGOOD") TREE, PER DETAIL NO. 7, SHEET 22, UNLESS OTHERWISE NOTED ON PLANS.
 - INSTALL TYPE "E" AND "D" DETECTOR LOOPS, SEE GENERAL NOTE NO. 32, PER CALTRANS STD. PLAN NO. ES-5B.
 - INSTALL 1.5-INCH P.V.C. LOOP STUB-OUT.

BM 635 PENNSYLVANIA AVE. AND ALABAMA ST.
ROUND HEAD NAIL IN LEAD IN N'LY CURB OF ALABAMA ST. 2.0 FT. W'LY OF BCR. N-W'LY CORNER CHSLD. "BM".
2004 ELEV.=1703.51 FT.
BM 1784 PENNSYLVANIA AVE. AND STEVENS ST.
ROUND HEAD NAIL IN LEAD IN N'LY CURB OF STEVENS ST. 22.0 FT. E'LY OF E'LY TOP OF "X" OF DRIVEWAY TO RES. 3155 CHSLD. "BM".
2004 ELEV.=1724.52 FT.

HATCHING LEGEND

- 4" P.C.C. SIDEWALK
- 5", 6" & 8" P.C.C. (DRIVEWAY APPROACHES, CROSS GUTTER, LOCAL DEPRESSION, BUS PAD)
- DETECTABLE WARNING SURFACE
- REMOVE EXISTING PAVEMENT



COUNTY OF LOS ANGELES

APPROVED FOR CONSTRUCTION.
APPLIES ONLY TO WORK IN AREAS OF COUNTY JURISDICTION.

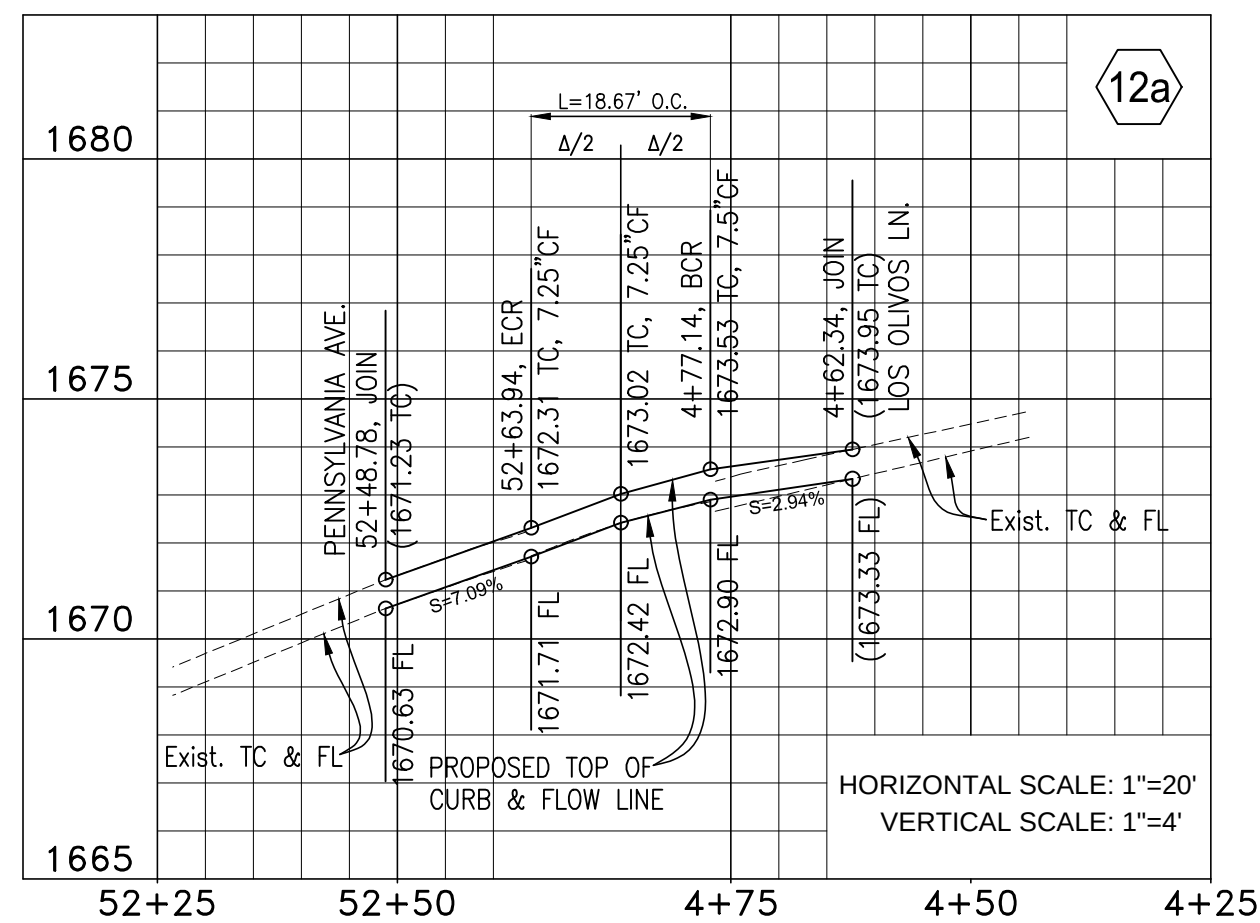
REVIEWED:

BY: _____ DATE: _____
DESIGN DIVISION - DESIGN TEAM 4

REV. NO.	REVISION DESCRIPTION	REV. DATE	REV. BY
1			

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
CITY OF GLENDALE
CALIFORNIA

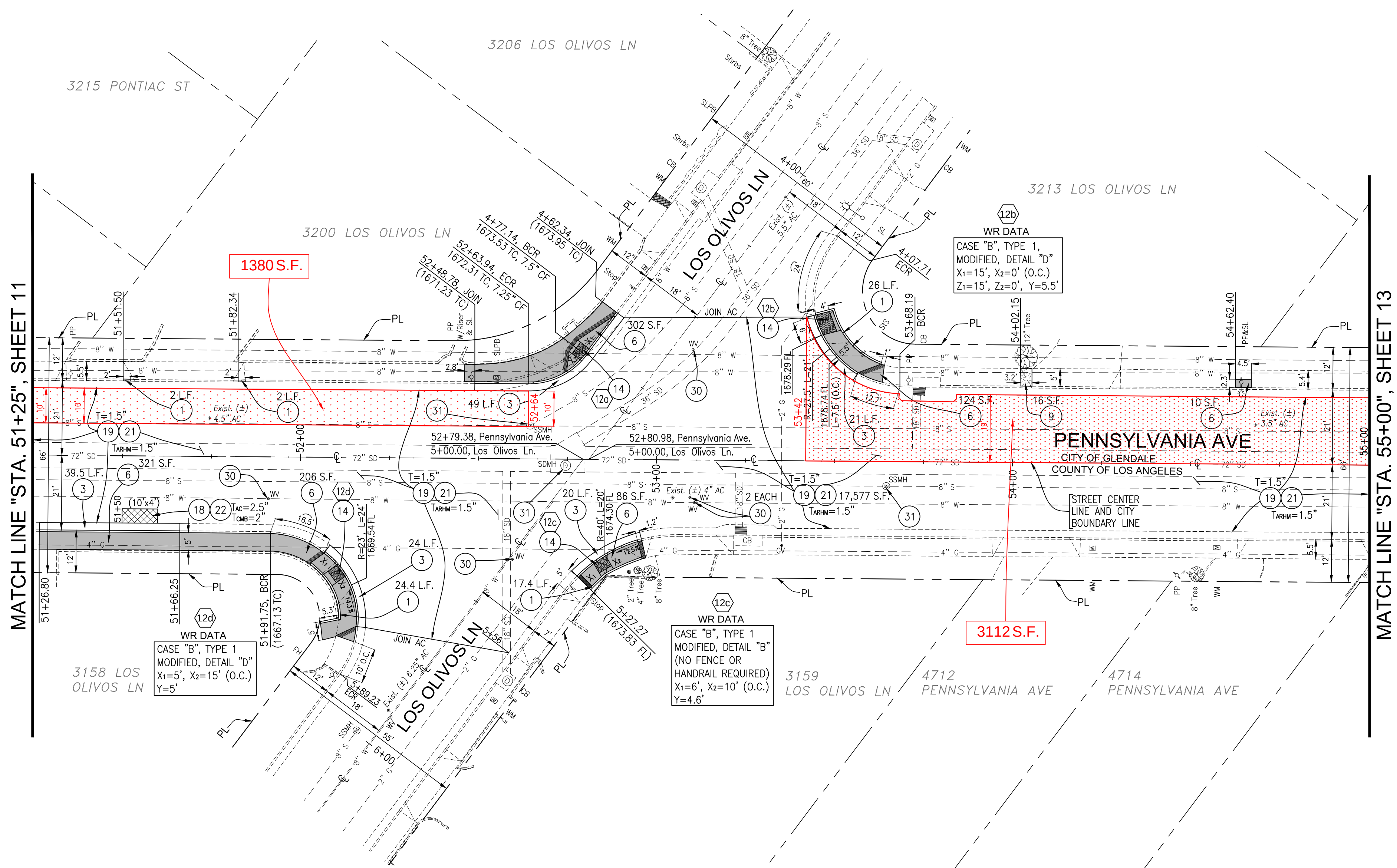
PLAN NO.
1 - 3002
SHEET 14 OF 23



CURB RETURN & RAMP DATA

12a	
Δ	53°29'27"
R	20.00'
L	18.67'
T	10.08'
BCR	4+77.14, Los Olivos Ln., 1673.53 TC, 7.5" CF
Δ/2	1673.02 TC, 7.25" CF
ECR	52+63.94, Pennsylvania Ave., 1672.31 TC, 7.25" CF
WCR	CASE "A", TYPE 1, X ₁ =11.5', X ₂ =5', Y=4.5', CL OF WCR AT BCR

DO NOT USE FOR CONSTRUCTION



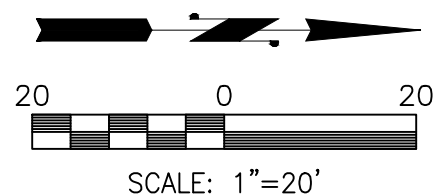
CONSTRUCTION NOTES

- 1—CONSTRUCT P.C.C. CURB PER SPPWC STD. PLAN NO. 120-2.
- 2—CONSTRUCT P.C.C. CURB TYPE A1-6 PER CALTRANS STD. PLAN A87A.
- 3—CONSTRUCT INTEGRAL P.C.C. CURB AND GUTTER PER SPPWC STD. PLAN NO. 120-2, A2-6(150), W=2-Feet (UNLESS OTHERWISE NOTED) AND PER DETAIL NO. 1, SHEET 22.
- 4—CONSTRUCT INTEGRAL P.C.C. CURB AND GUTTER PER SPPWC STD. PLAN NO. 120-2, A3-6(150), W=1-Feet.
- 5—CONSTRUCT INTEGRAL P.C.C. CURB AND GUTTER TYPE A2-6 OR A2-8 PER CALTRANS STD. PLAN A87A, AND PER DETAIL NO. 1, SHEET 22 & 23.
- 6—CONSTRUCT 4-INCH P.C.C. PAVEMENT (SIDEWALK).
- 7—CONSTRUCT 4-INCH P.C.C. PAVEMENT (STAMPED CONCRETE).
- 8—CONSTRUCT P.C.C. DRIVEWAY APPROACH PER SPPWC STD. PLAN NO. 110-2 (COMMERCIAL - TYPE "A" 6 - INCH P.C.C., RESIDENTIAL - TYPE "B" 5 - INCH P.C.C.).
- 9—CONSTRUCT 6-INCH P.C.C. PAVEMENT.
- 10—CONSTRUCT 8-INCH P.C.C. PAVEMENT.
- 11—CONSTRUCT 8-INCH P.C.C. LOCAL DEPRESSION PER SPPWC STD. PLAN NO. 313-3.
- 12—NOT USED.
- 13—CONSTRUCT ALLEY INTERSECTION PER SPPWC STD. PLAN NO. 130-2.
- 14—CONSTRUCT P.C.C. CURB RAMP WITH DETECTABLE WARNING SURFACE (YELLOW COLOR, UNLESS OTHERWISE NOTED) PER SPPWC STD. PLAN NO. 111-4.
- 15—CONSTRUCT P.C.C. CURB RAMP WITH DETECTABLE WARNING SURFACE (YELLOW COLOR, UNLESS OTHERWISE NOTED) PER CALTRANS REVISED PLAN RSP A88A.
- 16—INSTALL YELLOW (UNLESS OTHERWISE NOTED) SURFACE MOUNT DETECTABLE WARNING SURFACE ("TRUNCATED DOMES") PER ARMOR-TILE SPECIFICATIONS OR APPROVED EQUAL.
- 17—REMODEL/RECONSTRUCT CURB (ROOF) DRAIN PER DETAIL NO. 3, SHEET 22.
- 18—REMOVE EXISTING PAVEMENT.
- 19—SURFACE PLANE TO THICKNESS IN INCHES INDICATED BY T=---" AND AS SHOWN PER DETAIL NO. 6, SHEET 22.
- 20—CONSTRUCT 1.5-INCH ASPHALT RUBBER HOT MIX (A.R.H.M.) PAVEMENT OVER 0.5-INCH ASPHALT CONCRETE LEVELING COURSE, UNLESS OTHERWISE NOTED ON THE PLANS, PER DETAIL NO. 4 (CALTRANS RIGHT OF WAY), SHEET 22 & DETAIL NO. 2, SHEET 23.
- 21—CONSTRUCT ASPHALT RUBBER HOT MIX (A.R.H.M.) PAVEMENT OVERLAY (THICKNESS INDICATED BY T_{ARMH} =---") PER DETAIL NO. 4, SHEET 22.
- 22—CONSTRUCT 1.5-INCH ASPHALT RUBBER HOT MIX (A.R.H.M.) PAVEMENT OVER ASPHALT CONCRETE BASE COURSE (THICKNESS INDICATED BY T_{AC} =---"), OVER CRUSHED MISCELLANEOUS BASE (THICKNESS AS INDICATED ON PLANS).
- 23—CONSTRUCT VARIABLE THICKNESS A.C. PAVEMENT (THICKNESS INDICATED BY T_{AC} =---"), OVER VARIABLE THICKNESS CRUSHED MISCELLANEOUS BASE (2-INCH MINIMUM) ONLY IF INDICATED.
- 24—RELOCATE G.W.P./A D.W.P. STREET LIGHT POLE PER TRAFFIC SIGNAL MODIFICATION PLAN NO. 50-608.
- 25—RELOCATE TRAFFIC SIGNAL PULL BOX PER ENGINEER'S DIRECTION IN THE FIELD.
- 26—RELOCATE STREET LIGHT PULL BOX PER ENGINEER'S DIRECTION IN THE FIELD.
- 27—RELOCATE FIRE HYDRANT PER ENGINEER'S DIRECTION IN THE FIELD.
- 28—RELOCATE G.W.P./A D.W.P. WATER METER PER ENGINEER'S DIRECTION IN THE FIELD.
- 29—RELOCATE G.W.P./A D.W.P. WATER VALVE.
- 30—ADJUST WATER VALVE/Well COVER TO NEW FINISHED GRADE.
- 31—ADJUST MANHOLE FRAME AND COVER TO NEW FINISHED GRADE.
- 32—ADJUST WATER VAULT TO NEW FINISHED GRADE BY G.W.P..
- 33—REMOVE AND REPLACE TOP SLAB OF EXISTING CATCH BASIN, PER SPPWC STD. PLAN NO. 314-3 AND PER DETAIL NO. 5, SHEET 22.
- 34—INSTALL CLEAN PLANTING SOIL AND SOD PER ENGINEER'S DIRECTION.
- 35—NOT USED.
- 36—PLANT TYPE BLOODGOOD SYCAMORE (PLATANUS A. "BLOODGOOD") TREE, PER DETAIL NO. 7, SHEET 22, UNLESS OTHERWISE NOTED ON PLANS.
- 37—INSTALL TYPE "E" AND "D" DETECTOR LOOPS, SEE GENERAL NOTE NO. 32, PER CALTRANS STD. PLAN NO. ES-5B.
- 38—INSTALL 1.5-INCH P.V.C. LOOP STUB-OUT.

BM 1782 PENNSYLVANIA AVE. AND PONTIAC ST.
ROUND HEAD NAIL IN LEAD IN N'LY CURB OF PONTIAC ST. 80.0 FT. E'LY OF BCR. N-E'LY CORNER CHSLD. "BM".
2004 ELEV.=1647.45 FT.
BM 1783 PENNSYLVANIA AVE. AND LOS OLIVOS LN.
ROUND HEAD NAIL IN LEAD IN W'LY HEADWALL OF CATCH BASIN IN N'LY CURB OF LOS OLIVOS LN. 10.0 FT. W'LY OF BCR. N-W'LY CORNER CHSLD. "BM".
2004 ELEV.=1678.53 FT.

HATCHING LEGEND

- 4" P.C.C. SIDEWALK
- 5", 6" & 8" P.C.C. (DRIVEWAY APPROACHES, CROSS GUTTER, LOCAL DEPRESSION, BUS PAD)
- DETECTABLE WARNING SURFACE
- REMOVE EXISTING PAVEMENT



COUNTY OF LOS ANGELES		REV. NO.	REVISION DESCRIPTION	REV. DATE	REV. BY
APPROVED FOR CONSTRUCTION. APPLIES ONLY TO WORK IN AREAS OF COUNTY JURISDICTION.		1			
REVIEWED:		PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION			
BY _____		CITY OF GLENDALE CALIFORNIA			
DESIGN DIVISION - DESIGN TEAM 4		PLAN NO. 1 - 3002 SHEET 12 OF 23			

CRESCENTA VALLEY WATER DISTRICT

BOARD OF DIRECTORS - STAFF REPORT

Action Item No. 3

August 13, 2019

To: Honorable President and Members of the Board of Directors

From: David S. Gould, P.E. – District Engineer

Subject: **Advertise for Bids - Water Main Replacement on the 4700 & 4800 Blocks of Pennsylvania Ave., Project E-1009**

ACTION ITEM:

8-inch Water Main Replacement on the 4700 & 4800 Blocks of Pennsylvania Ave, Project E-1009 –

Consideration and motion to authorize the General Manager to advertise for bids for the construction of 850 lineal feet of pipeline replacement on the 4700 & 4800 Blocks of Pennsylvania Ave. with an engineer's estimate of \$165,000 and to find said project exempt from the provisions of CEQA

BACKGROUND:

On August 4, 2019, there was a major water main break on the existing 8-inch pipeline on the 4800 Block of Pennsylvania Ave. See Action Item #2 for details of the water main break. The existing pipeline was installed in 1946. During the emergency repair; the pipeline continued leaking at different locations as the crews worked to fix the original leak.

It was decided to replace the old 8-inch pipeline from south of the intersection of El Caminito St. to Alabama St. The condition of the existing pipe warranted its replacement and CVWD could take advantage of replacing the pipe during the AC pavement restoration. Note: Pennsylvania Ave was recently re-paved by the City of Glendale and there is a five-year moratorium for new construction on the street.

DISCUSSION:

Staff immediately started work on the design of 850 feet of pipeline replacement to look at possible water main alignments in Pennsylvania Ave. Staff's goal is to complete a 70% design, which can be used for bidding for contractors. There are currently two (2) water mains (both CVWD & GWP); two (2) sewer mains, 3-inch gas main and a 78-inch storm drain line within the existing street which makes the design difficult for the new main.

As the design proceeds, staff will be ordering material such as steel pipe, valves, flanges and special fittings. Staff will also submit to the City of Glendale and the County of Los Angeles for permit approval, which could take up to two weeks. Finally, staff has contacted a number of pipeline contractors to see their availability.

Staff prepared a preliminary project schedule as shown below such that work could start in early September 2019, which will be after the "Temporary" AC Replacement (See Action Item #2).

Preliminary Project Schedule		
Task	Start Date	End Date
Design/Specs/Quantities - 70%	8/5/19	8/19/19
Permits - LA County PW/Glendale	8/19/19	9/2/19
Staff Report - Advertise for Bids	8/9/19	8/13/19
Board Approval - Advertise for Bids	8/13/19	8/21/19
Bid Opening	8/21/19	8/22/19
Staff Report - Award Contract	8/23/19	8/27/19
Board Approval - Award Contract	8/27/19	8/27/19
Materials - Order	8/12/19	8/16/19
Sign Agreement	8/27/19	8/29/19
Pre-Construction Meeting	8/29/19	9/4/19
Start Construction	9/9/19	9/9/19
Water Main - Construction	9/9/19	9/20/19
Water Services - Construction	9/23/19	9/27/19
Pressure Testing/Disinfection	9/30/19	10/4/19
Reconnection to existing water mains	10/7/19	10/9/19

Another option that staff is considering is to include this pipeline project with the 8-inch water main replacement on Brookhill (See Action Item #4). The Brookhill project is slated to start in October 2019 and this would delay this project by a month.

Ms. Christina Olmedo will be the project manager, and Mr. Cory Whitman will provide field inspection. The construction cost estimate for the project is \$165,000, and the entire project costs including materials, soils engineer, staff engineering and inspection, and contingencies are estimated at \$258,500.

RECOMMENDATION:

It is staff's recommendation to authorize the General Manager to advertise for bids for the project. Staff will send out plans to selected contractors.

ENVIRONMENTAL REVIEW:

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines. This exemption covers the repair of existing facilities involving negligible or no expansion of existing use.

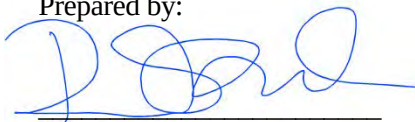
FUNDING AVAILABILITY:

Staff reviewed the pipeline replacement projects planned for FY 19/20, which included pipeline replacement on the 3200 & 3300 blocks of Brookhill Ave and the 2400 & 2500 Blocks of Janet Lee Dr. The design for the Brookhill project is complete and ready to be advertised for bids (See Action Item #4). Staff was starting the design of the Janet Lee project. Staff re-assessed the engineer's cost estimates for the pipeline projects that were shown in the FY 19/20 Capital Improvement Project (CIP) budget to determine if there was enough funding available to proceed with all three (3) projects.

As shown below, there is not enough funding available for all three (3) projects in FY 19/20, therefore the pipeline project on Janet Lee Dr. will be postponed until next fiscal year.

Account Description	Amount
FY 19/20 Water CIP– Water Distribution	\$1,056,000
Engineer's Cost Estimate for Brookhill Project (See Action Item #4)	<\$562,000>
Amount Remaining for Janet Lee & Pennsylvania Projects	\$494,000
Engineer's Cost Estimate for Construction – Pennsylvania Project	<\$165,000>
Additional costs such as material purchase by CVWD, soils engineer, engineering & inspection labor costs & contingency	<\$93,500>
Total Cost Estimate for Pennsylvania Project	<\$258,500>
Amount Remaining in Water CIP – Distribution System (insufficient funding available for Janet Lee Project with estimate of \$491,000)	\$232,500

Prepared by:

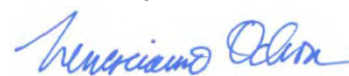


David S. Gould, P.E.
Director of Engineering

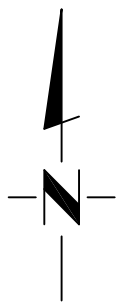
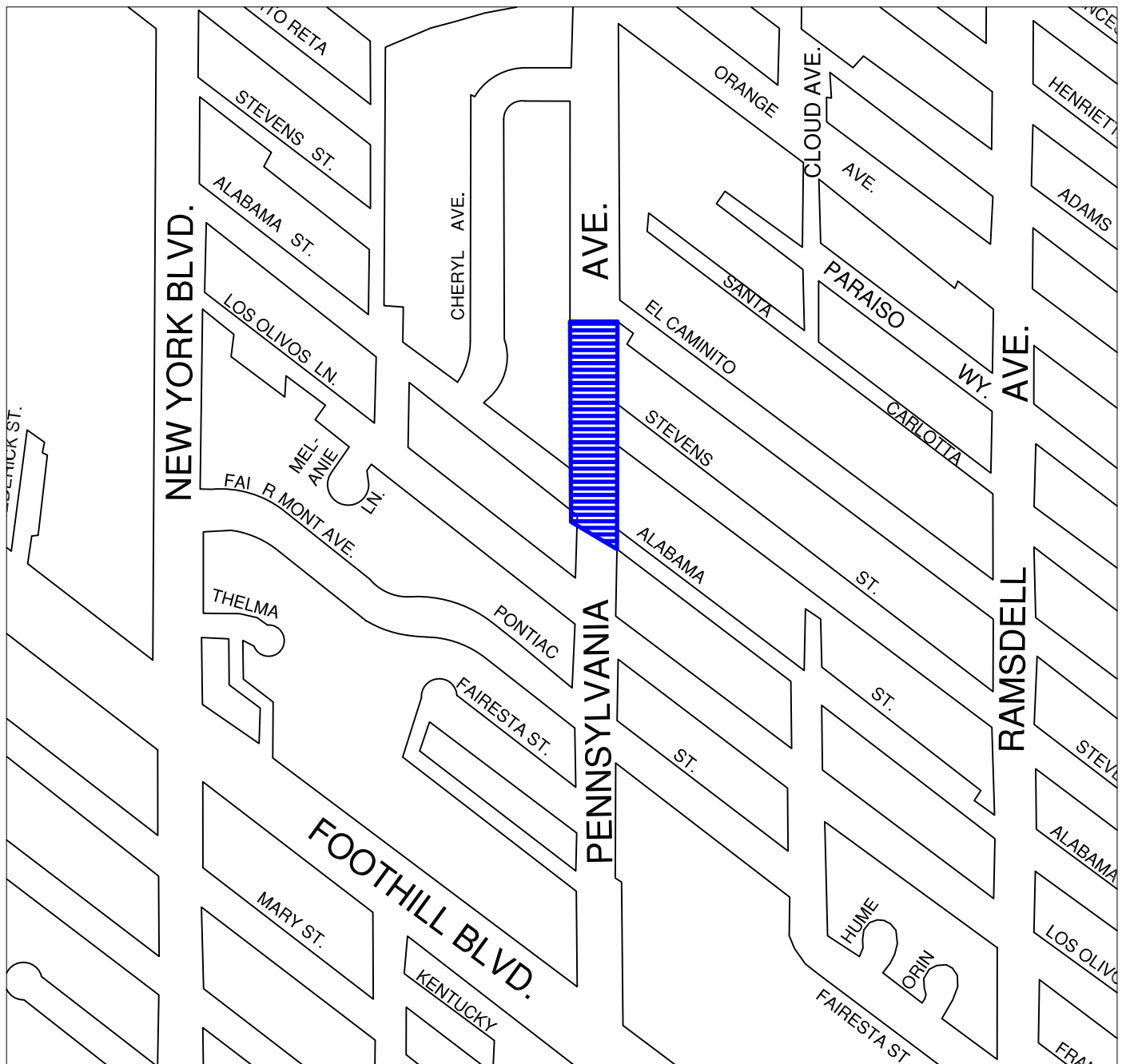
Attachments:

1. Project Location Map

Submitted by:



Nem Ochoa
General Manager



NOT TO SCALE

PROJECT LOCATION 4700-4800 BLOCKS OF
PENNSYLVANIA AVENUE



CRESCENTA VALLEY WATER DISTRICT PROJECT LOCATION MAP

8-INCH WATER MAIN INSTALLATION ON THE 4700 & 4800 BLOCKS OF PENNSYLVANIA AVENUE
OF LA CRESCENTA, CA 91214. PROJECT E-1009

CRESCENTA VALLEY WATER DISTRICT

BOARD OF DIRECTORS - STAFF REPORT

Action Item No. 4

August 13, 2019

To: Honorable President and Members of the Board of Directors
From: David S. Gould, P.E. – District Engineer
Subject: **Advertise for Bids - Water Main Replacement on the 3200& 3300 Blocks of Brookhill Ave., Project E-1002**

ACTION ITEM:

8-inch Water Main Replacement on the 3200 & 3300 Blocks of Brookhill Ave., Project E-1002

Consideration and motion to authorize the General Manager to advertise for bids for the construction of 1,500 lineal feet of pipeline replacement on the 3200 & 3300 Blocks of Brookhill Ave. with an engineer's estimate of \$425,000 and to find said project exempt from the provisions of CEQA

BACKGROUND:

The District's goal is to replace a minimum of 2,000 linear feet of pipeline which is 50 years or older, per year, which was included as part of the FY 19/20 CIP budget. One of the pipeline projects planned to be replaced this year is the 3200 & 3300 Blocks of Brookhill Ave. These pipelines are undersized (4-inch pipe), located within the parkway, have had numerous leaks over the last 5 years, and was installed in 1946. The total amount of pipeline to be replaced will be 1,500 linear feet and it is the continuation of the overall pipeline replacement on Brookhill Ave.

DISCUSSION:

Staff has completed the design of the project, and plans have been submitted to the City of Glendale for permit approval. Staff anticipates permit approval before the bid opening date.

The anticipated project schedule is as follows:

- 8/13/19 – Advertise for Bids
- 9/5/19 – Bid Opening
- 9/10/19 – Award Contract
- 10/14/19 to 12/20/29 – Construction

Ms. Christina Olmedo will be the project manager, and Mr. Cory Whitman will provide field inspection. The construction cost estimate for the project is \$425,000, and the entire project costs including materials, soils engineer, staff engineering and inspection, and contingencies are estimated at \$562,000.

RECOMMENDATION:

It is staff's recommendation to authorize the General Manager to advertise for bids for the project. Staff will advertise the project in the McGraw-Hill Dodge Construction News and will send out plans to selected contractors.

ENVIRONMENTAL REVIEW:

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines. This exemption covers the repair of existing facilities involving negligible or no expansion of existing use.

FUNDING AVAILABILITY:

There are sufficient funds available in the following account for the project:

Account Description	Amount
FY 19/20 Water CIP– Water Distribution for Brookhill Project	\$565,000
Engineer's Cost Estimate for Contractor	<\$425,000>
Additional costs such as material purchase by CVWD, soils engineer, engineering & inspection labor costs & contingency	< <u>\$137,000</u> >
Total Cost Estimate	< \$562,000 >
Amount Remaining in Water CIP – Distribution System	\$3,000

Prepared by:



Christina Olmedo
Assistant Engineer

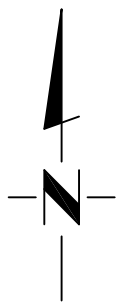
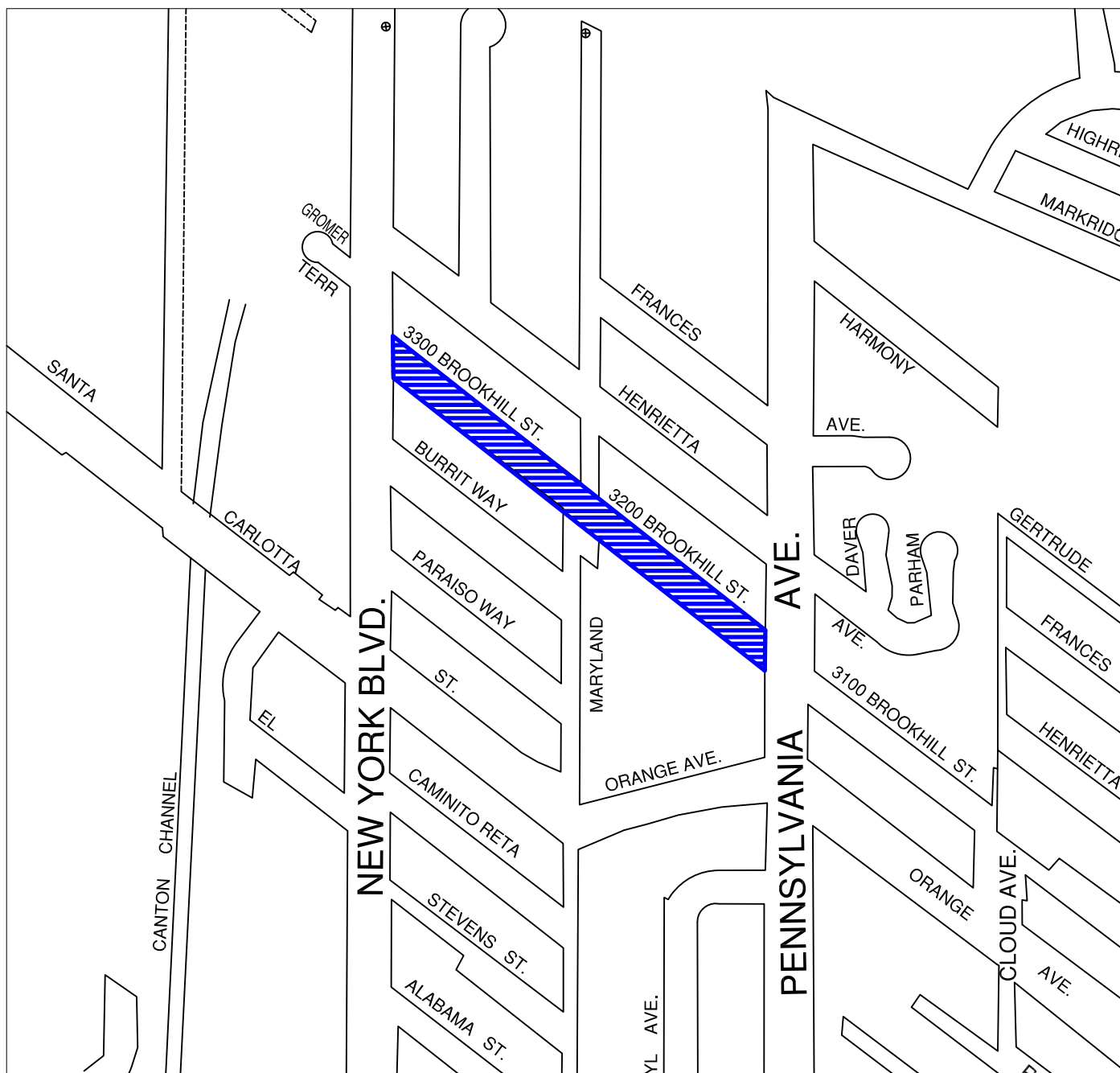
Attachments:

1. Project Location Map

Submitted by:



David S. Gould, P.E.
Director of Engineering



NOT TO SCALE

PROJECT LOCATION 3200-3300 BLOCKS OF
BROOKHILL AVE.



CRESCENTA VALLEY WATER DISTRICT PROJECT LOCATION MAP

8-INCH WATER MAIN INSTALLATION ON THE 3200 & 3300 BLOCKS OF BROOKHILL ST,
OF LA CRESCENTA AVE., CA 91214. PROJECT E-1002

CRESCENTA VALLEY WATER DISTRICT

BOARD OF DIRECTORS - STAFF REPORT

Action Item No. 5

August 13, 2019

To: Honorable President and Members of the Board of Directors
From: Nem Ochoa – General Manager
Subject: Valuation of District Property Assets

AGENDA ITEM:

Report on Valuation of District Property Assets – Discussion and acceptance of reporting the valuation of District property assets.

DISCUSSION:

The District maintains a number of property assets – two single-family rental units, one single-family unit used for District operations, and a vacant and undeveloped parcel of land.

The Board directed staff to provide a valuation of the District's property assets in order to determine their appropriate uses and rental rates.

Staff has prepared a report that evaluates the direct economic impacts – e.g., rental income, maintenance costs, etc. – and indirect economic impacts – e.g. option value of future wells sites, property appreciation, use as operating facilities, etc. The report provides a recommendation for each property based on the combination of considered factors.

RECOMMENDATION:

Staff recommends that the Board discuss and accept the report as presented.

Prepared by:



James Lee
Dir. of Finance & Admin.

Submitted by:



Nem Ochoa
General Manager

Report on Valuation of District Assets

Crescenta Valley Water District

August 2019

EXECUTIVE SUMMARY

INTRODUCTION Crescenta Valley Water District (the “District”) owns and maintains several residential properties and a parcel of land within the District’s service area. The purpose of this document is to: 1) evaluate direct economic value – e.g., prospective market values and lease rates; and 2) assess indirect economic value – e.g. investment value, use for operations etc.

The properties evaluated are as follow (please see Appendix A for map locations):

1. 3935 Pennsylvania Ave – Single Family Residential, Rental
2. 2857 Sycamore Ave – Single Family Residential, Rental
3. 3240 Mills Ave – Single Family Residential, District Operations
4. Pennsylvania/Encinal Ave – Land

Two of the properties are rented out, and one property is used for District operations including water treatment, office space for the Information Technology department, and storage. The parcel of land is vacant and undeveloped.

METHODOLOGY & RESULTS Economic value was considered in terms of potential market value and rental rates. The analysis was based on an average of three real-estate listing websites – Redfin, Zillow, and Realtor – with information as of July 2019. The results show that the current combined value of properties is an estimated \$2-\$2.5 million and that the two rental properties are being rented at less than market value for comparable properties in good repair. Because the District acquired and holds the rental properties for non-rental purposes, they are not maintained at market levels. The rental rates are below market, and approximately \$11,000 less of annual revenue is collected by setting the rental rates below market. Because there are no loans on the properties, however, the rentals net approximately \$33,000 rental revenue annually. There are a number of offsetting indirect economic benefits, detailed through this report.

DISCUSSION The District acquires and continues to maintain the various properties not as a sources of revenue but as a means of supporting one of the District’s missions of delivering safe

and reliable drinking water, specifically, ensuring reliable and cost-effective water supply. This is the indirect economic benefit of the District's properties. The following are ways the properties provide indirect economic value:

- Potential Well Sites – one property is adjacent to a current well site, and three properties have been identified as potential future well sites. The importance of acquiring and holding these sites is based on:
 - o “Option value” – the value being able to develop a well in a timely manner in response to either the increased availability of groundwater or the loss of existing wells (thereby reducing dependence on costlier imported water);
 - o Acquiring the property at a lower cost than when the need for a well arises – for example, the cost of acquisition in 1999 is lower than the acquisition cost in the future; and
 - o Equity for the property is built by lease payments from renters.
- District Operations – 3240 Mills Ave is used for District operations including:
 - o Water treatment and production (Well 1);
 - o Office space for the Information Technology Department and a parts/materials fabrication area for the Operations Department;
 - o Emergency operations capability – the property is configured to serve as a backup working space for office staff in the event that the main office loses functionality during an emergency; and
 - o Storage.
- Semi-Liquid Asset – Whereas the estimated combined property value of \$2-\$2.5 million is an economic value, their moderate liquidity is an indirect economic value in terms of fiscal sustainability.

MARKET VALUATION & OPERATING COSTS

The following tables summarize: 1) the estimated market/lease values; and 2) current operating costs for each property.

MARKET & LEASE VALUE Market and lease value is based on using property facts – e.g. square footage, number of bedrooms and bathrooms, neighboring schools, etc. Values represent an average as reported across three major real-estate listing platforms. Values do not take property and lot condition into account.

The District's properties are not maintained at the same level as the market comparables available at the time of the analysis (please see Appendix B for photos).

OPERATING COSTS Operating costs are based on both actual and hypothetical expenses. For example, maintenance costs reflect actual expenses – e.g. painting, fence repair, pest control, etc. Property taxes are also actual expenses, but note that Los Angeles County only bills the District for the 2857 Sycamore property.

Although all properties have fully been paid for, an 'estimated loan payment' is figured into the analysis to provide a basis for the level of positive or negative cashflow from each property. The loan assumptions are a 30-year term at a 4 percent interest rate, which approximates current long-term borrowing terms for a public agency such as the District.

A significant portion of the maintenance costs for the rental units have historically been carried by the tenants.

3935 Pennsylvania Ave

Original Purchase Date	Room/Ba	Sq Ft	Lot Size	Original Purchase Value	Estimated Current Market Value	Current Lease Rate	Estimated Current Market Lease Value	Schools	Yr Built
7/10/2007	1, 1	558	2,208	365,000	570,900	1,200	1,687	Abr. Lincoln Rosemont CV High	1,949

Market Comparables

2332 Montrose	1, 1	450	4,100		450,000		1,650		1,923
2707 Altura Ave #B	1, 1	1,000	4,500		570,889		1,000		1,970

Operating Costs (annual)

	Property Tax	District Share of Maintenance	Estimated Loan Payment
FY 2017	-	4,121	1,394
FY 2018	-	480	1,394
FY 2019	-	-	1,394

Economic Impact Assuming Property is Not Owned

Average Annual Operating Cost/Month:	1,522
Monthly Lease Rate:	1,200
Monthly Differential:	(322)

Actual Economic Impact

Average Annual Operating Cost/Month:	128
Monthly Lease Rate:	1,200
Monthly Differential:	1,072

2857 Sycamore Ave

Original Purchase Date	Room/Ba	Sq Ft	Lot Size	Original Purchase Value	Estimated Current Market Value	Current Lease Rate	Estimated Current Market Lease Value	Schools	Yr Built
9/28/2011	2, 1	846	6,000	317,500	683,820	2,000	2,459	La Cresc. Rosemont CV High	1,946

Market Comparables

2947 Montrose Ave	2, 1	964	5,617		699,000		2,950		1,931
2624 Piedmont Ave	2, 1	800	7,148		650,000		1,975		1,923

Operating Costs (annual)

	Property Tax	District Share of Maintenance	Estimated Loan Payment
FY 2017	3,734	9,014	1,213
FY 2018	3,852	724	1,213
FY 2019	3,914	739	1,213

Economic Impact Assuming Property is Not Owned

Average Annual Operating Cost/Month:	1,504
Monthly Lease Rate:	2,000
Monthly Differential:	496

Actual Economic Impact

Average Annual Operating Cost/Month:	291
Monthly Lease Rate:	2,000
Monthly Differential:	1,709

3240 Mills Ave

Original Purchase Date	Room/Ba	Sq Ft	Lot Size	Original Purchase Value	Estimated Current Market Value	Current Lease Rate	Estimated Current Market Lease Value	Schools	Yr Built
10/29/1999	3, 1	995	7,350	265,000	735,199	not leased	2,750	Abr. Lincoln Rosemont CV High	1,924

Market Comparables

2848 Manhattan Ave	3, 1	1,015	5,329		732,680		3,100		1,945
3246 Altura Ave	3, 1	1,032	9,213		726,699		2,650		1,948

Operating Costs (annual)

	Property Tax	District Share of Maintenance	Estimated Loan Payment
FY 2017	-	1,900	1,012
FY 2018	-	274	1,012
FY 2019	-	431	1,012

Economic Impact Assuming Property is Not Owned

Average Annual Operating Cost/Month:	1,084
Monthly Lease Rate:	-
Monthly Differential:	(1,084)

Actual Economic Impact

Average Annual Operating Cost/Month:	72
Monthly Lease Rate:	-
Monthly Differential:	(72)

Pennsylvania Ave & Encinal Ave

Original Purchase Date	Lot Size	Sq Ft	Original Purchase Value	Estimated Market Value (\$/sq.ft.)	Estimated Current Market Value	Current Lease Rate
11/30/2002	8,500	na	8,933	51.51	460,161	na

Market Comparables

2448 Cross St	12,657	na	43.44	549,800
3342 Stevens St	7,168	na	59.99	430,000
4742 New York Ave	6,261	na	51.11	320,000

Operating Costs (annual)

	Property Tax	District Share of Maintenance	Estimated Loan Payment
FY 2017	-	150	34
FY 2018	-	150	34
FY 2019	-	150	34

Economic Impact Assuming Property is Not Owned

Average Annual Operating Cost/Month:	47
Monthly Lease Rate:	-
Monthly Differential:	(47)

Actual Economic Impact

Average Annual Operating Cost/Month:	13
Monthly Lease Rate:	-
Monthly Differential:	(13)

RECOMMENDATIONS

Based on the data and assumptions outlined in this report, each property nets a positive or negative cash flow each month. The following recommendation for each property is based on direct and indirect economic costs and benefits.

- a. 3935 Pennsylvania Ave is a 558 sq.ft. home modified to have one bedroom and one bathroom. The tenant acknowledges the District's right to vacate the premises with a 6-month notice should the District need access to the facility for operational purposes.
 - *Direct Economic Impact* – The analysis estimates that the District puts an average of \$322 per month of direct economic costs into maintaining the property (actual average positive cashflow of \$1,072 per month).
 - *Indirect Economic Impact* – The property currently houses a working well (Well 1). Having a tenant at a well site that is highly exposed to the public (very close to the street) provides value to the District. In addition to housing a well, the home has

an unconventional floorplan, and neither the structure nor the landscape are maintained at market level. That said, the tenant is handy, and has historically borne much of the ongoing maintenance costs.

- Recommendation – Staff believes that an average of \$322 per month maintenance cost is significantly outweighed by other benefits, and staff recommends that the property continue to be rented out at a slightly below-market rate, with the option of revisiting lease terms when the current tenant leaves. Although this property provides a semi-liquid asset, it is expected to continue appreciating and should not be sold unless financially necessary or a more beneficial opportunity presents itself.
- b. 2857 Sycamore Ave is a 846 sq.ft. home directly across from the Glenwood Plant. The tenant acknowledges the District’s right to vacate the premises with a 6-month notice should the District need access to the facility for operational purposes.
- *Direct Economic Impact* – The analysis estimates that the District nets a positive average of \$496 per month of direct economic costs from renting out the property (actual average positive cashflow of \$1,709 per month).
 - *Indirect Economic Impact* – The property was acquired based on identifying a potential future well site on the property. The property presents an “option value”. Because it was purchased almost 10 years ago, it would be more economical to utilize this investment as a future well site as opposed to acquiring a different potential well site at today’s appreciated values. The tenant is a general contractor and is handy, and has historically borne much of the ongoing maintenance costs.
 - Recommendation – Staff believes that at a positive average cash flow of \$496 per month, the property should continue to be rented out at a slightly below-market rate, with the option of revisiting lease terms when the current tenant leaves. Although this property provides a semi-liquid asset, it is expected to continue appreciating and should not be sold unless financially necessary or a more beneficial opportunity presents itself.
- c. 3240 Mills Ave is a 995 sq.ft. home that is adjacent to a well and water treatment and operations facilities. In addition, the home provides office space for the Information Technology Department that could not be accommodated at either the main office or the Glenwood Plant, and the home is used as a parts/materials fabrication area for the Operations Department. Finally, the property provides emergency operations capability,

as the property is configured to serve as a backup working space for office staff in the event that the main office loses functionality during an emergency

- *Direct Economic Impact* – The analysis estimates that the District spends an average of \$1,084 per month in direct economic costs to maintain the facility (actual average negative cashflow of \$72 per month).
- *Indirect Economic Impact* – The property provides housing for a number of physical and human capital assets, and it is the expected backup site for emergency operations.
- Recommendation – Staff believes that an average operating cost of \$1,084 per month provides strong value to the District for the operational capabilities the property offers. Staff recommends no change at the site. Although this property provides a semi-liquid asset, it is expected to continue appreciating and should not be sold unless financially necessary or a more beneficial opportunity presents itself.

d. Pennsylvania Ave & Encinal Ave is a vacant and undeveloped lot with a size of approximately 8,500 sq.ft.

- *Direct Economic Impact* – The analysis estimates that the District spends an average of \$47 per month in direct economic costs to maintain the land (actual average negative cashflow of \$13 per month).
- *Indirect Economic Impact* – The property was acquired based on identifying a potential future well site on the property. The property presents an “option value”. Because it was purchased almost 18 years ago, it would be more economical to utilize this investment as a future well site as opposed to acquiring a different potential well site at today’s appreciated values.
- Recommendation – Staff believes that an average maintenance cost of \$47 per month provides strong value to the District for the option of building a future well. Although this property provides a semi-liquid asset, it is expected to continue appreciating and should not be sold unless financially necessary or a more beneficial opportunity presents itself. This property, particularly, possesses the most potential to be developed as a multi-family or commercial development, and it likely holds the most future appreciable value of the District’s land assets.

Appendix A: Map of District Properties



Appendix B: Photographs of Properties

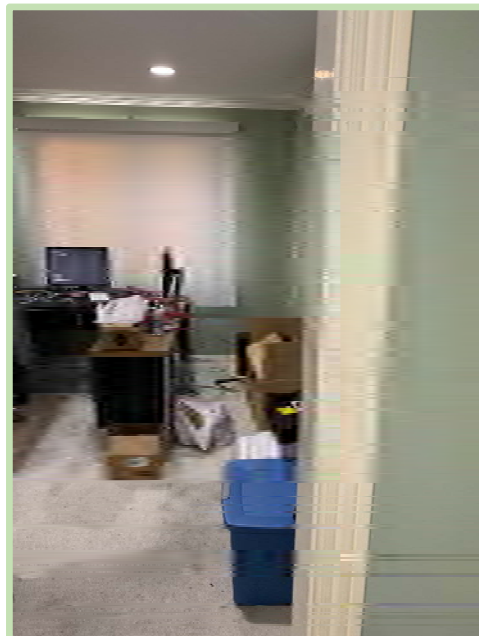
3935 Pennsylvania Ave



2857 Sycamore Ave



3240 Mills Ave





BREAKING: Service expected to be restored by 5:30 tonight, says CVWD

By CV Weekly on August 4, 2019 0 Comments

Update as of 5:12 pm

Dennis Maxwell of CVWD said water will be returned to 100% of affected houses by 5:30 pm today but CVWD will shut down service again tomorrow, Monday, to make a more permanent repair.

—————////

update as of 4:55 PM Sunday:

Crescenta Valley Water District is continuing to work on the water main break on Pennsylvania Avenue between Stevens and El Caminito. The original estimate of having the water back to the affected houses at 5 PM has been extended to 8 PM.

The water main break apparently caused a sewer line break at a residence in the area. GWP responded and repaired the sewer line break, according to Dennis Maxwell, operations and maintenance manager, CVWD. CVWD continues to work on the water main break and crews hope to have water restored to all affected customers by 8 pm tonight, Sunday.



A water main break occurred on Pennsylvania Avenue at 4 a.m. today, Sunday, Aug. 4, between El Caminito Street and Stevens Street CVWD and Glendale Water & Power crews have isolated the water main break and about 15 homes are without water. Also, the pavement was damaged on Pennsylvania from El Caminito Street to Stevens Street, closing Pennsylvania to both north and south traffic.

The affected homes should have their water restored by 5 p.m. tonight after the crews make the repair and the water line is tested.

Pennsylvania will remain closed while crews work to repair the water main. The roadway maybe closed until tomorrow, Monday, and may be reopened after the water main is repaired and the pavement inspected for safety.

Please see the District's website www.cvwd.com for additional information as it becomes available.







Neighbors, Dignitaries and Safety Personnel Attend NNO Events



OAKMONT WOODS.

By Robin GOLDSWORTHY

Hundreds of people across the Crescenta Valley, Glendale and surrounding areas turned out on Tuesday evening for a chance to get to know their neighbors and safety personnel while enjoying a variety of activities.

The event was National Night Out and, according to its website, it “enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.”

One of the locations hosting a NNO event was the CV Sheriff’s Station. Tours of the facilities were offered and members of Montrose Search and Rescue team were on-site, there were several nonprofit information booths dotting the parking lot. These included the CV Fire Safe Council, Prom Plus and the CV Chamber of Commerce. The booths provided information on the various programs in the area with many offering free handouts and fun giveaways. Sheriff deputies were busy at the grill, preparing free hot dogs for the crowd. A

car show organized by the Early Rodders was a popular draw with many in awe of the classic cars.



Marta Wiggins with La Crescenta Library Oakmont Woods residents and members of the Oakmont Woods Residents Association gathered around the pool where several Glendale police officers stopped by. Representatives from the office of State Senator Anthony Portantino also made an appearance as did Tahnee Lightfoot, who works with the City of Glendale Police Dept.- Media Relations/Community Outreach.

At Sunland Park, community members enjoyed a bounce house, information booths and a visit from LAPD.

A potluck and live music greeted members of the Sycamore Woods neighborhood who gathered at the CVWD Glenwood Water Treatment Plant for NNO. CVWD provided tables, linens and chairs for the event with many staff members staying on-site. According to organizer Julia Leeper, this was the 11th annual NNO for the neighborhood. She praised fellow organizers including Penny Keaton, who went door-to-door with bags of homemade cookies to entice people to the event and invite them to bring a dish for the potluck.

"I didn't get to everyone," Keaton said, "but those I did welcomed the chance to participate in NNO."

Sycamore Woods resident Kathy Dorsey has been to prior NNO events at the CVWD facilities.



Families came out to Sunland Park for NNO activities.

"This type of community event reminds us to talk to our neighbors," she said. "It's an opportunity to get together in a relaxed way."

Grant Michals is a neighbor and an active citizen of the City of Glendale. He sits on the Parks, Recreation & Community Services Commission and is president of the Montrose/Verdugo City/Sparr Heights Residents And Homeowners Association. He said he makes a point to come to the NNO event each year.

Nyssa Brown brought her family including her 1-month old daughter Hazel who didn't find the event that exciting as she slept through most of it. Brown recently moved to the neighborhood.

"This is my first time at a NNO event," she said. "It's a good way to meet neighbors."

Glendale Mayor Ara Najarian and City Councilmember Paula Devine also stopped by as did members of the Glendale Police and Fire departments.

Najarian praised the Sycamore Woods neighbors who came out for the annual event.

"NNO gives you a sense of community," he said. "We're lucky to have it."

To see more photos, visit www.cvweekly.com/NEWS.

Photos by Leonard COUTIN, Robin GOLDSWORTHY and Mary O'KEEFE



Nyssa Brown and Hazel were among those at CVWD.



Dwight Sityar, Harry Leon and Steve Pierce were at the CV Sheriff's Station.



Paula Devine and Dea Vise

CRESCENTA VALLEY WATER DISTRICT

General Manager Report

GM Report

August 13, 2019

To: Honorable President and Members of the Board of Directors
From: Nem Ochoa, General Manager
Subject: **General Manager Report**

General Managers Report Topics:

- GM Activities

The following are some highlights in this month's report:

- Water Production
- Hydrology Report
- Engineering Projects
- Operational Activities

STAFFING

One (1) employee has a work anniversary in August. Darlene Telles – 6 years

As of August 9th the District has gone 1,886 days without a lost time accident.

GENERAL MANAGER ACTIVITIES

Meetings:

Management staff meetings	- August 5 th , August 12 th
National Night Out at Glenwood Plant	- August 6 th
Labor Negotiations	- August 7 th
Annual individual employee meetings with GM	- August 1 st – August 9 th

Submitted by:



Nem Ochoa
General Manager

Engineering and Operations

August 13, 2019
Staff Report

To: Honorable President and Members of the Board of Directors
From: David S. Gould, P.E. – District Engineer
Subject: Engineering & Operations – July 2019

1. **Water Production Report**

- July 1 – 31 - Water production – 44%/56% split – 127.3 MG for the time period
- Average use – 3.8% less than 2018 and 1.6% greater than 5-yr average

2. **Rainfall Update**

- 0.00” for July 2019
- Rainfall Total for Rainfall Year 2018/19 – 32.03”

3. **Report on Engineering**

- **CIP Projects**

- Well 1 & 7 Rehabilitation - Well 7 – New 10” liner and pump installed; waiting on water quality results to put Well 7 back into service
- Pipeline Replacement – 3200 & 3300 Block of Brookhill – See Staff Report
- Markridge Reservoir Rehabilitation – Design 75% by Harper and Associates

- **Nitrate Removal Treatment Facility at Well 2 Project**

- Staff and APTwater continuing training and transfer to CVWD by the end of the year

- **Grant Program**

- Hazard Mitigation Grant Program (HMGP) – Waiting on CalOES

- **Water Meter Replacement Program**

- RFQ – 90% complete for AMI Communications Network; to be discussed at next Engineering Committee meeting.
- Program to re-start in September 2019

4. **Report on Administrative and Field Operations**

- **Power Outage** – Glendale power outage – 7/24/19 for 2 hours; Glenwood plant operational with emergency generator. Well out of service during outage
- **Wells Status** – Well production capacity remains at 1.8 mgd and should increase after Well 7 is back in service

5. **Developer Projects**

- 2225 Mira Vista – New 9-unit apartments – Construction beginning 8/12/2019
- 2218 Montrose – New 9-unit apartments – Pending Transfer of Ownership
- 4520 Montrose – New 6-unit apartments – Waiting on developer
- 2341 Mira Vista – New 6-unit apartments – Waiting on developer
- 2314 Montrose – New 5 unit apartments – Waiting on developer

6. **Street Projects**

- Pennsylvania Paving Project – City of Glendale – On Hold
- Verdugo Paving Project – City of Glendale – Design Phase
- Sports Medicine Building at CVHS – Delayed due to work on Pennsylvania Ave.
- Cloud Pre-school – GUSD – Under design; new fire hydrant

7. Field Maintenance & Operations – July 1, 2019 – July 31, 2019

- **Water Lateral Leaks & Repairs**

2917 Adams	4324 Purtell	2538 Janet Lee
4032 Rosemont	2503 Janet Lee	2706 Prospect
3131 Evelyn	2922 Frances	2754 Mountain Pine
2271 Honolulu	3039 Altura	

- **Water Main Leaks**

- No Report

- **Valve Replacement**

- No Report

- **Fire Hydrant Repair**

- Replace FH at 4441 La Crescenta Ave

- **Booster Pump Maintenance**

- No Report

- **Reservoir Maintenance**

- No Report

- **Sewer Maintenance – July 1, 2019 – July 31, 2019**

4900 Block of Vicwood	2600 & 2700 Blocks of El Caminito	2800 & 2900 Blocks of Mary St.
4600 Block of Dyer	4600 Block of La Crescenta	2700 Block of Franklin
2700 Block of Fairmount	2800 & 2900 Blocks of Mary	2800 & 2900 Blocks of Community
4400 Block of Glenwood	2900 & 3000 Blocks of Foothill Blvd	3000 Block of Ashwin
4500 Block of Orin	2700 Block of Starfall	2600 & 2700 Blocks of Ridgeline

CRESCENTA VALLEY WATER DISTRICT

WATER PRODUCTION REPORT

July 1 - July 31, 2019

Well Production:	49,135,500	Gals		
GWP Production:	5,231,000	Gals		
Gravity Production:	1,587,000	Gals	% GW	44%
Purchased Water:				
FMWD:	71,351,095	Gals		
City of Glendale:	0	Gals	% Import	56%
TOTAL:	127,304,595	Gals		
	390.68	ac-ft		
Glenwood Nitrate Water				
Reclamation Plant:*	13,000		*Included in Well Production	

WATER DEMAND COMPARISON

Time Period	Average Daily Usage (gals)	Current Period Change
July 1 - July 31, 2019	4,136,085	
July 1 - July 31, 2018	4,300,900	-3.8%
5-yr Average - June 2014 - 2018	4,069,553	1.6%

RAINFALL: July 1 - July 31, 2019

0.00"

Season-To-Date:

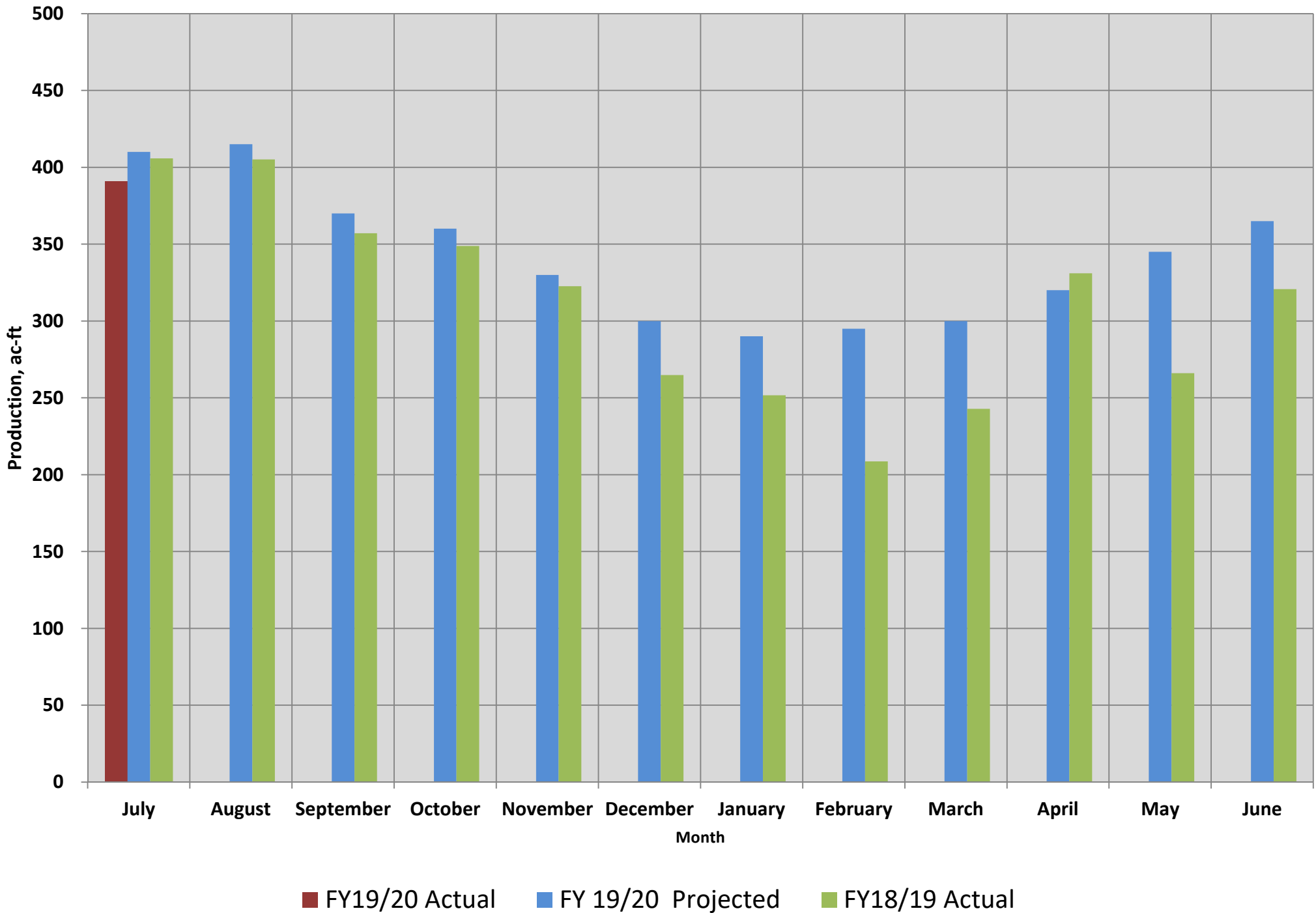
32.03"

2019/20 Fiscal Year Water Production			WY 18/19 - Groundwater Production Water Rights		GWP (Well 16) Water Production - 2019		Purchased Water Production Tier 2 Allocation - 2019	
Month	Actual Total Water Production (ac-ft)	Projected Total Water Production (ac-ft)	Month	Month	Month	Well Production (ac-ft)	Month	Imported Water Production (ac-ft)
July	391	410	October	129	January	18	January	123
August		415	November	113	February	16	February	77
September		370	December	114	March	16	March	77
October		360	January	118	April	15	April	155
November		330	February	120	May	17	May	105
December		300	March	157	June	16	June	162
January		290	April	168	July	16	July	219
February		295	May	151	August		August	
March		300	June	148	September		September	
April		320	July	156	October		October	
May		345	August		November		November	
June		365	September		December		December	
Total to Date	391	410	Total to Date	1,373	Total to Date	114	Total to Date	918
Projected	4,081	4,100	Water Rights	3,294			Tier 2	2,154
% of Projected	9.5%	10.0%	% of Rights	42%			% of Allocation	43%
Remaining	3,709	3,690	Remaining	1,921			Remaining	1,236

NOTE:

1) Blue Numbers = Estimated Water Production

Monthly Water Production: FY19/20 Actual, FY 19/20 Projected & FY18/19 Actual



Monthly Rainfall - 1963/64 - 2018/19 (Oct.- July)

