



# **South Placer Wastewater Authority Board Meeting**

**January 25, 2024**



## **NEW BUSINESS ITEMS**

1. Resolution: Approval of Updated Authority Schedule of Regular Meeting Dates (*Rich*)
2. Resolution: Inflation Reduction Act Overview – Blanket Authority (*Dennis*)
3. Information: Capital Improvement Projects Update (*Bryan*)
4. Resolution: Request for Authorization to Approve Funding for the Inflation Reduction Act Support Project (*Bryan*)
5. Resolution: Request Authorization to Approve Funding for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project (*Bryan*)
6. Resolution: Request Authorization to Approve Funding for the Corridors Trunk Sewer Capacity Improvement Project (*Bryan*)
7. Resolution: Pleasant Grove Wastewater Treatment Plant Maintenance Administration and Shop Building Project Budget Adjustment Request (*Bryan*)
8. Resolution: Pleasant Grove Wastewater Treatment Plant Ultraviolet (UV) Disinfection System Addition Project Budget Adjustment Request (*Bryan*)
9. Resolution: Old Auburn Blvd Trunk Sewer and Lift Station Improvements Project Budget Adjustment Request (*Bryan*)
10. Information: Capacity Fee Update (*Devin and IB Consulting*)
11. Information: Discussion regarding SPWA Funding Agreement and Implementation of a Fee Deferral Program for Affordable Housing (*Osman/Rich*)
12. Receive and File Items:
  - a) Regional Connection Fee Report (*Archana*)
  - b) Investment Review (*Dennis*)
  - c) Debt Review (*Brett*)

## **PUBLIC COMMENTS ON NON-AGENDA ITEMS**

## **REPORTS/COMMENTS – BOARD MEMBERS/STAFF**

## **ADJOURNMENT**

Note: The Board may take action on any matter, however listed on this Agenda, and whether or not listed on this Agenda, to the extent permitted by applicable law. Staff Reports are subject to change without prior notice.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Recording Secretary to all or a majority of the SPWA Board less than 72 hours prior to that meeting are available for public inspection during normal business hours at the City of Roseville Corporation Yard, 2005 Hilltop Circle, Roseville California 95747.

The meeting is accessible to the disabled. In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact Voice:(916) 774-5770, TDD: (916) 774-5220. Requests must be made as early as possible.

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Chair : Vice Chair \_\_\_\_\_

## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority      **DATE:** January 3, 2024  
Board of Directors

**FROM:** Executive Director's Office

**AUTHORITY COMMUNICATION NO.:** AC 24-01

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**SUBJECT:** Election of Chairperson and Vice-Chairperson

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*For SPWA Board Meeting of January 25, 2024*

### **Action Requested**

Staff requests the Board elect a new Chairperson and Vice-Chairperson at this meeting.

### **Discussion**

The current Board Chairperson and Vice-Chairperson were elected at the South Placer Wastewater Authority's regular meeting on January 26, 2023. Section 3.5 of the Bylaws state that the Chairperson and Vice-Chairperson shall serve for a 1-year term or until a new Chairperson and Vice-Chairperson are appointed. Customarily the Board annually appoints a new Chairperson and Vice-Chairperson at its first meeting of the year.

Submitted by:



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Richard D. Plecker  
Acting Executive Director

Draft  
Minutes

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Scott Alvord – Roseville (*Vice Chair*)  
Bonnie Gore – Placer County (*Chair*)  
Shanti Landon – Placer County  
Pauline Roccucci - Roseville  
James T. Williams – SPMUD

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## MINUTES OF BOARD OF DIRECTORS' MEETING June 29, 2023

The regular meeting of the South Placer Wastewater Authority Board of Directors was called to order at 9:30 a.m. at the City of Roseville Corporation Yard, 2005 Hilltop Circle, Roseville, CA.

**Directors Present:**

Scott Alvord  
Bonnie Gore  
Pauline Roccucci  
James Williams  
Jim Holmes (Alternate)

**Staff Present:**

Osman Mufti, JPA Counsel  
Richard Plecker, Acting Executive Director  
Pam Walsh, Board Secretary

**Directors Absent:**

Shanti Landon

### **Roll Call**

**Present:** Alvord, Gore, Holmes, Roccucci, Williams

**Absent:** Landon

At 10:38 a.m., Director Holmes had another obligation and excused himself from the meeting.

### **Pledge of Allegiance**

Richard Plecker, SPWA Acting Executive Director, led the Pledge of Allegiance.

### **Introductions**

The following were in attendance: Chad Roberts with Hefner Law, Jeff Short with North State Building Industry Association (BIA), Sean MacDiarmid with Lennar Homes, Bill Halldin with Rocklin City Council, Kevin Bell and Jared Deck from Placer County, Jerry Legg with Five Star Bank, Carie Huff, Emilie Costan, and Herb Niederberger from SPMUD, and Bryan Buchanan, Teri Quinlan, Dennis Kauffman, Kyle Horton, Devin Whittington, Scott Pettingell, Jason Marks, Joe Speaker, Archana Wagley, Trent Johnson, George Hanson, Jeremy Snyder, Sean Bigley, and Tracie Mueller with the City of Roseville.

## **Approval of Minutes, January 26, 2023**

A vote was taken as follows:

MOTION by Director Rocucci, seconded by Director Alvord, to approve the January 26, 2023, minutes.

Vote:                   Ayes:   Alvord, Gore, Holmes, Rocucci, Williams  
                              Nos:    None  
                              Absent: Landon

### **Old Business Items**

None

### **New Business Items**

There was a request from Chair Gore to discuss item 2 on the agenda (Capacity Fee Analysis Update) as the first item at today's meeting.

#### **1. Information: Capacity Fee Analysis Update**

Bryan Buchanan, Wastewater Utility Manager for the City of Roseville, stated the Nexus Study is delayed (the Nexus study determines the regional connection fees that fund capacity at the two wastewater treatment plants).

Mr. Buchanan explained there are several efforts underway that are separate, yet interconnected, to one another. The combination of these efforts result in updated Capacity Fees (aka Nexus Study). A Capacity Analysis is being performed at each of the wastewater treatment plants during wet and dry weather, to identify needed improvements, if any, to meet anticipated service area growth over the planning horizon.

The Capacity Analysis looks at each treatment plant separately and then, in turn, at each individual treatment process or system within the plant to ascertain its condition and capacity. The Capacity Analysis identifies current limitations and bottlenecks within the treatment plant that reduce the plant's ability to meet its rated treatment capacity. From these Capacity Analyses, a Facility Plan, a schedule, and cost estimates are developed for each treatment plant to improve overall treatment plant capacity. These Facility Plans, schedules, and cost estimates are then used in the Capacity Fee Analysis to ensure the SPWA and its members are collecting sufficient capacity fees to fund needed capacity improvements into the future.

The Capacity Analysis of Dry Creek has been completed; however, the capacity of Pleasant Grove is forthcoming, as the recent expansion project nears completion.

Included in the Capacity Fee Analysis contract, is a task directing the consultant to evaluate the methodology for calculating residential Equivalent Dwelling Units (EDUs) for member agencies. The intent of this task is to determine whether the current computation methodology is appropriate and consistent, based on empirical flow/strength data. When the consultant reviewed this item, it was determined more data is needed for a complete and robust analysis. Mr. Buchanan explained that all EDU calculations, not just residential EDUs, need to be looked at for a more complete picture of funding recovery, since all EDUs fund capacity projects for

treatment plant capacity. The SPWA Capital Fund is an accumulation of funds collected through these capacity fees. If the calculation of residential EDUs is changed, it will affect the SPWA Capital Fund as a whole, which must be addressed. Because of the tremendous amount of data that will need to be evaluated, the consultant was not comfortable making a recommendation to the Board at this time. Accordingly, the City will prepare and propose another project scope of work, which will essentially be a deeper dive into this issue.

Mr. Buchanan stated, once the Capacity Fee Analysis is complete, a data-driven recommendation from staff to the SPWA Board will be presented, hopefully at the next SPWA meeting. If the SPWA Board approves the recommendation, then it will be each partner agency's responsibility to adopt the recommendation.

Director Gore asked if there was an indication whether the current capacity fees were in line, or if they would need to be increased, based on preliminary results of the study.

Mr. Buchanan stated, based on the current methodology on how EDUs are calculated, along with the projections from the City, SPMUD, and Placer County, the preliminary feedback is that the current fee is sufficient, given that it is adjusted annually for inflation.

Director Williams stated there was a study done on multi-family housing versus residential use approximately 8-10 years ago which showed overall flows were less; however, flows were more concentrated and the peak was higher compared to the residential use. This affects the collection systems because this money funds the capital improvement projects for the collection system. If the peak is higher, that means the sizing of the collection system has to be greater. He added, if there were a change to the EDU definition and partners are required to oblige, that might change the dynamics for either the County or the district and maybe for a portion of Roseville, and is he concerned how this could be understood clearly in any EDU adjustments.

Director Williams added that he prefers not to wait the full six months for the results of the report. If an interim report were available sooner, he would like to schedule a meeting or workshop prior to the January SPWA meeting to review the report and discuss it.

Director Alvord asked if, once the fees were established, if they would take place effective July 1, 2023. Acting Executive Director, Richard Plecker, responded that the fees would remain in place until they are changed. Director Alvord also asked if Roseville staff was working with technical teams from the partner agencies, and Mr. Buchanan responded that Roseville is receiving EDU projections from the partner agencies.

Mr. Plecker added that initially it was felt the financial aspects of the Capacity Fee Analysis were being examined but, in order to do that, the entirety of the system has to be evaluated. He stated this is not just a financial exercise, but also a technical exercise that involves collecting data and correlating it into something that is repeatable into the future. It is complicated and, by law, the SPWA has to establish a methodology based on actual data and industry standards. Staff is attempting to provide a consistent tool within the region that allows the partner agencies to determine EDU connection fees they can rely on. He stated that staff would produce the data and methodology once concluded, along with the recommendations by the consultant, and will bring it to the Board for review. Mr. Plecker emphasized that it is not a requirement that the member agencies adopt the recommendation - it is only a requirement that the member agencies provide enough funds to the SPWA Capital Fund to cover their share of cost for capacity. At the end of the day, each member agency is responsible for depositing its share of

expansion costs into the SPWA Capital Fund. SPWA is obligated to provide a defensible methodology for collecting Capacity Fees, but how and the manner in which fees are collected are ultimately left to the discretion of the member agency.

Public comments:

Chad Roberts from Hefner Law, on behalf of Lennar Homes, thanked staff for the update on the Nexus Study. He stated Lennar Homes is actively developing age-restricted residential projects in Placer County and, from a technical standpoint, age-restricted housing generates less sewer demand than conventional housing. He stated Lennar Homes is confident that when SPWA completes its analysis, it will support a similar conclusion. Lennar Homes is eager for the study to be completed since capacity fees are included in the building permits that Lennar is paying for. He requested the Board consider offering a credit for the amount overpaid for capacity fees on building permits for development projects while waiting for the study to be completed.

Director Alvord asked Mr. Roberts to clarify how far back he is expecting these credits to be offered, and Mr. Roberts replied from the time the Nexus Study was initiated. Mr. Roberts added, he does not have a specific request and would be happy to communicate this in writing, but that this issue has been an item they have been engaged in for quite some time and it is their position that age-restricted housing should not be charged equally to one dwelling unit, given the technical data.

Director Alvord asked if the credit would go to the residents or would it be profit for Lennar Homes and Mr. Roberts responded they would like the credit to be applied to future building permits.

Director Alvord stated that there is a set amount of money to run the utilities. He believes it is reasonable to adjust connection fees moving forward, but is concerned about the credit request for past fees paid.

Jeff Short from the BIA requested the Board look at EDUs at an even deeper level, such as on a fixture-basis. He requested EDUs be based on the amount of kitchens or bathrooms in a home. This would allow builders to supply homes catered to market demand and to potentially help incentivize bringing in more attainable housing without penalizing people who are still building suburban communities. It also allows for a more accurate calculation of what the builder is being charged for. He stated it does not make sense to charge the same fee for a one-bedroom apartment versus a house with five bathrooms, as one would expect more flow to occur in a larger home.

Bill Halldin from Rocklin City Council encouraged the Board to look into charging fees by fixtures, square footage, and size. He stated, for Rocklin, the impact of fees on a small house or apartment is much bigger than the impact of fees on a large house. He states, if one buys a million dollar home and is paying a \$15,000 fee that is one thing, but if trying to build a \$350,000 home and it is the same \$15,000 fee, it takes the affordability challenge to a much higher level. He asked the Board to please consider this moving forward.

Director Williams commented that housing is not the only user of the utility systems, so this needs to be looked at comprehensively. This has to be looked at in total and his greatest concern is an obligation to control costs. The next issue, however, is how those costs are allocated across the spectrum of users.

Director Roccucci stated it is important to have all of the information in order to make an informed decision. She also stated she would like to be briefed sooner if the report is available.

The Directors agreed that they desired to have time to review and discuss the results and recommendations of the Nexus Study prior to the January 2024 meeting if possible.

Mr. Plecker stated a board meeting could be arranged at any time, or even a workshop or study session if that was the Board's preference. He mentioned it would also be a good opportunity to discuss and clarify the roles of SPWA, as well as the roles of the member agencies.

Chair Gore stated it would be great to have the Nexus study presented sometime in the fall so that the Board had an opportunity for discussion prior to the January 2024 meeting.

## **2. Resolution: Capital Improvement Project Update and Approval of Capital Improvement Projects Budget for FY23-24**

### **Capital Improvement Project Updates:**

Bryan Buchanan, Wastewater Utility Manager, provided the following updates on current projects:

- The first project discussed was the Pleasant Grove Wastewater Treatment Plant UV Addition Project. The design is at 100%. Procurement has been initiated for the purchase of the equipment. The Request for Proposals for a construction contractor will be initiated in approximately two weeks, with expectation that Council will approve the contract in approximately two months. There will be a request for a budget adjustment for additional money for this project.
- The next project was the Pleasant Grove Wastewater Treatment Plant Expansion Project. Mr. Buchanan stated this is now substantially complete. The primaries and digesters are operating and a contract to start land-applying biosolids will be initiated soon. The odor issues related to past solids handling have been eliminated.
- The Pleasant Grove Wastewater Treatment Plant Energy Recovery Project, which was done concurrently with the Expansion Project, is scheduled to be completed next month. The digesters are producing RNG (renewable natural gas) and this is currently being used for the refuse fleet. Power is also being produced from the micro-turbines, which was included in this project as well. There are still a few items being worked out, but the project is essentially fully operational.
- The Regional Pump Station 26 and Force Main Capacity Improvement Project was advertised for bids and the results came in approximately \$900,000 higher than the engineer's estimate. There was a decision to split the project into two separate projects: a pump station project and a pipe-bursting project. There will be a contract awarded for the pump station project shortly, at just under \$1 million. The pipe-bursting project will be grouped with other pipe-bursting projects in the future in order to attain better pricing.

- The Dry Creek and Pleasant Grove Treatment Plant Capacity Evaluation looked at both plants independently. The Dry Creek analysis is complete. The consultant will start the formal project of looking at the capacity of the Pleasant Grove plant early in 2024. A wet weather evaluation will be conducted in early 2024 and a dry weather evaluation in late summer. Because the Pleasant Grove plant is newer, they do not expect the projected facility plan to be substantially different from what was expected. The project model for the expansion modeled about 12 mgd for dry weather capacity. The permit allows 15 mgd, if the capacity analysis supports that, which would allow years of buffer before the need to initiate another expansion project.
- The 10% conceptual design and cost estimate has been completed for the Pleasant Grove Wastewater Treatment Plant Maintenance Building Project. It was quite high, at \$23 million. This project is being placed on hold in order to assess cost saving alternatives and to determine how to best move forward.

### **New Capital Improvement Projects Requiring Board Approval**

Mr. Buchanan provided the following requests for new projects:

- The Pleasant Grove Wastewater Treatment Plant UV Disinfections System Addition Project is getting ready to go out to bid. Equipment has been procured and is ready for installation. The engineer's estimate has gone up and there is an additional \$1.2 million needed. Mr. Buchanan is asking for a budget adjustment to cover the projected costs.

MOTION by Director Williams, seconded by Director Rocucci, to approve a budget adjustment for the Pleasant Grove Wastewater Treatment Plant UV Disinfection Addition Project (Resolution 2023-04).

Vote: Ayes: Alvord, Gore, Rocucci, Williams  
 Nos: None  
 Absent: Landon

No public comments were received on this item.

- The next project is the Pleasant Grove Wastewater Treatment Plant Electrical Capacity Expansion Project. When the treatment plant was built, it was not built with full electrical infrastructure to support the plant. When the plant expands to a certain point, it triggers the need for other projects, including this electrical expansion. There is currently not sufficient backup generation capacity to support the plant if there is a power outage. The total project is estimated at \$31 million. Currently, this request is asking for \$6 million for the design phase of the Project, including the design consultant fees, staff labor, and associated fees.

MOTION by Director Williams, seconded by Director Alvord, to approve the Pleasant Grove Wastewater Treatment Plant Electrical Capacity Expansion Project and Budget (Resolution 2023-05).

Vote: Ayes: Alvord, Gore, Rocucci, Williams  
 Nos: None  
 Absent: Landon

No public comments were received on this item.

- The need for the Dry Creek Wastewater Treatment Plant Capacity Expansion Project was identified in the facility plan as part of the Dry Creek Wastewater Treatment Plant Capacity Capital Analysis. This project includes design and construction of the identified near-term capacity improvements, which are estimated to be required in the next two years due to the plant approaching 80% of the current oxidation system capacity. This request is asking for \$16,725.00.

MOTION by Director Roccucci, seconded by Director Alvord, to approve Dry Creek Wastewater Treatment Plant Capacity Expansion Project and Budget (Resolution 2023-06).

Vote: Ayes: Alvord, Gore, Roccucci, Williams  
Nos: None  
Absent: Landon

No public comments were received on this item.

- Previously, a task item was added to the recent Capacity Fee Analysis to evaluate projected flows between different residential uses such as age-restricted and multi-family developments. The purpose of this task was to determine if a different EDU calculation for these different residential uses was warranted regarding sewer connection fee calculations. Unfortunately, the task, as described in the contract with IB Consultants, did not provide sufficient detail to study the overall sewer discharge characteristics from different residential uses. Mr. Buchanan is requesting a new project, the Equivalent Dwelling Unit Evaluation, to enlist the services of an appropriate consultant to perform this task. This project is asking for \$250,000.

Chair Gore asked, since this item was a line item on the previous contract and was not addressed, can the Authority expect a discount, and Mr. Buchanan said he would assume the Authority would receive credit for that analysis being incomplete.

Chair Gore stated that she feels it is worth looking into all methodologies regarding the EDUs and determine the best practices. She feels the Board needs to understand what all of the options are and what other jurisdictions are doing, in order to make an informed decision.

Director Williams indicated there are jurisdictions with combined water and wastewater utilities that are able to use water as a surrogate, and that is probably the most equitable way to do it; however, SPMUD does not have that opportunity.

Mr. Buchanan stated he would expect to develop a scope working with the member agency managers and the scope could include a workshop and a presentation of options.

Chair Gore indicated that she would prefer to have staff work on the methodologies before presenting this to the Board, since they are familiar with this information. Once that has been completed, she requested this be brought to the Board for review and discussion in the fall.

Director Roccucci said the bottom line is to ensure the treatment plant is sustainable and paid for. Each member of SPWA is its own entity and has the right to choose the methodology for charging their EDU fees, as long as it meets the end product of paying for the treatment plant.

MOTION by Director Alvord, seconded by Director Roccucci, to approve Residential Equivalent Swelling Unit (EDU) Evaluation Project and Budget (Resolution 2023-07).

Vote: Ayes: Alvord, Gore, Roccucci, Williams  
Nos: None  
Absent: Landon

No Public Comments were received on this item.

**3. Information: Regional Connection Fees Report**

Archana Wagley, City of Roseville Environmental Utilities Senior Business Analyst, provided an overview of the regional connection fees collected by the City of Roseville, County of Placer, and the South Placer Municipal Utility District and the allocation of these fees for year ended June 30, 2022.

No Public Comments were received on this item.

**4. Resolution: Approval of Annual Operating Budget for Fiscal Year 2023-2024**

Mrs. Wagley also presented the Annual Operating Budget for Fiscal Year 2023-2024 and requested Board approval. Mrs. Wagley explained the fiscal year 2023-2024 budget was unofficially modified to reflect the actual State Revolving Fund reimbursements received. The original budget anticipated receiving \$63.4 million in reimbursements; however, only \$45.2 million was received.

Director Gore questioned if the Authority could expect to receive the unpaid reimbursement amount, and Mrs. Wagley confirmed the carryover of \$16.4 million has been budgeted to be received in FY2024.

Director Williams asked if the Board could be kept informed of reallocated budgeted amounts made by the Executive Director in the approved Operating Budget and Mr. Plecker stated the City has a formal process in place and he would be happy to forward the process to the partner agencies to review and ensure it meets the Board's needs.

MOTION by Director Roccucci, seconded by Director Alvord, to approve the Operating Budget for FY 2023-24 (Resolution 2023-08).

Vote: Ayes: Alvord, Gore, Roccucci, Williams  
Nos: None  
Absent: Landon

No Public Comments were received on this item.

**5. Resolution: Approval of Investment Policy for FY2023-2024**

Kyle Horton, City of Roseville Accounting Supervisor, reported on the Authority's Investment Policy for FY2023-24 and asked the Board to adopt the Investment Policy, which would be effective July 1, 2023. Mr. Horton identified two changes in the Policy. One is to incorporate Senate Bill 1489, which states the investment terms are from the settlement date to final maturity instead of trade date to maturity. In addition, the SPWA Treasurer title was replaced with the title of Chief Financial Officer throughout the policy to be more in line with the SPWA Agreement.

MOTION by Director Williams, seconded by Director Roccucci, to adopt the South Placer Wastewater Authority Investment Policy for FY2023-2024 (Resolution 2023-09).

Vote:           Ayes:   Alvord, Gore, Roccucci, Williams  
                  Nos:   None  
                  Absent: Landon

No Public Comments were received on this item.

**6. Resolution: Delegation of Authority to Invest in Local Banks**

Dennis Kauffman, SPWA Chief Financial Officer, presented an item responding to the Board's request to place a portion of SPWA deposits with local banks, similar to a program the City of Roseville created a few years ago called the Roseville Advantage Financing Program. This is asking the Board to approve a resolution delegating the authority to invest bank deposits (not to exceed a total of \$1.5 million) with three local banks. The banks, in exchange, would commit to lend at least 75% of the money to businesses in Placer County. Mr. Kauffman explained higher investment returns were negotiated with the banks. He added, local government bank deposits are required in California to either be insured or collateralized by the banks under state law to protect local government deposits.

Director Williams requested that the contracts state that the businesses must be within the SPWA boundary region and Mr. Kauffman responded that he did not think his request would be an issue.

Director Alvord questioned if the \$1.5 million was the amount in total or per bank, and Mr. Kauffman responded it was the total amount.

Chair Gore asked for clarification concerning the number of banks – the staff report indicated four banks, but Mr. Kauffman mentioned three banks. Mr. Kauffman clarified that there were four banks initially, but that American River Bank declined.

Director Roccucci asked if there was a cost for SPWA to enter into these contracts and Mr. Kauffman replied that it depends on the interest rate environment.

**Public Comment:**

Jerry Legg, Government Banking Manager with Five-Star Bank, stated that they are the only bank included in this program that is headquartered in Roseville and provided information about the bank, such as different options aside from the interest rate, the liquidity of the money,

no fees, security when banking with them, and confirmed the money could be directed within SPWA's service area.

MOTION by Director Williams, seconded by Director Alvord, to delegate authority to invest funds in local banks, with the noted change that the money will be directed within SPWA's service area boundaries (Resolution 2023-10).

Vote:           Ayes:   Alvord, Gore, Roccucci, Williams  
                  Nos:   None  
                  Absent: Landon

**7. Resolution: Approve Execution of Conditional Letter of Intent Regarding Castle City Mobile Home Park**

Mr. Buchanan stated that SPMUD is proposing to add Castle City Mobile Home Park to its, and in turn the SPWA's, service area. A letter of intent is required by state regulators that states the SPWA supports annexing this area into the SPWA service area.

Castle City Mobile Home Park contains 200 units. They own and operate their own private collection and system treatment. The system lacks capacity and has historically overflowed in wet years. They would like to consolidate their wastewater system with SPMUD to provide a long-term solution for their wastewater needs. Funding for the consolidation will be provided through a Wastewater Consolidation Grant. The Grant provides for 100% of the cost for planning and up to \$25 million for construction costs.

Mr. Buchanan confirmed that the connection, projected flows, and impacts were assessed and found to be less than significant from a system-wide treatment standpoint.

Chair Gore asked where this mobile home park was located. Carie Huff, with SPMUD, responded that it was on the east side of Hwy 80, south of Indian Hill Road, in Newcastle, CA.

MOTION by Director Williams, seconded by Director Roccucci, to authorize a conditional letter of intent regarding the Castle City Mobile Home Park (Resolution 2023-11).

Vote:           Ayes:   Alvord, Gore, Roccucci, Williams  
                  Nos:   None  
                  Absent: Landon

No public comments were received for this item.

**8. Information: Discussion Regarding Allocated and Direct Charges to Member Agencies**

Richard Plecker, Dennis Kauffman, and Bryan Buchanan clarified allocated and direct charges to member agencies.

Mr. Plecker explained allocated charges:

The City of Roseville Wastewater Fund expenses are split proportionally among the SPWA partners, per the various SPWA agreements. The Wastewater Fund accounts for operating costs and revenues attributable to the utility, including labor, materials, supplies, power, chemicals and the like, in addition to ongoing rehabilitation and repair, not related to capacity. As a City enterprise fund, the Wastewater Fund pays a portion of the City's general overhead,

which would be explained later by Mr. Kauffman. Mr. Plecker stated that he doubted the City would consider a method for direct payment methodology, as the current system is well defined and understood.

Mr. Buchanan explained direct charges:

He stated the flows that come in from the member agencies are metered and each year the percentages of flow for each partner agency is determined. At the beginning of the year, the estimated cost of treatment is divided among the partnering agencies (this consists of *budgeted* costs for operations going forward and *actual* costs for rehabilitation projects in arrears). The partners receive a quarterly billing based on these projections. At year-end, a "True-Up" is conducted, which is the difference between projected costs for the year versus what was actually spent, resulting in either a cost or a credit to SPWA member agencies. Mr. Buchanan added this is described in detail in the SPWA Operations Agreement.

Mr. Kauffman provided an explanation of indirect charges:

Mr. Kauffman explained these include costs that are allocated for support services that are provided to the Wastewater Utility. The City of Roseville hires a third-party consultant, who is used by a number of cities throughout the state, to provide a cost allocation plan that is a detailed analysis of all of the support service costs and how they should be allocated among all of the City's services and funds (clerk office, council, manager, human resources, finance) and also internal service funds (IT, Facilities, and fleet are examples of internal allocated funds).

Director Williams stated the inconsistency in the quarterly billings can cause difficulty with the member agency budget process. It is part of the partner's expenses, which in turn will affect their rate analysis, and he asks if it could be a little more refined. Mr. Buchanan replied that he has spoken with the member agency managers. He provided an explanation of the quarterly billing to them and he feels there is an opportunity to look at how the quarterly billings are projected. He will discuss this with the Finance Department to see what options are available.

There were no public comments on this item.

## **9. Information: SPWA Organizational Charts**

Mr. Plecker provided the City of Roseville's organizational charts and outlined staff who directly support SPWA, as well as staff that supports SPWA on an as-needed basis, in response to a prior request from Director Williams.

Director Williams remarked that the organizational charts are helpful; however, it still feels opaque how individuals are actually working and the direct attribution it gives to staff members. He would like to have a better idea of where the checks and balances are with the positions, the responsibilities of staff, and how they relate to SPWA, given the recent incident regarding fraud.

Chair Gore mentioned that she understands Director Williams' concern, but believes the City has implemented stronger checks and balances because of the fraud incident.

Mr. Plecker stated there are active controls in place. He added, there are additional items that can be done to assist with transparency. In preparation for the City's budget, Environmental Utilities (Wastewater is included in this department) is required to submit a staffing plan and new position allocations. The City can report on new positions to the SPWA Board if they would

like. Mr. Plecker added that visibility and the transparency of staff are key to safeguarding against these types of events in the future.

Director Williams also questioned how long Mr. Plecker would continue in the Acting role of Executive Director. Legal Counsel, Osman Mufti, stated he would bring this item to the next Board meeting to make the appointment official.

No public comment was received for this item.

#### **10. Information: Receive and File Items**

The following items were on the agenda as Receive and File items:

- Investment Review
- Rate Stabilization Fund Balances as of April 30, 2023
- SPWA Annual Financial Statements FY 2021-22

There were no questions or comments from the Directors.

No Public Comment was received on these items.

#### **Reports/Comments – Board Members/Staff**

None.

#### **Public Comment**

None.

#### **Adjournment**

The meeting was adjourned at 11:36 a.m.

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**Bonnie Gore**  
**Chair**

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**Pamela Walsh**  
**Secretary to the Board**

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# Appointment of Executive Director

## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority      **DATE:** January 9, 2024  
Board of Directors

**FROM:** Osman Mufti, General Counsel

**AUTHORITY COMMUNICATION NO:** AC 24-02

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**SUBJECT:** Appointment of Executive Director

*For SPWA Board Meeting 1/25/2024*

### **ACTION REQUESTED**

Appoint Richard Plecker as Executive Director of the South Placer Wastewater Authority ("Authority").

### **BACKGROUND**

Individuals serving the Authority as Executive Director serve at the discretion of the Board of Directors. On June 24, 2021, the Board of Directors of the Authority took action to appoint Richard Plecker, Director of the Environmental Utilities Department of the City of Roseville, as *Acting* Executive Director. Mr. Plecker has served with the title of Acting Executive Director since June 2021. The action before the Board is to appoint Mr. Plecker as Executive Director and remove the term "Acting" from the title as it indicates an interim term and appointment.

Submitted by:



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Osman Mufti  
Authority General Counsel

SOUTH PLACER WASTEWATER AUTHORITY

RESOLUTION NO. 2024-01

RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SOUTH PLACER WASTEWATER AUTHORITY  
APPOINTING EXECUTIVE DIRECTOR AND  
DELEGATING POWERS AND RESPONSIBILITIES

WHEREAS, the Board of Directors for the South Placer Wastewater Authority (“Authority”) appointed Richard Plecker as Acting Executive Director on June 24, 2021; and

WHEREAS, the Board of Directors of the Authority now desires to appoint Richard Plecker as Executive Director of the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Placer Wastewater Authority as follows:


1. Richard Plecker, Director of the Environmental Utilities Department for the City of Roseville, is hereby appointed to act as the Executive Director of the Authority.
2. The Executive Director shall be responsible for the management of the day-to-day affairs of the Authority, and shall have the powers delegated to him or her by the Board from time to time, including, without limitation, the following:
  - a. to make and enter into contracts on behalf of the Authority within the limits set forth in the Authority’s Contracting Procedures; and
  - b. to authorize the Authority’s Treasurer to disburse funds from the Rate Stabilization Fund, and any other account held by the Authority, pursuant to the budget duly adopted by the Board.

PASSED AND ADOPTED this 25<sup>th</sup> day of January 2024, by the following vote on roll call:

AYES: Alvard, Gore, Landon, Roccurci, Williams  
NOES: none  
ABSENT: none  
ABSTENTIONS: none

  
CHAIRPERSON

ATTEST:

  
Secretary

Agenda

Item #1

## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority      **DATE:** January 3, 2024  
Board of Directors

**FROM:** Richard D. Plecker, Acting Executive Director

**AUTHORITY COMMUNICATION NO.:** AC 24-03

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**SUBJECT:** Board Meeting Schedule for 2024

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*For SPWA Board Meeting of January 25, 2024*

### ACTION REQUESTED

Staff recommends that the SPWA Board Adopt the attached resolution updating the Authority's regular meeting dates.

### BACKGROUND

This request establishes the Regular Board meeting schedule with two meetings per year to be held on the last Thursday of January and June.

Based on feedback from member agencies, staff recommends that two additional board meetings be scheduled in 2024, for a total of 4 regular board meetings (quarterly) per year as a means for better and more consistent communication on timely matters. Accordingly, this request would add meetings on the last Thursday of April and September.

By approving this recommendation, the next Board meetings will be held on April 25, 2024, June 27, 2024, and September 26, 2024.

Submitted by:



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Richard D. Plecker  
Acting Executive Director

**SOUTH PLACER WASTEWATER AUTHORITY**

**RESOLUTION NO. 2024-02**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SOUTH PLACER WASTEWATER AUTHORITY APPROVING  
REGULAR MEETING DATES**

WHEREAS, the Bylaws for the South Placer Wastewater Authority (“Authority”) state that the Authority’s Board of Directors shall meet as specified by resolution duly adopted by the Board of Directors (“Board”).

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Placer Wastewater Authority that the regular meetings of the Board shall be held at 2005 Hilltop Circle, Roseville, California on the following Dates:

April 22, 2024 at 9:30 a.m.

PASSED AND ADOPTED this 25<sup>th</sup> day of January 2024, by the following vote:

AYES: Alvord, Gore, Landon, Roccecci, Williams

NOES: None

ABSENT: None

ABSTAIN: None

  
Chairperson

ATTEST:

  
Secretary

Agenda —  
Item #2

## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority      **DATE:** January 8, 2024  
Board of Directors

**FROM:** Dennis Kauffman, Chief Financial Officer

**AUTHORITY COMMUNICATION NO:** AC 24-04

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**SUBJECT:** Inflation Reduction Act Overview – Blanket Authority

*For SPWA Board Meeting 1/25/2024*

### ACTION REQUESTED

Adopt a resolution that delegates to the Authority's Chief Financial Officer the authority to pursue and apply for any tax credits the Authority may be eligible to receive under the Inflation Reduction Act and to take any related and necessary actions to complete such filings.

### BACKGROUND

The South Placer Wastewater Authority ("Authority") may be eligible to receive certain federal tax credits under the Inflation Reduction Act of 2022. Under the act, certain biogas and other types of energy-related projects may be eligible for tax credits. As a local government, the Act provides direct pay tax credits which would require the Authority to file annual tax returns to receive the tax credits. Staff are investigating whether, and to what extent, the federal funding of the State Revolving Fund loan impacts the Authority's eligibility for the tax credits for the Pleasant Grove Wastewater Treatment Plan Expansion and Energy Recovery Projects. If staff determine the Authority is eligible for federal tax credits, the recommended delegation of authority will permit staff to pursue the funding.

Submitted by:

Dennis  
Kauffman

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Dennis Kauffman  
Chief Financial Officer



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Richard D. Plecker  
Acting Executive Director

**SOUTH PLACER WASTEWATER AUTHORITY**

**RESOLUTION NO. 2024-03**

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE SOUTH PLACER WASTEWATER AUTHORITY  
DELEGATING AUTHORITY TO FILE FOR TAX CREDITS**

WHEREAS, the South Placer Wastewater Authority (“Authority”) may be eligible to receive certain federal tax credits under the Inflation Reduction Act of 2022; and

WHEREAS, the Board of Directors of the Authority desires to delegate to the Authority’s Chief Financial Officer the authority to investigate and, if eligible, pursue and file for such tax credits on behalf of the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Placer Wastewater Authority as follows:

The South Placer Wastewater Authority Board of Directors hereby delegates to the Authority’s Chief Financial Officer the authority to pursue and apply for any tax credits the Authority may be eligible to receive under the Inflation Reduction Act and to take any related and necessary actions to complete such filings.

PASSED AND ADOPTED this 25<sup>th</sup> day of January, 2024, by the following vote on roll call:

AYES: *Alvord, Gore, Rocucci, Landon, Williams*


NOES: *None*

ABSENT: *None*

ABSTENTIONS: *None*

  
Chairperson

ATTEST:

  
Secretary

Agenda  
Item #3

# AUTHORITY COMMUNICATION

**TO:** South Placer Wastewater Authority  
Board of Directors

**DATE:** January 10, 2024

**FROM:** Bryan Buchanan, Wastewater Utility Manager, City of Roseville

**AUTHORITY COMMUNICATION NO.:** AC 24-05

**SUBJECT:** Wastewater Capital Improvement Projects Update

*For SPWA Board Meeting January 25, 2024*

## **ACTION REQUESTED**

No action required for this item, it is informational only.

### **Treatment Plant Capacity Analysis**

The Treatment Plant Capacity Analysis Project is a field study, contracted to Woodard and Curran, intended to physically confirm computer modeled capacity predictions.

### **UPDATE**

The Capacity Evaluation of the Dry Creek Wastewater Treatment Plan is nearing completion. At this time, the Desktop Capacity Analysis is complete, as well as the Capacity Capital Analysis Tech Memo, which outlines facilities upgrades to be made over the next 40 years. The Model and Simulator Training is currently under development, and is anticipated to be delivered in early 2024.

As expansion work at the Pleasant Grove Wastewater Treatment Plant is complete, and about 6 months of plant data post plant stabilization has been accumulated, the desktop analysis efforts have commenced for this portion of the project. A dry weather sampling campaign was conducted in November 2023, and a wet weather sampling event is planned to occur in February 2024. The project is expected to be complete in August of 2025.

Project History:

<b>Agenda Item</b>	<b>Date of SPWA Meeting</b>	<b>Item Budget</b>	<b>Total Budget</b>	<b>Projected Completion Date</b>
Project Approval	1/28/2021	\$1,100,000	\$1,100,000	
Budget Amendment	6/30/2022	\$371,502	\$1,471,502	8/30/2025

### **Dry Creek Wastewater Treatment Plant Capacity Expansion Project**

This project was created and funded by the SPWA Board in June 2023. The need for this project was identified during the Dry Creek WWTP Capacity Capital Analysis and is documented in a technical memorandum (attached). This project includes design and construction of the identified Near-Term Capacity Improvements which are estimated to be required in the next two years due to the plant approaching 80% of the current oxidation capacity. This project includes replacement of blowers, addition of a new aeration control system, addition of mixers in the aeration basins, improvements to the clarifier inlet and baffling, addition of a new motor control center and associated electrical improvements to power the new equipment, and modification to the existing effluent cooling system. Implementation of this project is estimated to provide an

increased capacity of approximately 24% based on the existing volume, without any major structural or process system additions or expansions.

## **UPDATE**

The scope for comprehensive design services is under development. The “Request for Proposals” (RFP) is scheduled to be advertised in February 2024. The beginning of construction will likely take place in the summer of 2025.

### **Equivalent Dwelling Unit Evaluation**

Approved at the June 2023 SPWA Board meeting, the purpose of Equivalent Dwelling Unit (EDU) Evaluation project is to determine if a change to how EDU’s are calculated for different residential applications such as multi-family or age restricted developments is warranted.

## **UPDATE**

The consultant firm Woodard and Curran was contracted with to take a desktop approach reviewing various aspects of EDU calculations including: industry standards, regionally applicable agency standards, local data, and supporting studies. Incomplete preliminary results were discussed with City, County and SPMUD staff on January 9, 2024.

Once the consultant completes the analysis and it is reviewed with City, County and SPMUD staff, a final report will be provided to the SPWA Board for review. This final report is scheduled to be complete before the June 2024 SPWA Board meeting.

Current approved budget: \$250,000.

### **Pleasant Grove Wastewater Treatment Plant Electrical Capacity Expansion Project**

This Project was identified in 2000 during the original design of the PGWWTP to be needed in the future as equipment and processes were added to the treatment system. Over the last 18 months, the need for this project was reviewed against the existing, new and planned electrical demands, the existing power feed limitations, and the standby generator capacity at the PGWWTP. The review was documented in the Electrical Power System Capacity Evaluation technical memorandum (attached) and the review confirmed that an electrical expansion at the PGWWTP is required. This Project includes addition of electrical capacity to adequately handle existing, new and planned future loads, a new electrical building to house the added equipment, and added generator capacity to allow for continued operation during emergencies and power outages to maintain required treatment compliance.

## **UPDATE**

The project is currently in “Request for Proposal” (RFP) development. The project RFP is scheduled to be released in early Spring of 2024.

Current approved budget: \$16,725,000.

### **Pleasant Grove Wastewater Treatment Plant Expansion and Energy Recovery Projects**

The Pleasant Grove Wastewater Treatment Plant (PGWWTP) Expansion Project added new primary clarification, additional solids handling, and new anaerobic digestion of primary solids and waste-activated sludge to the existing treatment plant. In addition, the two new anaerobic digesters produce digester gas that is supplied to the PGWWTP Energy Recovery Project for generation of renewable compressed natural gas (rCNG)

used by the City of Roseville’s Waste Services collection vehicles as fuel, and production of electrical power which offsets a portion of the PGWWTP’s power demands. The added facilities from this project also permit the plant to produce Class B biosolids which allows the solids that leave the plant to be land applied as restricted fertilizer rather than sent to the landfill for disposal.

**UPDATE**

The Contractor, W.M. Lyles Company received Notice of Completions on October 4, 2023 for the Expansion Project and September 20, 2023 for the Energy Recovery Project.

The Expansion Project was completed in time for the City to send a request to increase the permitted capacity of the PGWWTP from 9.5 to 12 MGD Average Dry Weather Flow (ADWF) to the Regional Water Quality Control Board with the Notice of Intent (NOI) which is required to renew coverage for the PGWWTP under the new General Order for Municipal Wastewater Dischargers that Meet Objectives/Criteria at the Point of Discharge to Surface Water (Order No. R5-2023-0025; NPDES No. CAG585001).

Staff are working to complete the final funding submittals for both the State Resolving Fund (SRF) loans and the California Energy Commission (CEC) grant by the end of March 2024. Below is a summary of the each of the funding agency budgets and payments through December 2023:

Funding Source	Placer County Air Pollution Control District Grant	CEC Grant	SRF Loan for Energy Recovery Project	SRF Loan for Expansion Project
Approved Budget	\$180,000	\$3,000,000	\$29,674,755	\$78,347,000
Paid to Date	\$180,000	\$0	\$21,260,592	\$67,367,736
Anticipated Future Payments	-	\$3,000,000	\$3,154,515	\$7,289,130

Staff are also working with the consultant to complete the applications required by Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) in order to receive Renewable Identification Number (RIN) and Low Carbon Fuel Standard (LCFS) fuel credits. It is anticipated that the applications will be submitted by the end of January 2024.

Due to the large size of these two construction projects, staff have identified “clean up” construction items that need to be addressed. Staff plan to work with the consultants to develop designs for a few small construction tasks to complete the construction of these projects. There are enough available project funds to complete the necessary clean up design and construction.

Project Budget History:

<b>Agenda Item</b>	<b>Date of SPWA Meeting</b>	<b>Item Budget</b>	<b>Total Budget</b>
Project Approval	January 2015	\$5,000,000	\$5,000,000
Budget Amendment	January 2016	\$590,975	\$5,590,975
Budget Amendment	June 2016	\$310,327	\$5,901,302
Budget Amendment	January 2017	\$5,008,998	\$10,910,300
Budget Amendment	June 2017	\$51,883	\$10,962,183
Budget Amendment	June 2018	\$80,000,000	\$90,962,183
Budget Amendment	January 2019	\$19,500,000	\$110,462,183
Budget Amendment	June 2022	\$4,200,000	\$114,662,183

Submitted By:



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Bryan Buchanan  
Wastewater Utility Manager

Approved By



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Richard D. Plecker  
Acting Executive Director

Agenda  
Item #4

## AUTHORITY COMMUNICATION

**TO:** South Placer Wastewater Authority  
Board of Directors

**DATE:** January 10, 2024

**FROM:** Bryan Buchanan, Wastewater Utility Manager, City of Roseville

**AUTHORITY COMMUNICATION NO.:** AC 24-06

**SUBJECT:** Inflation Reduction Act Support Project Approval

*For SPWA Board Meeting January 25, 2024*

### ACTION REQUESTED

Adopt a resolution approving a new project titled Inflation Reduction Act Support with a total project budget of \$100,000.

### BACKGROUND

The South Placer Wastewater Authority ("Authority") may be eligible to receive certain federal tax credits under the Inflation Reduction Act of 2022. Under the act, certain biogas and other types of energy-related projects may be eligible for tax credits. As a local government, the Act provides direct pay tax credits which would require the Authority to file annual tax returns to receive the tax credits. Staff are investigating whether, and to what extent, the federal funding of the State Revolving Fund loan impacts the Authority's eligibility for the tax credits for the Pleasant Grove Wastewater Treatment Plan Expansion and Energy Recovery Projects. If staff determine the Authority is eligible for federal tax credits, the recommended delegation of authority will permit staff to pursue the funding.

This project would allow staff to contract with appropriate firms that may be required in support of this effort.

Submitted By:



\_\_\_\_\_  
Bryan Buchanan  
Wastewater Utility Manager

Approved By:

Dennis Kauffman Digitally signed by Dennis  
Kauffman  
Date: 2024.01.17 20:18:19 -08'00'

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Dennis Kauffman  
Chief Financial Officer



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Richard D. Plecker  
Acting Executive Director

**SOUTH PLACER WASTEWATER AUTHORITY**

**RESOLUTION NO. 2024-04**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SOUTH PLACER WASTEWATER AUTHORITY  
APPROVING INFLATION REDUCTION ACT SUPPORT PROJECT**

BE IT RESOLVED, that the Board of Directors of the South Placer Wastewater Authority (the "Authority") does hereby approve a Project for Inflation Reduction Act Support (the "Project") with an overall Project budget of \$100,000 as presented to the Board at this meeting.

PASSED AND ADOPTED this 25<sup>th</sup> day of January, 2024, by the following vote on roll call:

AYES: *Alvord, Gore, Landon, Roccecci, Williams*


NOES: *None*

ABSENT: *None*

ABSTENTION: *None*

  
Chairperson

ATTEST:

  
Secretary

Agenda  
Item # 5

## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority  
Board of Directors

**DATE:** January 10, 2024

**FROM:** Bryan Buchanan, Wastewater Utility Manager, City of Roseville

**AUTHORITY COMMUNICATION NO.:** AC 24-07

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**SUBJECT:** Dry Creek WWTP Operations and Laboratory Building Project  
Approval

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*For SPWA Board Meeting January 25, 2024*

### ACTION REQUESTED

Adopt a resolution approving a new project titled the Dry Creek WWTP Operations and Laboratory Building with a total project budget of \$12,300,000.

### BACKGROUND

The City of Roseville constructed the current operations and laboratory building (Ops Building) at the Dry Creek Wastewater Treatment Plant (DC) in the early 1960's. Since then, DC has undergone 2 large expansions, a dozens process related improvements and additions. The Ops Building has never been expanded in this 60+ year period.

In 2017 the City had a condition assessment performed on several areas of concern at the Dry Creek WWTP, including the Ops Building. A recommendation was made to rehabilitate the Ops Building that essentially was a complete rebuild. Rather than rebuild the Ops Building in like and kind fashion, it was determined that upgrading it to current needs with the ability to accommodate future growth was a prudent decision.

The City created the regional rehabilitation project titled the Dry Creek Operations and Laboratory Building Project. This project funded a 10% programmatic design as well as a full 100% design. The 100% design estimate is attached.

### REQUEST

After discussions within the City and with SPWA Partner agency staff, it was determined appropriate to request that the SPWA fund the "Expansion" portion of the project. The cost of replacement of the original Ops Building will be funded through the regional rehabilitation and replacement (R & R) fund that is funded through SPWA Partner rates revenue. The total cost for the proposed Ops Building is \$17,626,746. This includes construction of a new building, site work, and demolition of the old Ops Building. Adding in internal labor costs, the total proposed cost is \$17,826,746.

The proposed cost sharing between the Regional R & R fund and the SPWA is outlined below:

Original building square footage:	5,152sf
Proposed building square footage:	12,005sf
Proposed building cost estimate:	\$12,734,359 (per Attachment A)
Proposed R&R Fund contribution:	$5152sf / 12005sf \times \$12,734,359 = \underline{\$5,465,008}$
Proposed SPWA Fund contribution:	$\$17,626,746 - \$5,465,008 = \underline{\$12,161,738}$

Proposed internal labor: \$200,000

Proposed internal labor R&R Fund proportional share: \$62,008

Proposed internal labor SPWA Fund proportional share: \$137,992

Total proposed SPWA Fund contribution: \$12,300,000

Submitted By:



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Bryan Buchanan  
Wastewater Utility Manager


Approved By:

Dennis  
Kauffman

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Dennis Kauffman  
Chief Financial Officer



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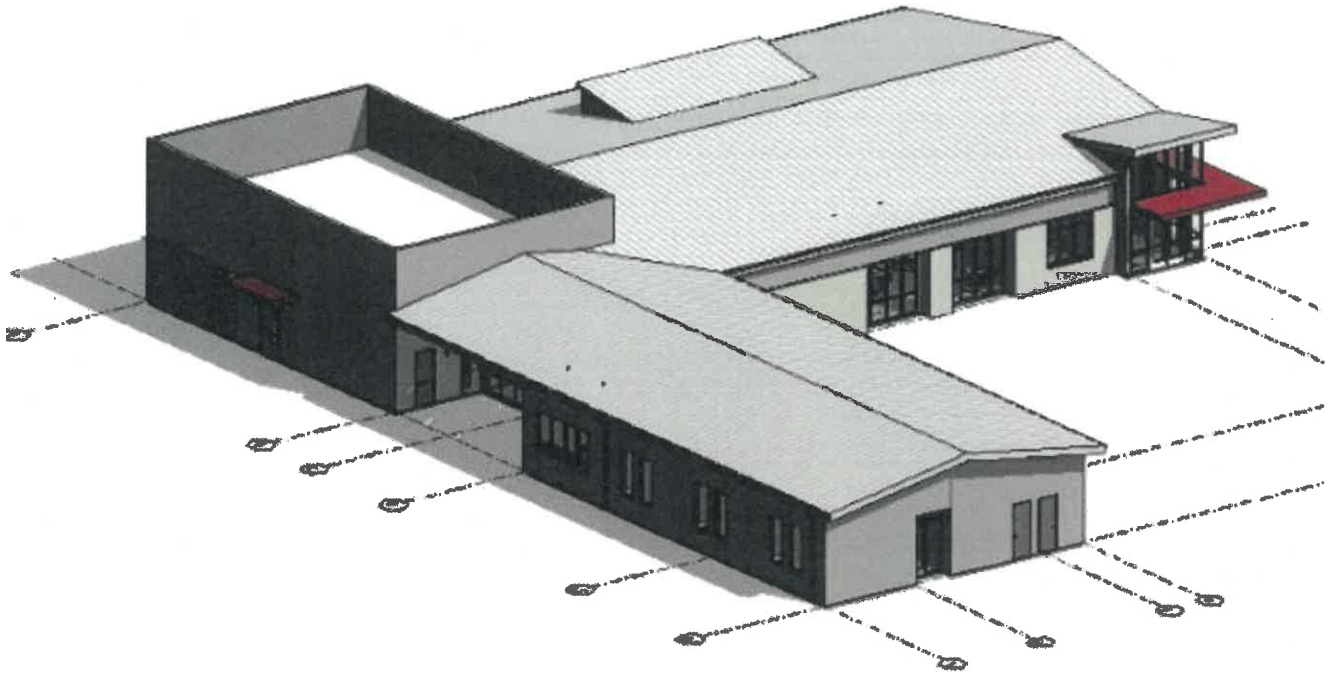
Richard D. Plecker  
Acting Executive Director

City of Roseville: Dry Creek Wastewater Treatment Plant Admin & Lab Building

Design Development SOPC r1

November 13, 2023

23-00453.00



Prepared for W+P|19six

**CUMMING**  
Building Value Through Expertise

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**EXECUTIVE SUMMARY**

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**1.1 Introduction**

This estimate has been prepared, pursuant to an agreement between W+P|19six and Cumming, for the purpose of establishing a probable cost of construction at the design development sopc r1 stage.

The project scope encompasses the construction of a new Admin. Building and associated Site Work. The first phase will include the construction of the new Admin. building and the surrounding site work and utilities. The second phase of construction will include the demolition of the existing Admin. building and the site work.

**1.3 Project Schedule**

	Start	Finish	Duration
Design & Engineering	Dec-22	Jun-24	19 months
Construction	Jun-24	Jun-25	12 months

Key Assumptions

- New Building, Site Work and Utilities Phase 1
- Demo of existing Building and Site Work Phase 2
- Prevailing Wage Labor Requirements
- Normal Time Work Hours

Key Exclusions

- Project Soft Costs
- Department Relocation
- Seismic Upgrades
- AV Equipment
- Existing Building Demolition Included
- Lab equipment

**City of Roseville: Dry Creek Wastewater Treatment Plant Admin & Lab Building**

Roseville, CA

Design Development SOPC r1

Project # 23-00453.00

11/13/23

**SUMMARY**

Element	Area	Cost / SF	Total
<b>Phase 1</b>			
Administration and Lab Building	12,005 sf	\$1,060.75	\$12,734,359
Phase 1 Site Work & Utilities	70,396 sf	\$47.68	\$3,356,226
<b>Phase 2</b>			
Phase 2 Demo & Site Work	45,517 sf	\$25.87	\$1,177,302
<b>Total Estimated Construction Cost</b>	<b>12,005 sf</b>	<b>\$1,438.39</b>	<b>\$17,267,887</b>
<b>Add Alternates (Includes contractor markup)</b>			<b>Total</b>
Alternate #2: Public Address System	12,005 sf	\$3.53	\$42,403
Alternate #3: Closed Circuit Television System	12,005 sf	\$4.24	\$50,883
Alternate #4: Access Control System	12,005 sf	\$5.64	\$67,659
Alternate #5: Security System	12,005 sf	\$2.83	\$33,922
Alternate #6: Site Electronic Safety and Security- 4 cameras	12,005 sf	\$1.17	\$14,000
Alternate #8: 62kWh battery storage	1 ls	\$124,992.00	\$124,992
Alternate #7: Water Feature	1 ls	\$25,000.00	\$25,000
<b>Total Estimated Add Alternates</b>	<b>12,005</b>	<b>\$29.89</b>	<b>\$358,859</b>
<b>Total Estimated Construction Cost with Add Alternates</b>	<b>12,005 sf</b>	<b>\$1,468.28</b>	<b>\$17,626,746</b>

**SUMMARY MATRIX**

Element	Administration and Lab Building 12,005 SF		Phase 1 Site Work & Utilities 70,396 SF		Phase 2 Demo & Site Work 45,517 SF		Overall Totals		
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	
01 General Requirements	\$107,941	\$8.99					\$107,941	\$8.99	
02 Existing Conditions			\$226,640	\$3.22	\$210,065	\$4.62	\$820,530	\$68.35	
03 Concrete	\$444,141	\$37.00					\$444,141	\$37.00	
04 Masonry	\$48,000	\$4.00					\$48,000	\$4.00	
05 Metals	\$244,709	\$20.38					\$244,709	\$20.38	
06 Wood, Plastics, And Composites	\$1,230,667	\$102.51					\$1,230,667	\$102.51	
07 Thermal And Moisture Protection	\$1,470,734	\$122.51					\$1,470,734	\$122.51	
08 Openings	\$496,920	\$41.39					\$496,920	\$41.39	
09 Finishes	\$1,232,127	\$102.63					\$1,232,127	\$102.63	
10 Specialties	\$104,096	\$8.67					\$104,096	\$8.67	
11 Equipment	\$260,321	\$21.68					\$260,321	\$21.68	
12 Furnishings	\$29,325	\$2.44					\$29,325	\$2.44	
13 MO									
14 Conveying Systems									
21 Fire Suppression	\$157,055	\$13.08					\$157,055	\$13.08	
22 Plumbing	\$628,038	\$52.31					\$628,038	\$52.31	
23 HVAC	\$912,571	\$76.02					\$912,571	\$76.02	
25 Integrated Automation	\$165,707	\$13.80					\$165,707	\$13.80	
26 Electrical	\$1,019,585	\$84.93	\$568,853	\$8.08	\$9,005	\$0.20	\$1,597,443	\$133.06	
27 Communications	\$169,291	\$14.10	\$456,012	\$6.48			\$625,303	\$52.09	
28 Electrical Safety And Security	\$76,221	\$6.35					\$76,221	\$6.35	
31 Earthwork			\$330,161	\$4.69	\$62,338	\$1.37	\$392,498	\$32.69	
32 Exterior Improvements			\$522,877	\$7.43	\$389,733	\$8.56	\$912,610	\$76.02	
33 Utilities			\$205,296	\$2.92	\$27,879	\$0.61	\$233,175	\$19.42	
<b>Subtotal Cost</b>	<b>\$8,797,450</b>	<b>\$732.82</b>	<b>\$2,309,839</b>	<b>\$32.81</b>	<b>\$699,020</b>	<b>\$15.36</b>	<b>\$11,806,309</b>	<b>\$983</b>	
General Conditions	Monthly	\$958,320	\$79.83	\$261,360	\$3.71	\$174,240	\$3.83	\$1,393,920	\$116.11
General Requirements	3.0%	\$292,673	\$24.38	\$77,136	\$1.10	\$26,198	\$0.58	\$396,007	\$32.99
Bonds & Insurance	2.5%	\$251,211	\$20.93	\$66,208	\$0.94	\$22,486	\$0.49	\$339,906	\$28.31
Contractor's Fee	5.5%	\$566,481	\$47.19	\$149,300	\$2.12	\$50,707	\$1.11	\$766,488	\$63.85
Design Contingency	10.0%	\$1,086,614	\$90.51	\$286,384	\$4.07	\$97,265	\$2.14	\$1,470,263	\$122.47
Escalation to MPOC, 11/30/24	6.5%	\$781,610	\$65.11	\$205,999	\$2.93	\$107,386	\$2.36	\$1,094,995	\$91.21
<b>Total Estimated Construction Cost</b>		<b>\$12,734,359</b>	<b>\$1,060.75</b>	<b>\$3,356,226</b>	<b>\$47.68</b>	<b>\$1,177,302</b>	<b>\$25.87</b>	<b>\$17,267,887</b>	<b>\$1,438.39</b>

**Total Variance from Previous Estimate**

Element	Schematic Design Estimate 12,005		Design Development Estimate r1 12,005		Variance	Comments	
	Total	Cost/SF	Total	Cost/SF			
01 General Requirements			\$107,941	\$8.99		Added detail.	
02 Existing Conditions	\$700,155	\$58.32	\$820,530	\$68.35		Updated details and pricing to reflect current design.	
03 Concrete	\$492,063	\$40.99	\$444,141	\$37.00	\$47,922	Updated details and pricing to reflect current design.	
04 Masonry			\$48,000	\$4.00	(\$48,000)	Moved CMU and Stone Veneer to Division 04 (corrected CSI Coding)	
05 Metals	\$236,900	\$19.73	\$244,709	\$20.38	(\$7,809)	Updated details and pricing to reflect current design.	
06 Wood, Plastics, And Composites	\$1,418,751	\$118.18	\$1,230,667	\$102.51	\$188,084	Updated details and pricing to reflect current design.	
07 Thermal And Moisture Protection	\$760,425	\$63.34	\$1,470,734	\$122.51	(\$710,309)	Updated details and pricing to reflect current design, as well as moved items.	
08 Openings	\$456,140	\$38.00	\$496,920	\$41.39	(\$40,780)	Updated details and pricing to reflect current design.	
09 Finishes	\$2,324,310	\$193.61	\$1,232,127	\$102.63	\$1,092,183	Moved Façade Items to Division 07 (corrected CSI Coding)	
10 Specialties	\$88,579	\$7.38	\$104,096	\$8.67	(\$15,518)	Updated details and pricing to reflect current design.	
11 Equipment	\$233,832	\$19.48	\$260,321	\$21.68	(\$26,489)	Updated details and pricing to reflect current design.	
12 Furnishings	\$28,830	\$2.40	\$29,325	\$2.44	(\$495)	Updated details and pricing to reflect current design.	
13 Special Construction							
14 Conveying Systems							
21 Fire Suppression	\$143,199	\$11.93	\$157,055	\$13.08	(\$13,856)	Updated details and pricing to reflect current design.	
22 Plumbing	\$551,641	\$45.95	\$628,038	\$52.31	(\$76,398)	Updated details and pricing to reflect current design.	
23 HVAC	\$734,741	\$61.20	\$912,571	\$76.02	(\$177,830)	Updated details and pricing to reflect current design.	
25 Integrated Automation	\$134,452	\$11.20	\$165,707	\$13.80	(\$31,255)	Updated details and pricing to reflect current design.	
26 Electrical	\$1,519,067	\$126.54	\$1,597,443	\$133.06	(\$78,375)	Updated details and pricing to reflect current design.	
27 Communications	\$645,741	\$53.79	\$625,303	\$52.09	\$20,437	Updated details and pricing to reflect current design.	
28 Electrical Safety And Security	\$104,518	\$8.71	\$76,221	\$6.35	\$28,297	Updated details and pricing to reflect current design.	
31 Earthwork	\$304,649	\$25.38	\$392,498	\$32.69	(\$87,849)	Updated details and pricing to reflect current design.	
32 Exterior Improvements	\$1,009,113	\$84.06	\$912,610	\$76.02	\$96,503	Updated details and pricing to reflect current design.	
33 Utilities	\$480,653	\$40.04	\$233,175	\$19.42	\$247,478	Updated details and pricing to reflect current design.	
<b>Subtotal Cost</b>	<b>\$11,983,934</b>	<b>\$998</b>	<b>\$11,806,309</b>	<b>\$983.45</b>	<b>\$177,625</b>		
General Conditions	7.0%	\$838,875	\$69.88	\$1,393,920	\$116.11	(\$555,045)	Adjusted GCs
General Requirements	3.0%	\$384,684	\$32.04	\$396,007	\$32.99	(\$11,323)	No change in percentage
Bonds & Insurance	2.5%	\$330,187	\$27.50	\$339,906	\$28.31	(\$9,719)	No change in percentage
Contractor's Fee	5.5%	\$541,507	\$45.11	\$766,488	\$63.85	(\$224,981)	Changed GC Fee from 4% to 5.5% based on current market & expectations.
Design Contingency	10.0%	\$2,111,878	\$175.92	\$1,470,263	\$122.47	\$641,615	Lowered to 10% from 15% due to level of drawings.
Escalation to MPOC, 11/30/24	6.5%	\$1,383,790	\$115.27	\$1,094,995	\$91.21	\$288,795	Adjusted due to current forecasts and later date of estimate.
<b>Total Estimated Construction Cost</b>		<b>\$17,574,856</b>	<b>\$1,463.96</b>	<b>\$17,267,887</b>	<b>\$1,438.39</b>	<b>\$306,969</b>	

**City of Roseville: Dry Creek Wastewater Treatment Plant Admin & Lab Building**

Roseville, CA

Design Development SOPC r1

Project # 23-00453.00

11/13/23

**SCHEDULE OF AREAS AND CONTROL QUANTITIES**

Schedule of Areas Administration and Lab Building

**1. Enclosed Areas (x 100%)**

Level 1	12,005
<b>Total Enclosed</b>	<b>12,005</b>

Control Quantities Administration and Lab Building U/M

Gross Area	12,005	sf
Enclosed Area	12,005	sf
Unenclosed Area	0	sf
Number of Stories	1	ea
Typical Floor Perimeter	610	lf
Height of typical floor	19	lf
Height of Building (Above Grade)	24	lf
Superstructure System	Wood frame	
Site Phase 1	70,396	sf
Site Phase 2	45,517	sf

**SUMMARY - ADMINISTRATION AND LAB BUILDING**

Element	Total	Cost / SF
01 General Requirements	\$107,941	\$8.99
02 Existing Conditions		
03 Concrete	\$444,141	\$37.00
04 Masonry	\$48,000	\$4.00
05 Metals	\$244,709	\$20.38
06 Wood, Plastics, And Composites	\$1,230,667	\$102.51
07 Thermal And Moisture Protection	\$1,470,734	\$122.51
08 Openings	\$496,920	\$41.39
09 Finishes	\$1,232,127	\$102.63
10 Specialties	\$104,096	\$8.67
11 Equipment	\$260,321	\$21.68
12 Furnishings	\$29,325	\$2.44
13 Special Construction		
14 Conveying Systems		
21 Fire Suppression	\$157,055	\$13.08
22 Plumbing	\$628,038	\$52.31
23 HVAC	\$912,571	\$76.02
25 Integrated Automation	\$165,707	\$13.80
26 Electrical	\$1,019,585	\$84.93
27 Communications	\$169,291	\$14.10
28 Electrical Safety And Security	\$76,221	\$6.35
31 Earthwork		
32 Exterior Improvements		
33 Utilities		
Subtotal	\$8,797,450	\$732.82
General Conditions	Monthly \$958,320	\$79.83
Subtotal	\$9,755,770	\$812.64
General Requirements	3.00% \$292,673	\$24.38
Subtotal	\$10,048,443	\$837.02
Bonds & Insurance	2.50% \$251,211	\$20.93
Subtotal	\$10,299,654	\$857.95
Contractor's Fee	5.50% \$566,481	\$47.19
Subtotal	\$10,866,135	\$905.13
Design Contingency	10.00% \$1,086,614	\$90.51
Subtotal	\$11,952,749	\$995.65
Escalation to MPOC, 11/30/24	6.54% \$781,610	\$65.11
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$12,734,359</b>	<b>\$1,060.75</b>

Total Area: 12,005 SF

**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>01 General Requirements</b>				
General Requirements				
Scaffolding, exterior	11,384	sf	\$5.00	\$56,920
Progress Cleaning	12,005	sf	\$3.00	\$36,015
Final Clean	12,005	sf	\$1.25	\$15,006
<b>Total - General Requirements</b>				<b>\$107,941</b>
<b>03 Concrete</b>				
Layout	12,005	sf slab	\$0.50	\$6,003
Foundations				
Slab On Grade 5" thick, 3500 psi				
Concrete including placing	204	cy	\$550.00	\$112,200
Formwork	613	lf	\$19.25	\$11,800
Gravel sub base - 4"	148	cy	\$14.00	\$2,072
Reinforcing steel (1.5 #/sf)	20,709	lb	\$2.00	\$41,418
Finish to slab	12,005	sf	\$2.10	\$25,211
Vapor barrier	12,005	sf	\$2.75	\$33,014
Continuous Footings - 1'-4" Wide x 1'-6" Deep				
Concrete, 3000 psi	63	cy	\$500.00	\$31,500
Formwork	2,326	sf	\$18.00	\$41,868
Reinforcement (250# / cy)	16,483	lbs	\$2.00	\$32,966
Excavation	239	cy	\$40.00	\$9,560
Backfill	182	cy	\$35.00	\$6,370
Haul excess	57	cy	\$40.00	\$2,280
Grade Beam - 4'-0" Wide x 2'-0" Deep				
Concrete, 3000 psi	18	cy	\$500.00	\$9,000
Formwork	236	sf	\$18.00	\$4,248
Reinforcement (250# / cy)	4,685	lbs	\$2.00	\$9,370
Excavation	37	cy	\$40.00	\$1,480
Backfill	20	cy	\$35.00	\$700
Haul excess	16	cy	\$40.00	\$640
Spread Footings				
Concrete, 3000 psi	11	cy	\$500.00	\$5,500
Formwork	228	sf	\$25.00	\$5,700
Reinforcement (200# / cy)	2,351	lbs	\$2.00	\$4,702
Excavation	24	cy	\$40.00	\$960
Backfill	14	cy	\$35.00	\$490
Haul excess	10	cy	\$40.00	\$400
Miscellaneous Concrete				
Building Perimeter Concrete curb, 3.5" H x 6" W	589	lf	\$45.00	\$26,505
Shower & Toilet Concrete curb, 3.5" H x 6" W	104	lf	\$45.00	\$4,680
Inset slabs at Shower Stalls	30	sf	\$50.00	\$1,500
Misc. concrete pads	12,005	sf	\$1.00	\$12,005
<b>Total - Concrete</b>				<b>\$37.00 \$444,141</b>

City of Roseville: Dry Creek Wastewater Treatment Plant Admin & Lab Building

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Design Development SOPC r1

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**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>04 Masonry</b>				
Concrete Masonry Units				
CMU, reinforced, 8" thick, ground face	400	sf	\$55.00	\$22,000
Stone Veneer				
Veneer Basalite Stone Veneer, 1 5/8" anchored	400	sf	\$65.00	\$26,000
<b>Total - Masonry</b>				<b>\$48,000</b>
<b>05 Metals</b>				
Structural Framing				
HSS beams and columns at building, 2#/sf	12.0	tns	\$10,000.00	\$120,050
Miscellaneous bolts & connections, 15%	1.8	tns	\$12,000.00	\$21,609
Miscellaneous				
Ladder for access to roof	1	ea	\$4,250.00	\$4,250
Steel supports at canopies	554	sf	\$135.00	\$74,790
Miscellaneous metals, allowance	12,005	sf	\$2.00	\$24,010
<b>Total - Metals</b>			<b>\$20.38</b>	<b>\$244,709</b>
<b>06 Wood, Plastics, And Composites</b>				
Rough Carpentry				
Exterior Walls				
Exterior Wall Framing, Wood, 2x6	11,384	sf	\$28.00	\$318,752
Exterior Wall Sheathing, 1/2" thick plywood	11,384	sf	\$7.00	\$79,688
Interior Walls				
Wood posts, 6"x6", 14'-0" High	9	ea	\$940.00	\$8,460
Wood posts, 6"x6", 24'-0" High	3	ea	\$1,610.00	\$4,830
Roof Framing				
Roof Trusses, Pre-Fab @ 24" CC	4,677	sf	\$34.95	\$163,461
20" Red I-90 @ 24" CC	2,081	sf	\$25.00	\$52,025
16" Red I-90 @ 24" CC	5,989	sf	\$22.75	\$136,250
2"x8" @ 24" CC	656	sf	\$22.50	\$14,760
5 1/8" x 12" GLB	27	lf	\$130.00	\$3,510
5 1/8" x 15" GLB	129	lf	\$175.00	\$22,575
5 1/8" x 21" GLB	90	lf	\$205.00	\$18,450
6 3/4" x 21" GLB	30	lf	\$240.00	\$7,200
6" x 12" Beam	7	lf	\$180.00	\$1,260
1 3/4" x 20" LVL Ledger	111	lf	\$100.00	\$11,100
Roof Sheathing, 5/8" thick plywood	13,797	sf	\$8.00	\$110,376
Misc. supports and metals connections/holdowns at ext. walls & roof	25,181	sf	\$5.00	\$125,905
Miscellaneous rough carpentry	12,005	sf	\$5.00	\$60,025

**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>Finished Carpentry</b>				
<b>Casework</b>				
Base casework with p-lam countertop	53	lf	\$550.00	\$29,150
Upper casework	29	lf	\$450.00	\$13,050
Island casework with p-lam countertop	23	lf	\$700.00	\$16,100
Full height casework	5	lf	\$650.00	\$3,250
Vanity at restrooms, p-lam	16	lf	\$405.00	\$6,480
Miscellaneous casework	12,005	sf	\$2.00	\$24,010
<b>Total - Wood, Plastics, And Composites</b>			<b>\$102.51</b>	<b>\$1,230,667</b>
<b>07 Thermal And Moisture Protection</b>				
<b>Weatherproofing</b>				
Waterproofing at metal panels/composite panel rainscreen	7,005	sf	\$8.00	\$56,040
<b>Exterior Wall Insulation</b>				
Sound batt insulation, unbacked	11,384	sf	\$1.75	\$19,922
Rigid insulation wall	7,005	sf	\$3.00	\$21,015
<b>Interior Wall Insulation</b>				
Sound batt insulation, unbacked	13,296	sf	\$1.75	\$23,268
<b>Roof Insulation</b>				
Rigid roof insulation, poly iso insulation	13,681	sf	\$5.63	\$77,024
<b>Standing Seam Metal roof</b>				
Metal roofing	11,565	sf	\$35.00	\$404,775
Metal roofing at canopy	260	sf	\$35.00	\$9,100
Metal grating, open at canopy	292	sf	\$27.00	\$7,884
<b>Built Up Roofing</b>				
Single ply membrane roofing	2,116	sf	\$12.00	\$25,392
Single ply at backside of parapet	1,116	sf	\$12.00	\$13,392
<b>Flashing/Counterflashing</b>				
Sheetmetal (on a SF GFA basis)	14,797	gfa	\$3.25	\$48,090
<b>Roof Accessories</b>				
Roof walk pads	195	sf	\$9.39	\$1,831
Aluminum gutters	349	lf	\$29.34	\$10,240
Downspouts	196	lf	\$29.34	\$5,751
Access hatch	1	ea	\$4,602.24	\$4,602
Miscellaneous anchors and supports	14,797	sf	\$1.01	\$14,945
<b>Exterior Finishes</b>				
Metal Panel, Terracotta finish	3,435	sf	\$100.00	\$343,500
Metal Panel, Ash Grey color finish	3,570	sf	\$100.00	\$357,000
Soffits at exterior	554	sf	\$27.00	\$14,958
<b>Miscellaneous</b>				
Caulking allowance	12,005	gfa	\$1.00	\$12,005
<b>Total - Thermal And Moisture Protection</b>			<b>\$122.51</b>	<b>\$1,470,734</b>

**City of Roseville: Dry Creek Wastewater Treatment Plant Admin & Lab Building**

Roseville, CA

Design Development SOPC r1

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**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>08 Openings</b>				
Exterior Glazing				
Aluminum framed storefront	1,103	sf	\$125.00	\$137,875
Exterior Windows	721	sf	\$95.00	\$68,495
Exterior Operable Windows	131	sf	\$150.00	\$19,650
Exterior Doors				
HM door sets, HM frames and hardware, single	4	ea	\$3,600.00	\$14,400
HM door sets, HM frames and hardware, 4'-4" wide, w vision light glazing	1	ea	\$4,800.00	\$4,800
Storefront door, double	1	ea	\$13,500.00	\$13,500
Storefront door, single	5	ea	\$7,000.00	\$35,000
Premiums				
Paint finish, per leaf	12	ea	\$250.00	\$3,000
Interior Glazing				
Interior glazing	240	sf	\$100.00	\$24,000
Door lite, narrow full	16	ea	\$500.00	\$8,000
Door lite, half	2	ea	\$500.00	\$1,000
Interior Doors, including hardware				
SC wood door/HM frame, single	26	ea	\$3,500.00	\$91,000
SC wood door/HM frame, double	2	ea	\$6,800.00	\$13,600
Premiums				
Paint finish, per leaf	30	ea	\$250.00	\$7,500
Fire rating, 45 minute	2	ea	\$300.00	\$600
Skylights				
Premanufactured skylight	8	ea	\$5,500.00	\$44,000
Premanufactured skylight, solutube, smaller	3	ea	\$3,500.00	\$10,500
<b>Total - Openings</b>			<b>\$41.39</b>	<b>\$496,920</b>

**09 Finishes**

Exterior Walls And Parapets

Gypsum Board to Interior of Exterior

Interior of exterior, 5/8" thick gypsum, finished

11,384 sf \$6.25 \$71,150

Interior Partitions

Interior Metal Studs

Metal furring, 2 5/8", 16 ga.

574 sf \$12.00 \$6,888

Metal studs, 3 5/8", 16 ga

17,042 sf \$16.00 \$272,672

Gypsum Board

Gypsum board, 5/8" thick, finished (14)

26,182 sf \$6.25 \$163,638

Premium, level 5 finish, at Supergraphic walls

570 sf \$1.50 \$855

Additional blocking, support backing, stiffeners, etc.

17,616 sf \$5.00 \$88,080

**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>Flooring</b>				
<b>Floors</b>				
Porcelain tile flooring, 24"x24"	1,246	sf	\$26.00	\$32,396
Carpet tile flooring	4,484	sf	\$6.50	\$29,146
Carpet walkoff	149	sf	\$12.00	\$1,788
Polished Concrete	2,661	sf	\$10.00	\$26,610
Resilient flooring	1,799	sf	\$14.00	\$25,186
Sealed concrete	931	sf	\$4.00	\$3,724
<b>Base</b>				
Rubber base, 4"	2,518	lf	\$4.50	\$11,331
Porcelain tile, base	267	lf	\$26.00	\$6,942
<b>Walls</b>				
Supergraphics, custom printed vinyl wall covering	570	sf	\$25.00	\$14,250
FRP panels	50	sf	\$13.85	\$693
Ceramic tile, 8' H	2,136	sf	\$30.00	\$64,080
Paint walls	37,566	sf	\$1.35	\$50,714
<b>Ceiling</b>				
<b>Acoustic Tile Ceilings</b>				
ACT, 2x4 second look	5,971	sf	\$15.00	\$89,565
Linear metal ceiling	3,838	sf	\$60.00	\$230,280
Gypsum board ceilings, incl. framing	2,110	sf	\$16.00	\$33,760
Gypsum board soffit drops, incl. framing	125	sf	\$35.75	\$4,469
Paint gypsum board ceilings/soffit drops	2,235	sf	\$1.75	\$3,911
<b>Total - Finishes</b>			<b>\$102.63</b>	<b>\$1,232,127</b>

**10 Specialties**

**Interior Specialties**

**Toilet / Restroom Specialties**

ADA restroom partition	2	ea	\$1,700.00	\$3,400
Standard restroom partition	2	ea	\$1,500.00	\$3,000
Bathroom mirrors	72	sf	\$38.99	\$2,807
Coat hook	10	ea	\$51.90	\$519
Grab bars	12	ea	\$249.72	\$2,997
Janitor mop sink rack	1	ea	\$141.94	\$142
Paper towel dispenser combo unit, recessed	6	ea	\$367.59	\$2,206
Sanitary napkin disposal	4	ea	\$183.79	\$735
Seat cover dispenser	6	ea	\$140.74	\$844
Soap dispenser	8	ea	\$102.87	\$823
Shower accessories	5	ea	\$2,750.00	\$13,750
Toilet paper dispenser	6	ea	\$91.39	\$548
Waste receptacle	6	ea	\$200.00	\$1,200
Utility shelf	6	ea	\$135.00	\$810
Lockers, 2-tier	43	ea	\$625.00	\$26,875
Benches, at Locker Rooms	67	lf	\$300.00	\$20,100

**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>Safety Specialties</b>				
Fire extinguisher and cabinet, semi-recessed	6	ea	\$439.34	\$2,636
AED	1	ea	\$500.00	\$500
Knox box	1	ea	\$1,200.00	\$1,200
Interior signage	12,005	sf	\$0.75	\$9,004
Exterior signage	1	ea	\$10,000.00	\$10,000

<b>Total - Specialties</b>			<b>\$8.67</b>	<b>\$104,096</b>
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**11 Equipment**

General Equipment OFCI, including anchorage, allowance	10,718	sf	\$2.00	\$21,436
Laboratory Equipment OFCI, including anchorage, allowance	1,287	sf	\$10.00	\$12,870
<b>Laboratory Casework</b>				
Lab casework, island cabinetry with epoxy tops	22	lf	\$950.22	\$20,905
Lab casework, base cabinetry/drawers with epoxy tops	148	lf	\$842.22	\$124,649
Lab casework, upper cabinetry	87	lf	\$675.33	\$58,754
Lab casework, upper open shelving	46	lf	\$471.92	\$21,708

<b>Total - Equipment</b>				<b>\$260,321</b>
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**12 Furnishings**

Window shades, manual	1,955	sf	\$15.00	\$29,325
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<b>Total - Furnishings</b>			<b>\$2.44</b>	<b>\$29,325</b>
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**21 Fire Suppression**

<b>Fire Sprinkler System</b>				
Dry-pipe sprinklers for MDF room (Novec 1230 by 3M)	1	ea	\$25,000.00	\$25,000
Wet pipe sprinkler system	12,005	sf	\$11.00	\$132,055

<b>Total - Fire Suppression</b>			<b>\$13.08</b>	<b>\$157,055</b>
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**22 Plumbing**

<b>General Plumbing Equipment</b>				
Circulating pump	1	ea	\$2,227.00	\$2,227
Expansion tank	1	ea	\$628.70	\$629
75-100 MBH Gas Water Heater	1	ea	\$8,625.00	\$8,625

**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>Sanitary Fixtures</b>				
Water closet, floor mounted	6	ea	\$1,440.00	\$8,640
Urinal	1	ea	\$1,695.00	\$1,695
Lavatory, under mount	6	ea	\$1,179.00	\$7,074
Lab sink, 1	9	ea	\$2,000.00	\$18,000
Lab sink, 2	1	ea	\$2,416.00	\$2,416
Service sink	1	ea	\$1,605.00	\$1,605
Shower	5	ea	\$2,020.00	\$10,100
Mop sink	1	ea	\$875.80	\$876
Kitchen sink	1	ea	\$1,265.00	\$1,265
Washer box	1	ea	\$636.90	\$637
Drinking fountain	1	ea	\$2,960.00	\$2,960
Emergency shower/eyewash	1	ea	\$3,290.00	\$3,290
Boot wash	1	ea	\$2,860.00	\$2,860
Floor drain	8	ea	\$353.60	\$2,829
Floor sink	2	ea	\$634.70	\$1,269
Hose bibb	9	ea	\$183.80	\$1,654
Disposal unit at sink	2	ea	\$846.80	\$1,694
<b>Rough-ins</b>				
Local rough-in at fixture	35	ea	\$935.90	\$32,757
Rough-in at floor sink or floor drain	11	ea	\$738.50	\$8,124
Rough-in to ice-maker	3	ea	\$234.10	\$702
<b>Specialty Lab Piping</b>				
Specialty lab piping, incl vacuum, air and DI	1,287	sf	\$24.00	\$30,888
Vacuum Pump, duplex - 2 HP	1	ea	\$29,040.00	\$29,040
Air compressor, scroll, duplex - 5 HP	1	ea	\$35,160.00	\$35,160
DI system	1	ls	\$29,300.00	\$29,300
Lab specialties incl. S.S. components and conns to OFCI lab items	1	ls	\$20,000.00	\$20,000
<b>Domestic Cold Water</b>				
Domestic Cold Water Piping, SF	12,005	sf	\$4.83	\$57,984
<b>Domestic Hot Water</b>				
Domestic Hot Water Piping, SF, incl insulation	12,005	sf	\$4.69	\$56,303
<b>Waste Piping</b>				
Waste Piping, SF	12,005	sf	\$4.76	\$57,144
<b>Vent Piping</b>				
Vent Piping, SF	12,005	sf	\$4.55	\$54,623
<b>Storm Drainage</b>				
Roof drainage and subdrain (4" perforated PVC under building)	12,005	sf	\$3.00	\$36,015

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**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>Condensate Drainage</b>				
Trap and equipment connect	20	ea	\$602.90	\$12,058
3/4" pipe, cu type M, in bldg	700	lf	\$47.62	\$33,334
Pipe insulation, 3/4"	700	lf	\$16.48	\$11,536
<b>Natural Gas</b>				
1" pipe, blk steel, schd 40, thrd	100	lf	\$44.80	\$4,480
<b>Miscellaneous Plumbing</b>				
Test / clean plumbing	60	hr	\$134.83	\$8,090
Start-up/check-out	40	hr	\$161.80	\$6,472
Commissioning assist	40	hr	\$141.93	\$5,677
Seismic bracing	12,005	sf	\$0.85	\$10,204
Penetrations and firestopping for plumbing	12,005	sf	\$0.65	\$7,803
<b>Total - Plumbing</b>			<b>\$52.31</b>	<b>\$628,038</b>
<b>23 HVAC</b>				
<b>Refrigerant Piping</b>				
Misc pipe, acr, type L	2,400	lf	\$56.08	\$134,592
Pipe insulation	2,400	lf	\$16.91	\$40,584
<b>Air-Side Equipment</b>				
DOAS-A,B,C	6,100	cfm	\$21.32	\$130,052
<b>VRF</b>				
VRF fan coil, ducted, 0.6 ton, 240 cfm	4	ea	\$3,576.00	\$14,304
VRF fan coil, ducted, 1 ton, 400 cfm	2	ea	\$3,714.00	\$7,428
VRF fan coil, ducted, 1.25 ton, 500 cfm	1	ea	\$4,995.00	\$4,995
VRF fan coil, ducted, 1.5 ton, 600 cfm	3	ea	\$5,036.00	\$15,108
VRF fan coil, ducted, 2.5 ton, 1000 cfm	1	ea	\$7,364.00	\$7,364
VRF fan coil, ducted, 4 ton, 1600 cfm	2	ea	\$9,824.00	\$19,648
VRF branch selector box	1	ea	\$13,240.00	\$13,240
VRF heat recov condenser unit, air cooled, 2.5 tons cooling	1	ea	\$16,500.00	\$16,500
VRF heat recov condenser unit, air cooled, 14 tons cooling	1	ea	\$25,950.00	\$25,950
<b>DX Fancoils/splits</b>				
Split AC, ductless, 3 ton, 1200 cfm (2 for MDF room)	5	ea	\$7,317.00	\$36,585
Fan coil, dx, .75 ton	2	ea	\$1,650.00	\$3,300
Condensing unit, .75 tons	2	ea	\$2,946.00	\$5,892

**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>Fans</b>				
Exhaust fan IEF-1, 2060 cfm	1	ea	\$3,697.00	\$3,697
Exhaust fan IEF-2, 300 cfm	1	ea	\$1,132.00	\$1,132
Exhaust fan IEF-3, 1470 cfm	1	ea	\$2,886.00	\$2,886
Exhaust fan IEF-4, 1470 cfm	1	ea	\$2,886.00	\$2,886
Exhaust fan HEF-1, 765 cfm	1	ea	\$1,870.00	\$1,870
Exhaust fan HEF-2, 765 cfm	1	ea	\$1,870.00	\$1,870
Exhaust fan HEF-3, 765 cfm	1	ea	\$1,870.00	\$1,870
Exhaust fan WEF-1, 70 cfm	1	ea	\$686.40	\$686
<b>Air Distribution</b>				
<b>Ductwork</b>				
Ductwork, galv, self-fab'd, incl shop OH	10,904	lbs	\$17.94	\$195,609
Ductwork, stainless steel	2,000	lbs	\$31.64	\$63,280
Duct insulation, liner	6,815	sf	\$4.46	\$30,394
Exhaust connection to fume hood	3	ea	\$609.30	\$1,828
Remote damper operator	6	ea	\$1,110.00	\$6,660
Manual volume damper	88	ea	\$103.70	\$9,126
Flexible duct, insulated, various sizes	350	lf	\$28.93	\$10,126
<b>Grilles and diffusers</b>				
Return Grilles	18	ea	\$177.70	\$3,199
Exhaust grilles	7	ea	\$170.30	\$1,192
Ceiling diffusers	46	ea	\$213.90	\$9,839
Wall diffusers	18	ea	\$177.70	\$3,199
Linear diffusers	24	lf	\$78.00	\$1,872
Louvers	100	sf	\$105.80	\$10,580
<b>Miscellaneous</b>				
Test / balance HVAC	120	hr	\$158.90	\$19,068
Start-up/check-out	80	hr	\$144.46	\$11,557
Commissioning assist	80	hr	\$144.46	\$11,557
Seismic bracing	12,005	sf	\$0.90	\$10,805
Hoisting and rigging	1	ls	\$12,440.00	\$12,440
Penetrations and firestopping for HVAC	12,005	sf	\$0.65	\$7,803
<b>Total - HVAC</b>			<b>\$76.02</b>	<b>\$912,571</b>

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**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>25 Integrated Automation</b>				
HVAC Controls				
DDC controls, refrigerant leak detection	1	ea	\$19,840.00	\$19,840
DDC controls, DOAS	3	ea	\$4,465.00	\$13,395
DDC controls, split AC/HP	7	ea	\$4,465.00	\$31,255
DDC controls, VRF fancoil	13	ea	\$5,954.00	\$77,402
DDC controls, general exhaust fan	6	ea	\$1,488.00	\$8,928
DDC controls, controls workstation	1	ea	\$11,910.00	\$11,910
Plumbing Controls				
DDC controls, domestic water heaters	1	ea	\$2,977.00	\$2,977

<b>Total - Integrated Automation</b>			<b>\$13.80</b>	<b>\$165,707</b>
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**26 Electrical**

Service and distribution

Distribution equipment

Distribution board, 400 amp, 480/277v, 3ph, 4w	1	ea	\$32,173.81	\$32,174
Panelboard, 100 amp, 120/208v, 3ph, 4w	2	ea	\$2,977.75	\$5,955
Panelboard, 125 amp, 120/208v, 3ph, 4w	1	ea	\$3,328.97	\$3,329
Panelboard, 400 amp, 120/208v, 3ph, 4w	3	ea	\$4,482.46	\$13,447
Panelboard, 400 amp, 480/277v, 3ph, 4w	1	ea	\$4,482.46	\$4,482
Transformer, 30kVA, 480-120/208v, 3ph, 4w	2	ea	\$8,348.81	\$16,698
Transformer, 45kVA, 480-120/208v, 3ph, 4w	1	ea	\$8,507.93	\$8,508
Transformer, 112.5kVA, 480-120/208v, 3ph, 4w	2	ea	\$18,077.95	\$36,156
Connect to (E) 175A/3P CB at (E) Shop Bldg. MSB	1	ea	\$778.93	\$779
Provide to New 400A/3P CB at (E) Shop Bldg. MSB	1	ea	\$7,667.29	\$7,667
Feeder, 400 amp, 3P, 4W, emt	35	lf	\$148.88	\$5,211
Feeder, 100 amp, 3P, 4W, PVC	110	lf	\$33.93	\$3,732
Feeder, 400 amp, 3P, 4W, PVC	115	lf	\$130.03	\$14,953
Transformer primary emt feeder, 30kVA	80	lf	\$33.99	\$2,719
Transformer primary emt feeder, 45kVA	45	lf	\$39.80	\$1,791
Transformer primary emt feeder, 112.5kVA	45	lf	\$70.83	\$3,187
Transformer secondary emt feeder, 30kVA	310	lf	\$47.88	\$14,842
Transformer secondary emt feeder, 112.5kVA	35	lf	\$342.99	\$12,005

HVAC and equipment connections

VRF, electrical connection only	2	ea	\$277.89	\$556
VAC, electrical connection only	1	ea	\$277.89	\$278
BCC-1, electrical connection only	1	ea	\$277.89	\$278
LAC, electrical connection only	1	ea	\$355.42	\$355
FC, Fan Coil electrical connection only	16	ea	\$244.48	\$3,912
DOAS-A and DOAS-B, 60A electrical connection only	2	ea	\$387.74	\$775
DOAS-C, 100A electrical connection only	1	ea	\$588.97	\$589
Fume Hood FH-1, FH-2, and FH-3, electrical connection only	3	ea	\$244.48	\$733
Exhaust Fan IEF, electrical connection only	4	ea	\$244.48	\$978
Exhaust Fan HEF-1, HEF-2, and HEF-3, electrical connection only	3	ea	\$277.89	\$834
HP, electrical connection only	7	ea	\$277.89	\$1,945

**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
DFC, electrical connection only	5	ea	\$244.48	\$1,222
DI, electrical connection only	1	ea	\$244.48	\$244
DIP, electrical connection only	1	ea	\$277.89	\$278
EH, electrical connection only	1	ea	\$262.70	\$263
EWH, electrical connection only	1	ea	\$277.89	\$278
Disconnect switch, motor rated N1	28	ea	\$155.24	\$4,347
Disconnect switch, 30/3 fused N3R	16	ea	\$1,170.67	\$18,731
Disconnect switch, 60/3 fused N3R	3	ea	\$1,504.64	\$4,514
Disconnect switch, 100/3 fused N3R	1	ea	\$2,194.99	\$2,195
Equipment feeder, 20 amp	2,250	lf	\$21.98	\$49,452
Equipment feeder, 30 amp	2,400	lf	\$23.21	\$55,711
Equipment feeder, 60 amp	450	lf	\$35.22	\$15,849
Equipment feeder, 100 amp	150	lf	\$50.20	\$7,530
<b>Convenience power</b>				
Duplex receptacle, 20 amp	106	ea	\$138.57	\$14,688
Double duplex receptacle, 20 amp	20	ea	\$183.23	\$3,665
Duplex receptacle, 20 amp GFCI	34	ea	\$156.61	\$5,325
Duplex receptacle, 20 amp GFCI, wp	2	ea	\$167.46	\$335
Duplex receptacle, 20 amp flush floor	2	ea	\$498.80	\$998
Double duplex receptacle, 20 amp flush floor	5	ea	\$568.62	\$2,843
Duplex receptacle, 20 amp flush floor multi-use	4	ea	\$1,411.36	\$5,645
Receptacle, 30 amp, twist-lock	2	ea	\$163.05	\$326
Branch power, 20 amp	6,920	lf	\$21.00	\$145,307
Branch power, 30 amp	200	lf	\$23.21	\$4,643
<b>Lighting and lighting control</b>				
Fixt. A1 - Pendant 12'L Linear	8	ea	\$2,916.87	\$23,335
Fixt. A1E - EM Pendant 12'L Linear	3	ea	\$3,072.03	\$9,216
Fixt. A2 - Pendant 8'L Linear	15	ea	\$1,955.35	\$29,330
Fixt. A2E - EM Pendant 8'L Linear	1	ea	\$2,058.79	\$2,059
Fixt. A3 - Pendant 4'L Linear	15	ea	\$993.84	\$14,908
Fixt. A3E - EM Pendant 4'L Linear	5	ea	\$1,045.56	\$5,228
Fixt. A4 - Pendant 12'L Linear	2	ea	\$2,916.87	\$5,834
Fixt. B - Recessed LED Downlight	31	ea	\$631.38	\$19,573
Fixt. B1 - Recessed Shower LED Downlight	8	ea	\$889.98	\$7,120
Fixt. B1E - EM Recessed Shower LED Downlight	2	ea	\$1,051.61	\$2,103
Fixt. BE - EM Recessed LED Downlight	6	ea	\$760.68	\$4,564
Fixt. C1 - Recessed 2' x 4' Lay-in Troffer	2	ea	\$502.08	\$1,004
Fixt. C1 - Recessed 2' x 2' Lay-in Troffer	1	ea	\$437.43	\$437
Fixt. D - Pendant Linear LED	6	ea	\$1,005.26	\$6,032
Fixt. DE - EM Pendant Linear LED	4	ea	\$1,056.98	\$4,228
Fixt E - Surface Wall LED	6	ea	\$857.66	\$5,146
Fixt. F - Pendant LED	17	ea	\$1,116.26	\$18,976
Fixt. FE - EM Pendant LED	6	ea	\$1,277.88	\$7,667
Fixt. G - Surface Wall LED w/ 2 Track Heads	3	ea	\$599.06	\$1,797
Fixt. SW1 - Exterior Wall mount LED	6	ea	\$760.68	\$4,564
Fixt. SW2 - Exterior Wall mount LED	5	ea	\$915.84	\$4,579
Fixt. SWE - Exterior Wall mount LED	5	ea	\$1,045.14	\$5,226
Undercabinet LED Light	9	lf	\$495.44	\$4,459

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**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
Kitchen Lighting Allowance	1	al	\$17,529.61	\$17,530
Dimmer switch	14	ea	\$281.83	\$3,946
Occupancy sensor, ceiling mounted	44	ea	\$327.52	\$14,411
Occupancy sensor, wall mounted	5	ea	\$271.88	\$1,359
Lighting branch power, fixtures	2,355	lf	\$21.00	\$49,451
Lighting branch power, controls	1,575	lf	\$20.02	\$31,528
Additional electrical requirements				
Temporary Power	12,005	sf	\$1.50	\$18,008
General conditions / General requirements				
Indirect labor	1	ls	\$114,861.95	\$114,862
Consumables	1	ls	\$3,984.22	\$3,984
Equipment rentals	1	ls	\$13,944.76	\$13,945
Testing/Commissioning	1	ls	\$19,921.08	\$19,921
<b>Total - Electrical</b>			<b>\$84.93</b>	<b>\$1,019,585</b>

**27 Communications**

Voice and Data system

Voice and data system, (rough-in only) - includes boxes, conduit and pull string to an accessible ceiling space, j-hooks to be installed to a corridor cable tray system. Sleeves will be installed at every fire rated wall. Buildout of IDF/MDF, Cabling, active and passive components by others. Unknown design.

	12,005	sf	\$2.00	\$24,010
Buildout MDF Room	1	ls	\$22,135.37	\$22,135
Tele/data outlet, 2 port	93	ea	\$158.34	\$14,725
Wireless access point	12	ea	\$379.86	\$4,558
Conduit, 1" emt	930	lf	\$14.38	\$13,378
J-hook support	249	ea	\$57.55	\$14,330
CAT-6, 4 pair 23 AWG, CMP	34,725	lf	\$1.75	\$60,935
Pull box, 12x12x8 N1	1	ea	\$212.40	\$212
Audio-video system				
Audio visual system, (rough-in only)	12,005	sf	\$1.25	\$15,006

<b>Total - Communications</b>			<b>\$14.10</b>	<b>\$169,291</b>
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**28 Electrical Safety And Security**

Fire Alarm System

Fire alarm system, (rough-in only) - includes boxes, full conduit raceway and pull string.

	12,005	sf	\$1.00	\$12,005
FA control panel	1	ea	\$5,302.35	\$5,302
FA annunciator panel	1	ea	\$3,037.75	\$3,038
FA power supply	1	ea	\$1,089.49	\$1,089
FA heat detector	12	ea	\$269.34	\$3,232
FA heat detector, WP	5	ea	\$405.11	\$2,026
FA pull station	1	ea	\$262.88	\$263

**DETAIL ELEMENTS - ADMINISTRATION AND LAB BUILDING**

Element	Quantity	Unit	Unit Cost	Total
FA smoke detector	9	ea	\$262.88	\$2,366
FA tamper switch	1	ea	\$312.41	\$312
FA hom strobe unit, ceiling mount	12	ea	\$314.60	\$3,775
FA hom strobe unit, wall mount	5	ea	\$314.60	\$1,573
FA hom strobe unit, ceiling mount, WP	4	ea	\$482.69	\$1,931
FA hom strobe unit, wall mount, WP	3	ea	\$482.69	\$1,448
FA strobe unit, ceiling mount	7	ea	\$295.20	\$2,066
FA strobe unit, wall mount	6	ea	\$295.20	\$1,771
FA strobe unit, WP ceiling mount	6	ea	\$411.57	\$2,469
FA monitor module	3	ea	\$759.03	\$2,277
Conduit, 3/4" emt	1,540	lf	\$12.59	\$19,395
Fire alarm cable rated, 4C	3,234	lf	\$3.06	\$9,882
<b>Total - Electrical Safety And Security</b>			<b>\$6.35</b>	<b>\$76,221</b>

**SUMMARY - PHASE 1 SITE WORK & UTILITIES**

Element	Total	Cost / SF
01 General Requirements		
02 Existing Conditions	\$226,640	\$3.22
03 Concrete		
04 Masonry		
05 Metals		
06 Wood, Plastics, And Composites		
07 Thermal And Moisture Protection		
08 Openings		
09 Finishes		
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying Systems		
21 Fire Suppression		
22 Plumbing		
23 HVAC		
25 Integrated Automation		
26 Electrical	\$568,853	\$8.08
27 Communications	\$456,012	\$6.48
28 Electrical Safety And Security		
31 Earthwork	\$330,161	\$4.69
32 Exterior Improvements	\$522,877	\$7.43
33 Utilities	\$205,296	\$2.92
Subtotal	\$2,309,839	\$32.81
General Conditions	Monthly \$261,360	\$3.71
Subtotal	\$2,571,199	\$36.52
General Requirements	3.00% \$77,136	\$1.10
Subtotal	\$2,648,335	\$37.62
Bonds & Insurance	2.50% \$66,208	\$0.94
Subtotal	\$2,714,543	\$38.56
Contractor's Fee	5.50% \$149,300	\$2.12
Subtotal	\$2,863,843	\$40.68
Design Contingency	10.00% \$286,384	\$4.07
Subtotal	\$3,150,228	\$44.75
Escalation to MPOC, 11/30/24	6.54% \$205,999	\$2.93
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$3,356,226</b>	<b>\$47.68</b>

Total Area: 70,396 SF

**DETAIL ELEMENTS - PHASE 1 SITE WORK & UTILITIES**

Element	Quantity	Unit	Unit Cost	Total
<b>02 Existing Conditions</b>				
Utility Demo and Protection	1	ls	\$2,500.00	\$2,500
Remove Curb / Gutter	305	lf	\$25.00	\$7,625
Remove Paving	11,701	sf	\$3.00	\$35,103
Remove Landscaping & Irrigation	24,724	sf	\$1.25	\$30,905
Remove Tree & Stump	31	ea	\$3,000.00	\$93,000
Hand excavate at existing trees	7	ea	\$1,250.00	\$8,750
Remove Gazebo, Columns & Footings	608	sf	\$16.00	\$9,728
Remove Column & Footings	12	ea	\$1,250.00	\$15,000
Remove / blackout existing striping at parking lot	3,275	sf	\$1.00	\$3,275
Remove Manhole	1	ea	\$750.00	\$750
Remove Planter Boxes	366	sf	\$5.00	\$1,830
Remove Mow Strip Band	23	lf	\$25.00	\$575
Miscellaneous site demolition and disposal	70,396	sf	\$0.25	\$17,599

<b>Total - Existing Conditions</b>			<b>\$3.22</b>	<b>\$226,640</b>
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**26 Electrical**

Site Service and Distribution

Feeder, 40 amp, 3P, 4W, PVC	85	lf	\$18.02	\$1,532
Feeder, 80 amp, 3P, 4W, PVC	375	lf	\$30.74	\$11,527
EVCS, EV Charging Station, Single Head	1	ea	\$11,869.54	\$11,870
EVCS, EV Charging Station, Dual Head	3	ea	\$17,916.41	\$53,749
Feeder, 175 amp, 3P, 4W, PVC	200	lf	\$49.78	\$9,957
Feeder, 400 amp, 3P, 4W, PVC	235	lf	\$130.03	\$30,556
Conduit, 1 1/4" pvc	325	lf	\$11.18	\$3,634
Pull box, 10x17x12	7	ea	\$627.74	\$4,394
Trenching, backfill and compaction	410	lf	\$156.70	\$64,249

Site lighting and lighting control

Fixt. SP Site Light 18'H Pole with 1-Head LED	6	ea	\$4,145.96	\$24,876
Fixt. SP1 Site Light 18'H Pole with 2-Head LED	1	ea	\$5,020.82	\$5,021
Pole Base	7	ea	\$2,301.34	\$16,109
Photo cell	7	ea	\$130.89	\$916
Occupancy Sensor	7	ea	\$308.13	\$2,157
Conduit, 1 1/4" pvc	728	lf	\$11.18	\$8,140
Copper wire, #8 thhn	3,204	lf	\$1.62	\$5,190
Pull box, 10x17x12	7	ea	\$627.74	\$4,394
Trenching, backfill and compaction	664	lf	\$62.96	\$41,806

Solar

Solar PV System, 37kW roof mount	37,000	wt	\$3.50	\$129,500
50kW Inverter, allowance	1	ea	\$126,298.76	\$126,299
Disconnect switch, 60/3 fused N3R	1	ea	\$3,522.82	\$3,523
Feeder, 60 amp, 3P, 4W, emt	100	lf	\$36.07	\$3,607
Feeder, 300 amp, 3P, 4W, emt	50	lf	\$116.96	\$5,848

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**DETAIL ELEMENTS - PHASE 1 SITE WORK & UTILITIES**

Element	Quantity	Unit	Unit Cost	Total
<b>Total - Electrical</b>			<b>\$8.08</b>	<b>\$568,853</b>
<b>27 Communications</b>				
Site Communications				
Intercept and rework existing communication duct banks at new foot print	1	ls	\$30,427.28	\$30,427
Conduit, 2" pvc	3,200	lf	\$15.59	\$49,881
Conduit, 4" pvc	6,400	lf	\$33.19	\$212,402
Telecommunication manhole vault, 7' x 13'	1	ea	\$30,181.22	\$30,181
Trenching, backfill and compaction, (8) 4" PVC and (4) 2" PVC larger trench	800	lf	\$166.40	\$133,121
<b>Total - Communications</b>			<b>\$6.48</b>	<b>\$456,012</b>
<b>31 Earthwork</b>				
Site Clearance / Demolition				
Clear and grub site	70,396	sf	\$0.15	\$10,559
Earthwork				
Mobilization	1	ls	\$25,000.00	\$25,000
Field staking / layout	70,396	sf	\$0.19	\$13,375
Rough grading, cut	1,060	cy	\$75.00	\$79,500
Rough grading, fill	820	cy	\$25.00	\$20,500
Rough grading & spoils from foundations / trenching, export	540	cy	\$40.00	\$21,600
Building pads	889	cy	\$15.00	\$13,339
Import select fill, backfill and compact onsite, allowance	500	cy	\$35.00	\$17,500
Fine grading	58,391	sf	\$1.00	\$58,391
Erosion control/SWPPP	70,396	sf	\$1.00	\$70,396
<b>Total - Earthwork</b>			<b>\$4.69</b>	<b>\$330,161</b>
<b>32 Exterior Improvements</b>				
AC paving				
4" AC Paving over 12" Class II AB on Subgrade	8,307	sf	\$8.00	\$66,456
3" AC Paving over 8" Class II AB on Subgrade	3,662	sf	\$6.75	\$24,719
Driveway entrance	3	ea	\$22,500.00	\$67,500
Hardscape				
4" PCC over 4" Class II AB on Subgrade	6,874	sf	\$20.00	\$137,480
Concrete Curbs				
Concrete curbs, 6"	936	lf	\$30.00	\$28,080
Added gutter	468	lf	\$15.00	\$7,020
Concrete Ramps & Truncated Domes				
Curb cut concrete ramps	4	ea	\$2,500.00	\$10,000
Truncated domes	120	sf	\$50.00	\$6,000

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**DETAIL ELEMENTS - PHASE 1 SITE WORK & UTILITIES**

Element	Quantity	Unit	Unit Cost	Total
<b>Striping/Signage</b>				
Parking bumpers	20	ea	\$165.00	\$3,300
Standard stall	35	ea	\$50.00	\$1,750
Electrical vehicle stalls	9	ea	\$115.00	\$1,035
ADA stall	2	ea	\$123.20	\$246
ADA signs	2	ea	\$150.00	\$300
Site/directional signage	6	ea	\$171.30	\$1,028
Striping	686	sf	\$3.00	\$2,058
<b>Landscape</b>				
<b>Planting</b>				
Shrub planting and irrigation	7,812	sf	\$8.00	\$62,496
Trees, 15 gallon	14	ea	\$925.00	\$12,950
Trees, 24" Box	3	ea	\$1,150.00	\$3,450
<b>Site Specialties</b>				
Miscellaneous site specialties	70,396	sf	\$0.15	\$10,559
Flagpoles	1	ea	\$3,000.00	\$3,000
Monument sign and foundation allow	1	ea	\$20,000.00	\$20,000
Knox Box	1	ea	\$550.00	\$550
Bike rack, allowance	4	ea	\$1,850.00	\$7,400
Moveable tables and chairs	7	ea	\$6,500.00	\$45,500

<b>Total - Exterior Improvements</b>			<b>\$7.43</b>	<b>\$522,877</b>
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**33 Utilities**

<b>Fire Water</b>				
Fire hydrant	2	ea	\$8,070.00	\$16,140
<b>Domestic Water</b>				
Domestic Water Pipe, 2"	42	lf	\$110.00	\$4,620
Water gate valve & valve box	1	ea	\$2,250.00	\$2,250
Water connection to existing	2	ea	\$3,500.00	\$7,000
<b>Sanitary Sewer</b>				
Sanitary Sewer Pipe, 4"	54	lf	\$100.00	\$5,400
Sanitary Sewer cleanout, 6" inverter	1	ea	\$1,500.00	\$1,500
Sanitary Sewer cleanout, 4" inverter	2	ea	\$1,350.00	\$2,700
Sanitary Sewer connection to building	1	ea	\$3,250.00	\$3,250
Sewer manholes	3	ea	\$7,150.00	\$21,450
<b>Storm Drainage</b>				
Storm Drain Pipe, 8"	391	lf	\$90.00	\$35,190
Storm Drain cleanout, 8" Inverter	3	ea	\$800.00	\$2,400
Storm Drain, Area Drain	12	ea	\$2,250.00	\$27,000
Storm Drain connection to existing	2	ea	\$3,000.00	\$6,000
<b>Natural Gas</b>				
Natural gas, allowance	70,396	sf	\$1.00	\$70,396

<b>Total - Utilities</b>			<b>\$2.92</b>	<b>\$205,296</b>
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**City of Roseville: Dry Creek Wastewater Treatment Plant Admin & Lab Building**

Roseville, CA  
 Design Development SOPC r1

Project # 23-00453.00  
 11/13/23

**SUMMARY - PHASE 2 DEMO & SITE WORK**

Element	Total	Cost / SF
01 General Requirements		
02 Existing Conditions	\$210,065	\$4.62
03 Concrete		
04 Masonry		
05 Metals		
06 Wood, Plastics, And Composites		
07 Thermal And Moisture Protection		
08 Openings		
09 Finishes		
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying Systems		
21 Fire Suppression		
22 Plumbing		
23 HVAC		
25 Integrated Automation		
26 Electrical	\$9,005	\$0.20
27 Communications		
28 Electrical Safety And Security		
31 Earthwork	\$62,338	\$1.37
32 Exterior Improvements	\$389,733	\$8.56
33 Utilities	\$27,879	\$0.61
Subtotal	\$699,020	\$15.36
General Conditions	Montly \$174,240	\$3.83
Subtotal	\$873,260	\$19.19
General Requirements	3.00% \$26,198	\$0.58
Subtotal	\$899,458	\$19.76
Bonds & Insurance	2.50% \$22,486	\$0.49
Subtotal	\$921,944	\$20.25
Contractor's Fee	5.50% \$50,707	\$1.11
Subtotal	\$972,651	\$21.37
Design Contingency	10.00% \$97,265	\$2.14
Subtotal	\$1,069,916	\$23.51
Escalation to MPOC 7/8/2025	10.04% \$107,386	\$2.36
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$1,177,302</b>	<b>\$25.87</b>

Total Area: 45,517 SF

**DETAIL ELEMENTS - PHASE 2 DEMO & SITE WORK**

Element	Quantity	Unit	Unit Cost	Total
<b>02 Existing Conditions</b>				
Hazardous abatement	5,350	sf	\$15.00	\$80,250
Demo and remove existing buildings	5,350	sf	\$12.00	\$64,200
Utility demo and protection	1	ls	\$10,000.00	\$10,000
Remove Paving	12,752	sf	\$3.00	\$38,256
Remove Landscaping & Irrigation	3,844	sf	\$1.25	\$4,805
Remove Mow Strip Band	47	lf	\$25.00	\$1,175
Miscellaneous site demolition and disposal	45,517	sf	\$0.25	\$11,379
<b>Total - Existing Conditions</b>			<b>\$4.62</b>	<b>\$210,065</b>
<b>26 Electrical</b>				
Demolition				
Electrical de-energize, safe-off, LOTO existng Admin. building	6,003	sf	\$1.50	\$9,005
<b>Total - Electrical</b>			<b>\$0.20</b>	<b>\$9,005</b>
<b>31 Earthwork</b>				
Site Clearance / Demolition				
Clear and grub site	45,517	sf	\$0.15	\$6,828
Earthwork				
Mobilization	1	ls	\$15,000.00	\$15,000
Field staking / layout	45,517	sf	\$0.19	\$8,648
Fine grading	45,517	sf	\$0.20	\$9,103
Erosion control/SWPPP	45,517	sf	\$0.50	\$22,759
<b>Total - Earthwork</b>			<b>\$1.37</b>	<b>\$62,338</b>
<b>32 Exterior Improvements</b>				
AC paving				
4" AC Paving over 12" Class II AB on Subgrade	6,574	sf	\$8.00	\$52,592
3" AC Paving over 8" Class II AB on Subgrade	4,218	sf	\$6.75	\$28,472
Driveway entrance	1	ea	\$22,500.00	\$22,500
Hardscape				
4" PCC over 4" Class II AB on Subgrade	4,122	sf	\$20.00	\$82,440
Concrete Curbs				
Concrete curbs, 6"	876	lf	\$30.00	\$26,280
18" Concrete Mow Strip	382	lf	\$20.00	\$7,640
Concrete Ramps & Truncated Domes				
Curb cut concrete ramps	1	ea	\$2,500.00	\$2,500
Truncated domes	72	sf	\$50.00	\$3,600

**City of Roseville: Dry Creek Wastewater Treatment Plant Admin & Lab Building**

Roseville, CA

Design Development SOPC r1

Project # 23-00453.00

11/13/23

**DETAIL ELEMENTS - PHASE 2 DEMO & SITE WORK**

Element	Quantity	Unit	Unit Cost	Total
Striping/Signage				
Standard stall	27	ea	\$50.00	\$1,350
ADA stall	2	ea	\$123.20	\$246
ADA signs	2	ea	\$150.00	\$300
Site/directional signage	4	ea	\$171.30	\$685
Striping	280	sf	\$3.00	\$840
Landscape				
Planting				
Shrub planting and irrigation	16,469	sf	\$7.00	\$115,283
Trees, 15 gallon	14	ea	\$925.00	\$12,950
Trees, 24" Box	16	ea	\$1,150.00	\$18,400
Site Specialties				
Miscellaneous site specialties	45,517	sf	\$0.30	\$13,655
<b>Total - Exterior Improvements</b>			<b>\$8.56</b>	<b>\$389,733</b>
<b>33 Utilities</b>				
Storm Drainage	45,517	sf	\$0.25	\$11,379
Storm Drain, Area Drain	3	ea	\$2,250.00	\$6,750
Storm Drain, Drop Inlet	3	ea	\$3,250.00	\$9,750
<b>Total - Utilities</b>			<b>\$0.61</b>	<b>\$27,879</b>

**SOUTH PLACER WASTEWATER AUTHORITY**

**RESOLUTION NO. 2024-05**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SOUTH PLACER WASTEWATER AUTHORITY  
APPROVING DRY CREEK WASTEWATER TREATMENT PLANT OPERATIONS  
AND LABORATORY BUILDING PROJECT**

BE IT RESOLVED, that the Board of Directors of the South Placer Wastewater Authority (the "Authority") does hereby approve a Capital Improvement Project for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project (the "Project") with an overall Project budget of \$12,300,000 as presented to the Board at this meeting.


PASSED AND ADOPTED this 25<sup>th</sup> day of January, 2024, by the following vote on roll call:

AYES: *Alvard, Gore, Landon, Roccecci, Williams*


NOES: *None*

ABSENT: *None*

ABSTENTION: *None*

  
Chairperson

ATTEST:

  
Secretary

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Agenda

Item #6

## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority  
Board of Directors

**DATE:** January 10, 2024

**FROM:** Bryan Buchanan, Wastewater Utility Manager, City of Roseville

**AUTHORITY COMMUNICATION NO.:** AC 24-08

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**SUBJECT:** **Corridors Trunk Sewer Capacity Improvement Project Approval**

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*For SPWA Board Meeting January 25, 2024*

### **ACTION REQUESTED**

Adopt a resolution approving a new project titled Corridors Trunk Sewer Capacity Improvement Project with a total project budget of \$5,400,000.

### **BACKGROUND**

In April 2022, the City contracted with Woodard and Curran to evaluate capacity limitations in two regional trunk sewers along Cirby Creek. The trunk sewers are projected to have capacity deficiencies in the future based on development projections. High level alternatives were provided as a part of the evaluation, but none were considered economically feasible.

In early 2023, the City contracted with WaterWorks Engineers to develop detailed alternatives to correct the capacity deficiencies. In April 2023, WaterWorks delivered a technical memorandum titled, "Cirby Trunk A Alternatives Modeling Results."

This document can be found on the City of Roseville's website by selecting Government/Departments and Divisions/Environmental Utilities/At your service/Sewer/South Placer Wastewater Authority/Meetings/2024/January 25, 2024 or at the following link: [Corridors Project](#).

In this technical memorandum, multiple alternatives were analyzed and presented. City staff chose alternative #4 as meeting the needs of this effort while providing the most economic value.

### **REQUEST**

Alternative #4 has a projected engineering and construction cost estimate of \$4,400,000. After adding in \$500,000 for change order contingency and \$500,000 for internal labor and easement acquisition, a total project budget of \$5,400,000 is proposed.

Submitted By:



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Bryan Buchanan  
Wastewater Utility Manager

Approved By:

Dennis  
Kauffman

Digitally signed by  
Dennis Kauffman  
Date: 2024.01.17  
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Dennis Kauffman  
Chief Financial Officer



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Richard D. Plecker  
Acting Executive Director

**SOUTH PLACER WASTEWATER AUTHORITY**

**RESOLUTION NO. 2024-06**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SOUTH PLACER WASTEWATER AUTHORITY  
APPROVING CORRIDORS TRUNK SEWER  
CAPACITY IMPROVEMENT PROJECT**

BE IT RESOLVED, that the Board of Directors of the South Placer Wastewater Authority (the "Authority") does hereby approve a Capital Improvement Project for the Corridors Trunk Sewer Capacity Improvement Project (the "Project") with a Project budget of \$5,400,000 as presented to the Board at this meeting.

PASSED AND ADOPTED this 25<sup>th</sup> day of January, 2024, by the following vote on roll call:

AYES: *Alvard, Gore, Landon, Rocceucci, Williams*

NOES: *None*


ABSENT: *None*

ABSTENTION: *None*



Chairperson

ATTEST:



Secretary

Agenda  
Item # 7

## AUTHORITY COMMUNICATION

---

**TO:** South Placer Wastewater Authority  
Board of Directors

**DATE:** January 10, 2024

**FROM:** Bryan Buchanan, Wastewater Utility Manager, City of Roseville

**AUTHORITY COMMUNICATION NO.:** AC 24-09

---

**SUBJECT:** Pleasant Grove WWTP Maintenance Administration and Shop  
Building Project Update and Budget Adjustment Request

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*For SPWA Board Meeting January 25, 2024*

### **ACTION REQUESTED**

Adopt a resolution approving a budget adjustment for the Pleasant Grove WWTP Maintenance Administration and Shop Building Project in the amount of \$350,000 for a total budget amount of \$1,100,000.

### **BACKGROUND**

When the Pleasant Grove WWTP (Plant) was originally commissioned in 2003, the maintenance shop and crew area constructed was relatively modest due to the limited processes constructed with the original Plant. Since the original construction, ultraviolet disinfection was added, an expansion of the aeration capacity in the oxidation ditches was added, and the newly constructed Pleasant Grove Expansion and Energy Recovery Projects were commissioned. All of these projects added a tremendous workload to both Operations and Maintenance staff.

The proposed new Maintenance Administrative and Shop Building will provide much needed work space as well as expanded warehouse space to properly and efficiently maintain the existing and additional process areas. After the new maintenance shop is constructed, the existing space occupied by the Maintenance group will be repurposed utilized by the Operations and Environmental Laboratory groups.

### **UPDATE AND REQUEST**

In May 2022, the City began development of a 10% programmatic design to determine current and future needs. That effort is now complete. The programmatic design and cost estimate (Attachment B), is estimated at a total cost of approximately \$25,000,000. In 2023, the SPWA Board approved project 500306 with an initial funding of \$750,000 to provide for a full design.

Staff requested a quote from 19-Six (Formerly Williams and Paddon) for comprehensive design and construction support services. After negotiations, the proposed cost for these services is approximately \$886,000. Based on this cost in addition to internal labor and other direct costs, staff requests an additional \$350,000 for a total project budget of \$1,100,000.

As the design progresses from 10% to 100%, it is the hope that cost savings will be found and that construction costs may attenuate. The schedule for 100% design is projected to occur in the Fall of 2024. Staff will provide detailed updates as well as a final proposal back to the SPWA Board for authorization of a final budget for construction.

Submitted By:



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Bryan Buchanan  
Wastewater Utility Manager

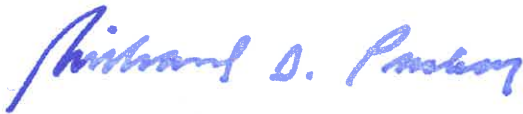
Approved By:

Dennis  
Kauffman

Digitally signed by Dennis  
Kauffman  
Date: 2024.01.17 20:34:33  
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Dennis Kauffman  
Chief Financial Officer



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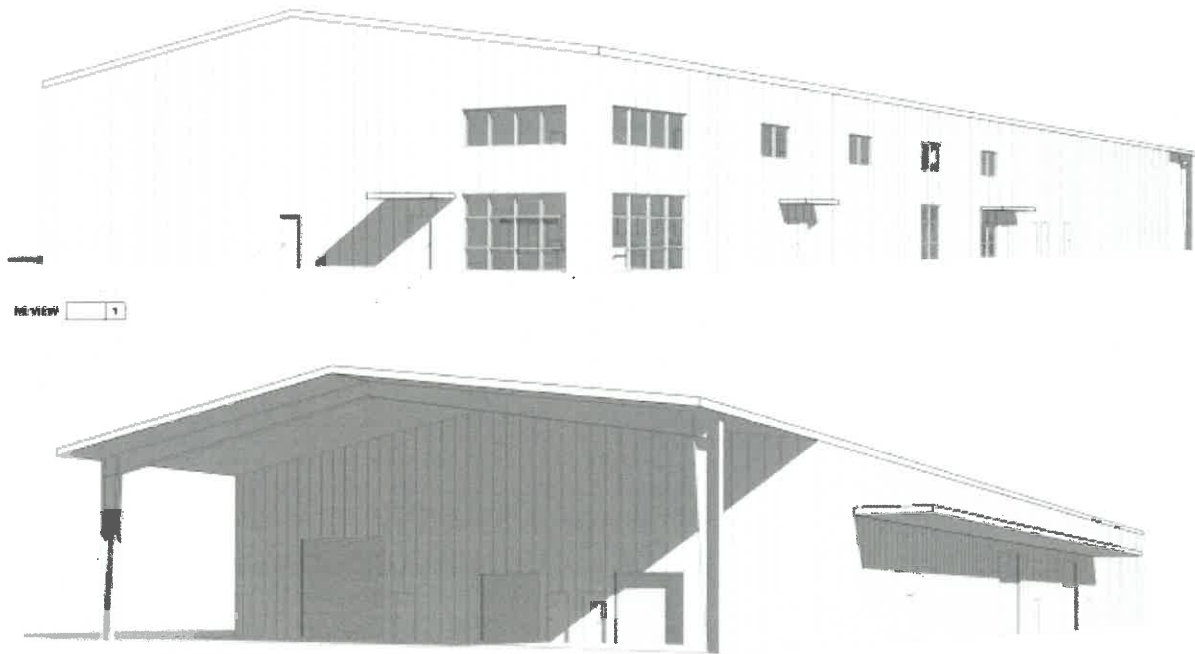
Richard D. Plecker  
Acting Executive Director

Pleasant Grove WWTP Shop Building

Schematic Design

June 23, 2023

23-00373



Prepared for williams+paddon 19-6

**CUMMING**  
Building Value Through Expertise

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**EXECUTIVE SUMMARY**

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**1.1 Introduction**

This estimate has been prepared, pursuant to an agreement between williams+paddon 19-6 and Cumming, for the purpose of establishing a probable cost of construction at the schematic design stage.

The project scope encompasses a new 2-story, pre-engineered metal building and associated sitework for the Pleasant Grove Waste Water Treatment Plant. The building will house warehouse space, shop and office/supporting spaces.

**1.2 Project Schedule**

	Start	Finish	Duration
Design & Engineering	May-24	Jun-24	2 months
Construction	Jun-24	Jul-25	14 months

**1.3 Escalation**

Escalation/inflation rates are very volatile in today's construction market. 2021 saw an unprecedented 13.4% escalation, and 2022 saw another 9.3% of escalation over 2021. With the information on hand, we are expecting after 2023, a slow decline in escalation from 2023-2026 until it once again reaches the ~4% range per year.

We have calculated escalation to be included through the midpoint of construction.

This rate calculated is a compounded rate from the estimate date through the midpoint of construction.

Year	Time	Rate	Total	Compounded Rate
2023	0.52	7.0%	3.7%	<b>3.65%</b>
2024	0.96	5.3%	5.0%	<b>8.86%</b>
2025	0.00	3.9%	0.0%	<b>8.86%</b>

**1.4 Key Assumptions & Exclusions**

Key Assumptions

- Pre-engineered metal building.
- Single Phase Construction

Key Exclusions

- Project Soft Costs.
- Department Relocation.
- AV Equipment.
- Solar Battery storage.
- 1T and 5T crane.

**SUMMARY**

Element	Area	Cost / SF	Total
Shop Building	27,290	\$768.91	\$20,983,611
Sitework	92,000	\$31.15	\$2,865,707
<b>Total Estimated Construction Cost</b>	<b>27,290</b>	<b>\$873.92</b>	<b>\$23,849,318</b>

**Add Alternates\***

	Area	Cost / SF	Total
1. Provide VAV system in lieu of VRF	27,290	\$38.09	\$1,039,471
2. Provide CCTV system.	27,290	\$3.74	\$102,000
3. Provide Access Control system.	27,290	\$3.37	\$92,000
4. Provide 1T and 5T crane, rails, supports			\$566,000

\*Fully burdened, includes Contractor indirects.

**SUMMARY MATRIX**

Element	Shop Building 27,290 SF		Sitework 92,000 SF		Overall Totals		
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	
01 General Requirements							
02 Existing Conditions							
03 Concrete	\$890,996	\$32.65			\$890,996	\$32.65	
04 Masonry							
05 Metals	\$692,080	\$25.36			\$692,080	\$25.36	
06 Wood, Plastics, And Composites	\$123,861	\$4.54			\$123,861	\$4.54	
07 Thermal And Moisture Protection	\$147,316	\$5.40			\$147,316	\$5.40	
08 Openings	\$562,980	\$20.63			\$562,980	\$20.63	
09 Finishes	\$1,788,020	\$65.52			\$1,788,020	\$65.52	
10 Specialties	\$122,039	\$4.47			\$122,039	\$4.47	
11 Equipment							
12 Furnishings							
13 Special Construction	\$3,411,250	\$125.00			\$3,411,250	\$125.00	
14 Conveying Systems	\$250,000	\$9.16			\$250,000	\$9.16	
21 Fire Suppression	\$322,568	\$11.82			\$322,568	\$11.82	
22 Plumbing	\$1,025,851	\$37.59			\$1,025,851	\$37.59	
23 HVAC	\$2,094,052	\$76.73			\$2,094,052	\$76.73	
25 Integrated Automation	\$93,016	\$3.41			\$93,016	\$3.41	
26 Electrical	\$2,115,529	\$77.52	\$352,753	\$3.83	\$2,468,281	\$90.45	
27 Communications	\$245,610	\$9.00	\$52,221	\$0.57	\$297,831	\$10.91	
28 Electrical Safety And Security	\$245,610	\$9.00	\$18,000	\$0.20	\$263,610	\$9.66	
31 Earthwork			\$439,549	\$4.78	\$439,549	\$16.11	
32 Exterior Improvements			\$757,756	\$8.24	\$757,756	\$27.77	
33 Utilities			\$309,545	\$3.36	\$309,545	\$11.34	
Subtotal Cost	\$14,130,776	\$517.80	\$1,929,824	\$20.98	\$16,060,600	\$589	
General Conditions	7.0%	\$989,154	\$36.25	\$135,088	\$1.47	\$1,124,242	\$41.20
General Requirements	3.0%	\$453,598	\$16.62	\$61,947	\$0.67	\$515,545	\$18.89
Bonds & Insurance	2.5%	\$389,338	\$14.27	\$53,171	\$0.58	\$442,510	\$16.22
Contractor's Fee	5.0%	\$798,143	\$29.25	\$109,002	\$1.18	\$907,145	\$33.24
Design Contingency	15.0%	\$2,514,152	\$92.13	\$343,355	\$3.73	\$2,857,506	\$104.71
Escalation to MOC, 12/15/24	8.9%	\$1,708,449	\$62.60	\$233,321	\$2.54	\$1,941,770	\$71.15
<b>Total Estimated Construction Cost</b>		<b>\$20,983,611</b>	<b>\$768.91</b>	<b>\$2,865,707</b>	<b>\$31.15</b>	<b>\$23,849,318</b>	<b>\$873.92</b>

**SCHEDULE OF AREAS AND CONTROL QUANTITIES**

Schedule of Areas	Shop Building	SF
<b>1. Enclosed Areas (x 100%)</b>		
Level 1	21,140	21,140
Level 2	6,150	6,150
<b>Total Enclosed</b>	<b>27,290</b>	<b>27,290</b>
<b>2. Unenclosed Areas (x 50%)</b>		
Awning	1,500	1,500
Roof Overhang	2,800	2,800
<b>Total Unenclosed</b>	<b>2,150</b>	<b>2,150</b>
<b>Total Gross Floor Area</b>	<b>29,440</b>	<b>29,440</b>

Control Quantities	Shop Building	TOTAL QTY	U/M
Gross Area	29,440	29,440	sf
Enclosed Area	27,290	27,290	sf
Unenclosed Area	2,150	2,150	sf
Number of Stories	2	2	ea
Typical Floor Perimeter	640	640	lf
Height of typical floor	14	14	lf
Height of Building (top of roof)	35.75	36	lf
Superstructure System	<i>Pre-Engineered Metal Bldg</i>		
Gross Facade Area (incl parapets)	22,880	22,880	sf
Canopy Area	1,500	1,500	sf
Number of Interior Doors	36	36	ea
SF of Interior Partition Framing	24,610	24,610	sf
Elevators	1	1	ea
Total Site Area		92,000	sf
Finished Site Area		70,860	sf

**SUMMARY - SHOP BUILDING**

Element	Total	Cost / SF
01 General Requirements		
02 Existing Conditions		
03 Concrete	\$890,996	\$32.65
04 Masonry		
05 Metals	\$692,080	\$25.36
06 Wood, Plastics, And Composites	\$123,861	\$4.54
07 Thermal And Moisture Protection	\$147,316	\$5.40
08 Openings	\$562,980	\$20.63
09 Finishes	\$1,788,020	\$65.52
10 Specialties	\$122,039	\$4.47
11 Equipment		
12 Furnishings		
13 Special Construction	\$3,411,250	\$125.00
14 Conveying Systems	\$250,000	\$9.16
21 Fire Suppression	\$322,568	\$11.82
22 Plumbing	\$1,025,851	\$37.59
23 HVAC	\$2,094,052	\$76.73
25 Integrated Automation	\$93,016	\$3.41
26 Electrical	\$2,115,529	\$77.52
27 Communications	\$245,610	\$9.00
28 Electrical Safety And Security	\$245,610	\$9.00
31 Earthwork		
32 Exterior Improvements		
33 Utilities		
34 Transportation		
40 Process Integration		
41 Material Processing And Handling Equipment		
44 Pollution Control Equipment		
48 Electrical Power Generation		
Subtotal	\$14,130,776	\$517.80
General Conditions	7.00% \$989,154	\$36.25
Subtotal	\$15,119,931	\$554.05
General Requirements	3.00% \$453,598	\$16.62
Subtotal	\$15,573,529	\$570.67
Bonds & Insurance	2.50% \$389,338	\$14.27
Subtotal	\$15,962,867	\$584.93
Contractor's Fee	5.00% \$798,143	\$29.25
Subtotal	\$16,761,010	\$614.18
Design Contingency	15.00% \$2,514,152	\$92.13
Subtotal	\$19,275,162	\$706.31
Escalation to MOC, 12/15/24	8.86% \$1,708,449	\$62.60
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$20,983,611</b>	<b>\$768.91</b>

Total Area: 27,290 SF

**DETAIL ELEMENTS - SHOP BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>03 Concrete</b>				
Layout	21,140	sf	\$0.25	\$5,285
Foundations				
Continuous Footings, assume 2' x 2' at perimeter	640	lf		
Concrete, formwork and excavation	104	cy	\$800.00	\$83,437
Rebar 180#/cy	18,773	lbs	\$2.00	\$37,547
Spread Footings, assume 4' sq x 1'-6"d	25	ea		
Concrete, formwork and excavation	24	cy	\$800.00	\$19,556
Rebar 180#/cy	4,400	lbs	\$2.00	\$8,800
Slab on Grade, 6"	431	cy	\$1,100.00	\$473,693
SOG Reinforcing steel, 2#/sf	42,280	lbs	\$2.00	\$84,560
Thickened edge	39	cy	\$800.00	\$31,289
Concrete Fill at metal deck, 3" NWC incl rebar	6,150	sf	\$15.00	\$92,250
Miscellaneous concrete (interior pads, curbs, depressions, etc.)	27,290	sf	\$2.00	\$54,580
<b>Total - Concrete</b>			<b>\$32.65</b>	<b>\$890,996</b>
<b>05 Metals</b>				
Structural Steel				
Structural steel support for metal deck, 8psf	25	tns	\$10,000.00	\$246,000
Metal Decking				
3" metal deck	6,150	sf	\$15.00	\$92,250
Stairs				
Stairs, metal pan	2	flr	\$40,000.00	\$80,000
Miscellaneous Metals	27,290	sf	\$2.00	\$54,580
Metal Awning	1,500	sf	\$125.00	\$187,500
Steel canopies (3 ea)	145	sf	\$150.00	\$21,750
Removable metal guardrail at mezzanine	40	lf	\$250.00	\$10,000
<b>Total - Metals</b>			<b>\$25.36</b>	<b>\$692,080</b>
<b>06 Wood, Plastics, And Composites</b>				
Rough Carpentry	27,290	sf	\$0.50	\$13,645
3/4" plywood to 8' at shop spaces	3,680	sf	\$4.95	\$18,216
Building Casework				
Base cabinetry with quartz countertops	75	lf	\$650.00	\$48,750
Break Room 42" high counter with cabinets underneath	8	lf	\$1,500.00	\$12,000
Vanity counters	20	lf	\$400.00	\$8,000
Upper cabinets	67	lf	\$250.00	\$16,750
Open-face storage cabinets 6'h	10	lf	\$500.00	\$5,000
Closet shelf and rod	10	lf	\$150.00	\$1,500
<b>Total - Wood, Plastics, And Composites</b>			<b>\$4.54</b>	<b>\$123,861</b>
<b>07 Thermal And Moisture Protection</b>				
Interior Wall Insulation				
Sound batt insulation, unbacked	24,610	sf	\$1.75	\$43,068

**DETAIL ELEMENTS - SHOP BUILDING**

Element	Quantity	Unit	Unit Cost	Total
Roof Insulation	26,000	sf	\$2.75	\$71,500
Standing Seam Metal roof				
Metal roofing			<i>Included with Metal Building</i>	
Flashing/Counterflashing				
Sheetmetal (on a SF GFA basis)	27,290	sf	\$1.00	\$27,290
Miscellaneous				
Caulking allowance	27,290	gfa	\$0.20	\$5,458
<b>Total - Thermal And Moisture Protection</b>			<b>\$5.40</b>	<b>\$147,316</b>

**08 Openings**

<b>Exterior Glazing</b>				
Aluminum framed storefront/windows	970	sf	\$135.00	\$130,950
<b>Exterior Doors</b>				
Overhead coiling door, 10'w x 10'h, power operated	2	ea	\$18,000.00	\$36,000
Overhead coiling door, 16'w x 16'h, power operated	3	ea	\$27,000.00	\$81,000
HM door sets, HM frames and hardware, single	13	ea	\$3,000.00	\$39,000
<b>Premiums</b>				
Panic hardware, per leaf	13	ea	\$1,100.00	\$14,300
Paint finish, per leaf	13	ea	\$250.00	\$3,250
<b>Interior Glazing</b>				
Interior glazing, 6'x4' windows	96	sf	\$130.00	\$12,480
<b>Interior Doors, including hardware</b>				
SC wood door/HM frame, single, with window	5	ea	\$3,500.00	\$17,500
HM door and frame, single	23	ea	\$2,500.00	\$57,500
HM door and frame, double	8	pr	\$5,000.00	\$40,000
<b>Premiums</b>				
Paint finish, per leaf	44	ea	\$250.00	\$11,000
<b>Skylights</b>				
Premanufactured skylight, 4x8, incl curbs	25	ea	\$4,800.00	\$120,000
<b>Total - Openings</b>			<b>\$20.63</b>	<b>\$562,980</b>

**09 Finishes**

<b>Exterior Finishes</b>				
Paint underside of roof overhang and awning/canopies	4,300	sf	\$2.50	\$10,750
<b>Exterior Walls</b>				
Metal stud furring for 3/4" plywood at shop spaces, 8'aff	3,680	sf	\$24.00	\$88,320
Metal stud furring at exterior wall for finished areas	6,140	sf	\$24.00	\$147,360
<b>Gypsum Board</b>				
Gypsum board, 5/8" thick, finished (I4)	6,140	sf	\$6.00	\$36,840
<b>Interior Partitions</b>				
<b>Interior Metal Studs</b>				
Metal studs, 6"	24,610	sf	\$24.00	\$590,640
<b>Gypsum Board</b>				
Gypsum board, 5/8" thick, finished (I4)	49,220	sf	\$6.00	\$295,320

**DETAIL ELEMENTS - SHOP BUILDING**

Element	Quantity	Unit	Unit Cost	Total
Additional blocking, support backing, stiffeners, etc.	24,610	sf	\$5.00	\$123,050
<b>Flooring</b>				
<b>Floors</b>				
Ceramic tile flooring	1,600	sf	\$26.00	\$41,600
Carpet tile flooring	3,900	sf	\$6.00	\$23,400
Luxury vinyl tile	580	sf	\$10.00	\$5,800
Sealed concrete SC1 with nonskid oil resistant sealant	16,000	sf	\$3.00	\$48,000
Polished concrete	3,500	sf	\$8.00	\$28,000
<b>Base</b>				
Rubber base, 4"	2,795	lf	\$5.00	\$13,975
Ceramic tile, base	550	lf	\$26.00	\$14,300
<b>Walls</b>				
FRP panels	250	sf	\$15.00	\$3,750
Ceramic tile, 6' H	3,300	sf	\$26.00	\$85,800
Paint walls	55,360	sf	\$1.25	\$69,200
<b>Ceiling</b>				
<b>Acoustic Tile Ceilings</b>				
ACT, 2x4 second look	5,920	sf	\$10.00	\$59,200
Gypsum board ceilings, incl. framing	2,400	sf	\$24.00	\$57,600
Gypsum board soffit drops, incl. framing	100	sf	\$28.00	\$2,800
Paint gypsum board ceilings/soffit drops	2,500	sf	\$1.75	\$4,375
Exposed to structure, paint	18,970	sf	\$2.00	\$37,940
<b>Total - Finishes</b>			<b>\$65.52</b>	<b>\$1,788,020</b>

**10 Specialties**

<b>Interior Specialties</b>				
Lockers, 2-tier	38	ea	\$1,000.00	\$38,000
Benches, at Locker Room	2	ea	\$2,250.00	\$4,500
<b>Safety Specialties</b>				
Fire extinguisher and cabinet	4	ea	\$439.34	\$1,757
Interior signage, Code & wayfinding	27,290	sf	\$0.75	\$20,468
<b>Toilet Room Specialties</b>				
Handicap, solid phenolic	4	ea	\$2,395.00	\$9,580
Standard, solid phenolic	4	ea	\$1,860.00	\$7,440
Urinal screen, stainless steel	1	ea	\$1,000.00	\$1,000
Shower pans	2	ea	\$3,000.00	\$6,000
Shower pans, ADA	2	ea	\$3,500.00	\$7,000
Shower curtain rod	4	ea	\$350.00	\$1,400
Shower bench	2	ea	\$500.00	\$1,000
Bathroom mirrors	84	sf	\$55.00	\$4,620
Coat hook	9	ea	\$51.90	\$467
Grab bars	10	ea	\$285.00	\$2,850
Janitor mop sink rack	2	ea	\$240.00	\$480
Paper towel dispenser	6	ea	\$367.59	\$2,206
Sanitary napkin disposal	3	ea	\$215.00	\$645
Seat cover dispenser	9	ea	\$140.74	\$1,267
Soap dispenser	7	ea	\$102.87	\$720
Toilet paper dispenser	7	ea	\$91.39	\$640

**DETAIL ELEMENTS - SHOP BUILDING**

Element	Quantity	Unit	Unit Cost	Total
Exterior signage	1	ea	\$10,000.00	\$10,000
<b>Total - Specialties</b>			\$4.47	\$122,039
<b>11 Equipment</b>				
Cranes				By Owner
Laundry Equipment, washers & dryers				FF&E
<b>Total - Equipment</b>				
<b>12 Furnishings</b>				
Window Treatments				N/A
Work tables & chairs at Technician Shop				FF&E
<b>Total - Furnishings</b>				
<b>13 Special Construction</b>				
Pre-Engineered Metal Building, two-story	27,290	sf	\$125.00	\$3,411,250
<b>Total - Special Construction</b>			\$125.00	\$3,411,250
<b>14 Conveying Systems</b>				
Elevator, 3500 lbs, gurney accessible	2	stop	\$125,000.00	\$250,000
<b>Total - Conveying Systems</b>			\$9.16	\$250,000
<b>21 Fire Suppression</b>				
Wet pipe sprinkler system	27,290	sf	\$11.82	\$322,568
<b>Total - Fire Suppression</b>			\$11.82	\$322,568
<b>22 Plumbing</b>				
General Plumbing Equipment				
Sand/oil interceptor, 500 gal	1	ea	\$14,360.00	\$14,360
75-100 MBH Gas Water Heater	1	ea	\$8,625.00	\$8,625
Sanitary Fixtures				
Water closet	9	ea	\$1,866.00	\$16,794
Urinal	2	ea	\$1,695.00	\$3,390
Lavatory	7	ea	\$1,328.00	\$9,296
Shower	4	ea	\$1,520.00	\$6,080
Mop sink	2	ea	\$875.80	\$1,752

**DETAIL ELEMENTS - SHOP BUILDING**

Element	Quantity	Unit	Unit Cost	Total
Service sink, stainless steel	3	ea	\$1,405.00	\$4,215
Sink, hand wash	2	ea	\$1,265.00	\$2,530
Washer box	1	ea	\$636.90	\$637
Drinking fountain	1	ea	\$2,960.00	\$2,960
Emergency shower/eyewash	3	ea	\$2,890.00	\$8,670
Emergency eyewash	1	ea	\$1,550.00	\$1,550
Floor drain	24	ea	\$353.60	\$8,486
Floor sink	1	ea	\$634.70	\$635
Hose bibb	20	ea	\$183.80	\$3,676
Electronic trap primer	14	ea	\$1,522.00	\$21,308
<b>Rough-ins</b>				
Local rough-in at fixture	38	ea	\$835.90	\$31,764
Rough-in at floor sink or floor drain	25	ea	\$538.50	\$13,463
Rough-in to refrigerator	1	ea	\$234.10	\$234
Rough-in to OFCI items	20	ea	\$2,130.00	\$42,600
<b>Domestic Cold Water</b>				
Domestic Cold Water Piping, SF	27,290	sf	\$5.46	\$149,003
<b>Domestic Hot Water</b>				
Domestic Hot Water Piping, SF	27,290	sf	\$4.97	\$135,631
<b>Waste Piping</b>				
Waste Piping, SF	27,290	sf	\$5.36	\$146,274
<b>Vent Piping</b>				
Vent Piping, SF	27,290	sf	\$4.77	\$130,173
<b>Condensate Drainage</b>				
Trap and equipment connect	26	ea	\$602.90	\$15,675
3/4" pipe, cu type M, in bldg	780	lf	\$47.62	\$37,144
Pipe insulation, 3/4"	780	lf	\$16.48	\$12,854
<b>Natural Gas</b>				
1" pipe, blk steel, schd 40, thrd	100	lf	\$44.80	\$4,480
<b>Compressed Air</b>				
Air compressor, duplex scroll w/dryer, air receiver - 15 HP	1	ea	\$69,180.00	\$69,180
1/2" compressed air pipe, cu type L, in bldg	1,000	lf	\$58.54	\$58,540
<b>Miscellaneous Plumbing</b>				
Test / clean plumbing	80	hr	\$134.83	\$10,786
Start-up/check-out	40	hr	\$161.80	\$6,472
Commissioning assist	40	hr	\$141.93	\$5,677
Seismic bracing	27,290	sf	\$0.85	\$23,197
Penetrations and firestopping for plumbing	27,290	sf	\$0.65	\$17,739

<b>Total - Plumbing</b>			<b>\$37.59</b>	<b>\$1,025,851</b>
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**23 HVAC**

<b>Refrigerant Piping</b>				
Misc. pipe, acr, type L	2,000	lf	\$56.08	\$112,160
Pipe insulation	2,000	lf	\$16.91	\$33,820
<b>Air-Side Equipment</b>				
DOAS	2,800	cfm	\$21.32	\$59,696
Direct evaporative coolers	45,000	cfm	\$4.33	\$194,850
CRACs				

**DETAIL ELEMENTS - SHOP BUILDING**

Element	Quantity	Unit	Unit Cost	Total
Computer room air conditioner, split dx, 3 ton	1	ea	\$30,490.00	\$30,490
<b>VRF</b>				
VRF fan coil, ducted, 1 ton, 400 cfm	4	ea	\$3,714.00	\$14,856
VRF fan coil, ducted, 1.5 ton, 600 cfm	1	ea	\$5,036.00	\$5,036
VRF fan coil, ducted, 2 ton, 800 cfm	1	ea	\$5,465.00	\$5,465
VRF fan coil, ducted, 2.5 ton, 1000 cfm	2	ea	\$7,364.00	\$14,728
VRF fan coil, ducted, 3 ton, 1200 cfm	8	ea	\$7,622.00	\$60,976
VRF fan coil, ducted, 4 ton, 1600 cfm	9	ea	\$9,824.00	\$88,416
VRF branch selector box, 6 port, 3 tons	1	ea	\$6,758.00	\$6,758
VRF branch selector box, 10 port, 4 tons	2	ea	\$11,260.00	\$22,520
VRF heat recov condenser unit, air cooled, 36 tons cooling	2	ea	\$69,450.00	\$138,900
<b>Radiators</b>				
Unit Heater To 10 MBH	4	ea	\$3,120.00	\$12,480
<b>Fans</b>				
Exhaust fan , 80 cfm	1	ea	\$709.70	\$710
Exhaust fan , 100 cfm	2	ea	\$754.10	\$1,508
Exhaust fan , 200 cfm	1	ea	\$952.80	\$953
Exhaust fan , 240 cfm	1	ea	\$1,026.00	\$1,026
Exhaust fan , 1200 cfm	1	ea	\$2,505.00	\$2,505
Exhaust fan , 1400 cfm	1	ea	\$2,788.00	\$2,788
Exhaust fan , 1600 cfm	3	ea	\$3,067.00	\$9,201
Exhaust fan , 2000 cfm	1	ea	\$3,616.00	\$3,616
Fume extraction system	2	ea	\$7,361.00	\$14,722
<b>Air Distribution</b>				
<b>Ductwork</b>				
Ductwork, galv, self-fab'd, incl shop OH	47,746	lbs	\$17.94	\$856,563
Duct insulation, liner	23,591	sf	\$4.46	\$105,217
Manual volume damper	296	ea	\$103.70	\$30,695
Flexible duct, insulated, various sizes	1,480	lf	\$28.93	\$42,816
<b>Grilles and diffusers</b>				
Return Grilles	111	ea	\$177.70	\$19,725
Exhaust grilles	56	ea	\$170.30	\$9,452
Ceiling diffusers	185	ea	\$213.90	\$39,572
<b>Miscellaneous</b>				
Test / balance HVAC	240	hr	\$158.90	\$38,136
Start-up/check-out	160	hr	\$144.46	\$23,114
Commissioning assist	160	hr	\$144.46	\$23,114
Seismic bracing	27,290	sf	\$0.90	\$24,561
Hoisting and rigging	1	ls	\$25,170.00	\$25,170
Penetrations and firestopping for HVAC	27,290	sf	\$0.65	\$17,739

<b>Total - HVAC</b>			<b>\$76.73</b>	<b>\$2,094,052</b>
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**25 Integrated Automation**

**HVAC Controls**

DDC controls, DOAS	1	ea	\$8,930.00	\$8,930
DDC controls, CRAC	1	ea	\$5,218.00	\$5,218
DDC controls, VRF fancoil	25	ea	\$2,500.00	\$62,500

**DETAIL ELEMENTS - SHOP BUILDING**

Element	Quantity	Unit	Unit Cost	Total
DDC controls, general exhaust fan	11	ea	\$1,488.00	\$16,368
<b>Total - Integrated Automation</b>			<b>\$3.41</b>	<b>\$93,016</b>

**26 Electrical**

Service and distribution

Distribution equipment

Service and distribution, normal - includes conduit and wire to distribute power to the respective electrical closets throughout the building. Unknown design.

	27,290	sf	\$5.00	\$136,450
Main switchboard, 1200 amp, 480/277v, 3ph, 4w	1	ea	\$75,273.19	\$75,273
Distribution board, 400 amp, 120/208v, 3ph, 4w	1	ea	\$32,173.81	\$32,174
Distribution board, 600 amp, 480/277v, 3ph, 4w	1	ea	\$41,566.65	\$41,567
Panelboard, 100 amp, 120/208v, 3ph, 4w	4	ea	\$2,552.35	\$10,209
Panelboard, 100 amp, 480/277v, 3ph, 4w	1	ea	\$2,977.75	\$2,978
Panelboard, 200 amp, 120/208v, 3ph, 4w	1	ea	\$3,940.55	\$3,941
Panelboard, 225 amp, 120/208v, 3ph, 4w	1	ea	\$3,306.98	\$3,307
Panelboard, 225 amp, 480/277v, 3ph, 4w	3	ea	\$3,940.55	\$11,822
Panelboard, 225 amp, 120/208v, 3ph, 4w, (tandem)	1	ea	\$5,592.89	\$5,593
Panelboard, 225 amp, 480/277v, 3ph, 4w, (tandem)	1	ea	\$6,860.03	\$6,860
Transformer, 30kVA, 480-120/208v, 3ph, 4w	1	ea	\$7,389.40	\$7,389
Transformer, 112.5kVA, 480-120/208v, 3ph, 4w	1	ea	\$15,616.08	\$15,616
30kVA UPS, Uninterruptible Power Supply	1	ea	\$92,560.51	\$92,561
HVAC and equipment connections				
Elevator 20HP, electrical connection only	1	ea	\$548.55	\$549
Test bench, Prefab Shop, 30A electrical connection only	1	ea	\$259.68	\$260
Test bench, Prefab Shop, 60A electrical connection only	4	ea	\$362.78	\$1,451
Test bench, Prefab Shop, 100A electrical connection only	2	ea	\$548.55	\$1,097
DOAS, electrical connection only	1	ea	\$588.97	\$589
Computer room air conditioner, split dx, 3 ton, electrical connection only	1	ea	\$387.74	\$388
VRF fan coil, ducted, 1 ton, 400 cfm, electrical connection only	4	ea	\$259.68	\$1,039
VRF fan coil, ducted, 1.5 ton, 600 cfm, electrical connection only	1	ea	\$259.68	\$260
VRF fan coil, ducted, 2 ton, 800 cfm, electrical connection only	1	ea	\$259.68	\$260
VRF fan coil, ducted, 2.5 ton, 1000 cfm, electrical connection only	2	ea	\$259.68	\$519
VRF fan coil, ducted, 3 ton, 1200 cfm, electrical connection only	8	ea	\$362.78	\$2,902
VRF fan coil, ducted, 4 ton, 1600 cfm, electrical connection only	9	ea	\$362.78	\$3,265
VRF branch selector box, 6 port, 3 tons, electrical connection only	1	ea	\$277.89	\$278
VRF branch selector box, 10 port, 4 tons, electrical connection only	2	ea	\$277.89	\$556
VRF heat recov condenser unit, air cooled, 36 tons cooling, electrical connect	2	ea	\$387.74	\$775
Exhaust fan , 80 cfm, electrical connection only	1	ea	\$244.48	\$244
Exhaust fan , 100 cfm, electrical connection only	2	ea	\$244.48	\$489
Exhaust fan , 200 cfm, electrical connection only	1	ea	\$244.48	\$244
Exhaust fan , 240 cfm, electrical connection only	1	ea	\$244.48	\$244
Exhaust fan , 1200 cfm, electrical connection only	1	ea	\$325.45	\$325
Exhaust fan , 1400 cfm, electrical connection only	1	ea	\$325.45	\$325
Exhaust fan , 1600 cfm, electrical connection only	3	ea	\$325.45	\$976
Exhaust fan , 2000 cfm, electrical connection only	1	ea	\$355.65	\$356
Disconnect elevator switch, 100/3 fused N1	1	ea	\$3,342.85	\$3,343

**DETAIL ELEMENTS - SHOP BUILDING**

Element	Quantity	Unit	Unit Cost	Total
Disconnect switch, motor rated N1	11	ea	\$155.24	\$1,708
Disconnect switch, 30/3 fused N1	9	ea	\$852.80	\$7,675
Disconnect switch, 60/3 fused N1	21	ea	\$1,133.68	\$23,807
Disconnect switch, 100/3 fused N1	2	ea	\$1,874.43	\$3,749
Disconnect switch, 30/3 fused N3R	3	ea	\$1,170.67	\$3,512
Disconnect switch, 60/3 fused N3R	3	ea	\$1,504.64	\$4,514
Disconnect switch, 100/3 fused N3R	1	ea	\$2,194.99	\$2,195
Equipment feeder, 20 amp	550	lf	\$21.98	\$12,088
Equipment feeder, 30 amp	1,200	lf	\$23.21	\$27,856
Equipment feeder, 60 amp	2,400	lf	\$35.22	\$84,526
Equipment feeder, 100 amp	500	lf	\$50.20	\$25,101
<b>Solar</b>				
Rooftop solar, 48kW	48,000	wt	\$3.25	\$156,000
<b>Convenience power</b>				
Convenience power - includes duplex outlets, double duplex outlets, duplex GFI outlets, floor boxes, conduit and wire.	27,290	sf	\$11.00	\$300,190
<b>Lighting and lighting control</b>				
Lighting and lighting control - includes LED light fixtures, title 24 compliant lighting control, conduit and wire.	27,290	sf	\$28.00	\$764,120
<b>Additional electrical requirements</b>				
Electrical temporary power	1	ls	\$20,000.00	\$20,000
<b>General conditions / General requirements</b>				
Indirect labor	1	ls	\$149,129.90	\$149,130
Consumables	1	ls	\$9,674.37	\$9,674
Equipment rentals	1	ls	\$29,023.10	\$29,023
Testing/Commissioning	1	ls	\$24,185.91	\$24,186

<b>Total - Electrical</b>			<b>\$77.52</b>	<b>\$2,115,529</b>
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**27 Communications**

**Voice and Data system**

Voice and data system, (rough-in only) - includes boxes, conduit and pull string to an accessible ceiling space, j-hooks to be installed to a corridor cable tray system. Sleeves will be installed at every fire rated wall. Buildout of IDF/MDF, Cabling, active and passive components by others.

27,290	sf	\$3.00	\$81,870
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Voice and data system - includes all components to operate on a passive level. Does not include IT equipment such as routers, network switch's, phone hand sets, patching and programming.

27,290	sf	\$5.00	\$136,450
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**Audio-video system**

Audio visual system, (rough-in only)

27,290	sf	\$1.00	\$27,290
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<b>Total - Communications</b>			<b>\$9.00</b>	<b>\$245,610</b>
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**DETAIL ELEMENTS - SHOP BUILDING**

Element	Quantity	Unit	Unit Cost	Total
<b>28 Electrical Safety And Security</b>				
Closed circuit television system				Not included in base.
Access control system				Not included in base.
Fire alarm system				
Fire alarm system, (rough-in only) - includes boxes, full conduit raceway and pull string.	27,290	sf	\$3.50	\$95,515
Fire alarm system, addressable - includes fire alarm panel, annunciator, terminal cabinets, speakers, strobes, horns, pull stations, control modules, relay modules tamper and flow switch's.	27,290	sf	\$5.50	\$150,095
<b>Total - Electrical Safety And Security</b>			<b>\$9.00</b>	<b>\$245,610</b>

**SUMMARY - SITEWORK**

Element	Total	Cost / SF
01 General Requirements		
02 Existing Conditions		
03 Concrete		
04 Masonry		
05 Metals		
06 Wood, Plastics, And Composites		
07 Thermal And Moisture Protection		
08 Openings		
09 Finishes		
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying Systems		
21 Fire Suppression		
22 Plumbing		
23 HVAC		
25 Integrated Automation		
26 Electrical	\$352,753	\$3.83
27 Communications	\$52,221	\$0.57
28 Electrical Safety And Security	\$18,000	\$0.20
31 Earthwork	\$439,549	\$4.78
32 Exterior Improvements	\$757,756	\$8.24
33 Utilities	\$309,545	\$3.36
34 Transportation		
40 Process Integration		
41 Material Processing And Handling Equipment		
44 Pollution Control Equipment		
48 Electrical Power Generation		
Subtotal	\$1,929,824	\$20.98
General Conditions	7.00% \$135,088	\$1.47
Subtotal	\$2,064,911	\$22.44
General Requirements	3.00% \$61,947	\$0.67
Subtotal	\$2,126,859	\$23.12
Bonds & Insurance	2.50% \$53,171	\$0.58
Subtotal	\$2,180,030	\$23.70
Contractor's Fee	5.00% \$109,002	\$1.18
Subtotal	\$2,289,032	\$24.88
Design Contingency	15.00% \$343,355	\$3.73
Subtotal	\$2,632,386	\$28.61
Escalation to MOC, 12/15/24	8.86% \$233,321	\$2.54
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$2,865,707</b>	<b>\$31.15</b>

Total Area: 92,000 SF

**DETAIL ELEMENTS - SITEWORK**

Element	Quantity	Unit	Unit Cost	Total
<b>26 Electrical</b>				
Site service and distribution				
EVCS, Dual EV Charging Station	2	ea	\$17,916.41	\$35,833
Feeder, 100 amp, 3P, 4W, PVC for two (2) Dual EVCS's	200	lf	\$33.93	\$6,785
Feeder, 1200 amp, 3P, 4W, PVC	200	lf	\$569.12	\$113,824
Conduit, 1 1/4" pvc for Future EVCS, capable stalls for 13 parking spaces	600	lf	\$11.18	\$6,708
Pull box, 10x17x12	8	ea	\$627.74	\$5,022
Trenching, backfill and compaction, unknown point of connection POC	475	lf	\$156.70	\$74,434
Site lighting and lighting control				
Site Light 18'H Pole with Single LED Head	7	ea	\$3,575.05	\$25,025
Pole Base to by others, F&IBO's, not included and excluded				
Photo cell	7	ea	\$130.89	\$916
Occupancy Sensor	7	ea	\$308.13	\$2,157
Site lighting branch power, 30 amp, emt	875	lf	\$25.79	\$22,562
Pull box, 10x17x12	7	ea	\$627.74	\$4,394
Trenching, backfill and compaction, assume Ditchwitch trencher	875	lf	\$62.96	\$55,091

<b>Total - Electrical</b>			<b>\$3.83</b>	<b>\$352,753</b>
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**27 Communications**

Site communications				
Conduit, 4" pvc	400	lf	\$33.19	\$13,275
Pull box, 30"x48"x36" Telecommunication	2	ea	\$5,803.15	\$11,606
Trenching, backfill and compaction, unknown point of connection POC	200	lf	\$136.70	\$27,340

<b>Total - Communications</b>			<b>\$0.57</b>	<b>\$52,221</b>
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**28 Electrical Safety And Security**

Site safety and security				
Exterior cameras	1	al	\$18,000.00	\$18,000

<b>Total - Electrical Safety And Security</b>			<b>\$0.20</b>	<b>\$18,000</b>
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**31 Earthwork**

Mobilization	1	ls	\$25,000.00	\$25,000
Site Clearing				
Field staking and layout	92,000	sf	\$0.15	\$13,800
Clear and grub, clear all existing planting/grass	92,000	sf	\$0.20	\$18,400
Earth Moving				
Rough grading, entire site	92,000	sf	\$1.00	\$92,000
Building pad	1,566	cy	\$15.00	\$23,489
Fine grading remaining site	70,860	sf	\$1.00	\$70,860
Export, per Grading plan, move on site	10,000	cy	\$15.00	\$150,000
Erosion Control/SWPPP	92,000	sf	\$0.50	\$46,000

**DETAIL ELEMENTS - SITEWORK**

Element	Quantity	Unit	Unit Cost	Total
<b>Total - Earthwork</b>			\$4.78	\$439,549
<b>32 Exterior Improvements</b>				
Asphalt Paving				
Proposed parking lot, 3" AC over 8" AB	29,230	sf	\$8.00	\$233,840
Concrete Paving				
Concrete paving	8,950	sf	\$18.00	\$161,100
Driveway entrances	3	ea	\$20,000.00	\$60,000
Concrete Curbs and Ramps				
Concrete curbs	2,140	lf	\$45.00	\$96,300
Concrete sloped walk	590	sf	\$30.00	\$17,700
Concrete steps	100	sf	\$55.00	\$5,500
Railing at steps and sloped walk	250	lf	\$225.00	\$56,250
Curb cuts and truncated domes	4	ea	\$2,500.00	\$10,000
Trash Enclosure				
CMU wall, 6' high	210	sf	\$55.00	\$11,550
Footing at CMU wall, assume 2'x2'	5	cy	\$800.00	\$3,650
Curbs	28	lf	\$75.00	\$2,100
Gate, 10' wide	1	ea	\$7,500.00	\$7,500
Steam Clean Enclosure; Oil Separator				
CMU wall, 6' high	240	sf	\$55.00	\$13,200
Footing at CMU wall, assume 2'x2'	5	cy	\$800.00	\$4,172
Signage and Striping				
Parking stall, standard	70	ea	\$45.00	\$3,150
Directional striping, etc.	29,230	sf	\$0.05	\$1,462
Landscape and Irrigation				
Planting area	1,000	sf	\$5.00	\$5,000
Irrigation	1,000	sf	\$3.00	\$3,000
Bark mulch	1,000	sf	\$1.00	\$1,000
Trees, allowance	20	ea	\$500.00	\$10,000
Hydroseed balance of site	52,820	sf	\$0.10	\$5,282
Site Specialties				
Misc site specialties	92,000	sf	\$0.50	\$46,000
Tables and chairs				FF&E
<b>Total - Exterior Improvements</b>			\$8.24	\$757,756
<b>33 Utilities</b>				
Fire Water				
Fire water line, 6"	550	lf	\$150.00	\$82,500
Fire hydrant	1	ea	\$6,200.00	\$6,200
FDC	1	ea	\$5,000.00	\$5,000
Connect to building	1	ea	\$2,500.00	\$2,500
Connect to existing	2	ea	\$2,500.00	\$5,000
Sanitary Sewer				

**DETAIL ELEMENTS - SITEWORK**

Element	Quantity	Unit	Unit Cost	Total
Sanitary sewer force main	245	lf	\$185.00	\$45,325
Connect to building	1	ea	\$2,500.00	\$2,500
Connect to existing manhole	1	ea	\$2,500.00	\$2,500
Lift Station, allowance	1	ls	\$15,000.00	\$15,000
Storm Drainage, allowance	92,000	sf	\$1.00	\$92,000
Valley gutter	210	lf	\$150.00	\$31,500
Domestic Water				
Domestic water line	132	lf	\$110.00	\$14,520
Connect to building	1	ea	\$2,500.00	\$2,500
Connect to existing	1	ea	\$2,500.00	\$2,500
<b>Total - Utilities</b>			<b>\$3.36</b>	<b>\$309,545</b>

**SOUTH PLACER WASTEWATER AUTHORITY**

**RESOLUTION NO. 2024-07**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SOUTH PLACER WASTEWATER AUTHORITY  
APPROVING PLEASANT GROVE WASTEWATER TREATMENT PLANT  
MAINTENANCE ADMINISTRATION AND SHOP BUILDING  
PROJECT BUDGET ADJUSTMENT**

BE IT RESOLVED, that the Board of Directors of the South Placer Wastewater Authority (the "Authority") does hereby approve a budget adjustment to the Capital Improvement Project for the Pleasant Grove Wastewater Treatment Plant Maintenance Administration and Shop Building Project (the "Project") with a Project budget adjustment of \$350,000 resulting in an overall Project budget of \$1,100,000 as presented to the Board at this meeting.

PASSED AND ADOPTED this 25<sup>th</sup> day of January, 2024, by the following vote on roll call:

AYES: *Alvard, Gore, Landon, Roccecci, Williams*


NOES: *None*

ABSENT: *None*

ABSTENTION: *None*

  
Chairperson

ATTEST:

  
Secretary

Agenda  
Item # 8

## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority  
Board of Directors

**DATE:** January 10, 2024

**FROM:** Bryan Buchanan, Wastewater Utility Manager, City of Roseville

**AUTHORITY COMMUNICATION NO.:** AC 24-10

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**SUBJECT:** Pleasant Grove WWTP Ultraviolet (UV) Disinfection System Addition  
Project Update and Budget Adjustment Request

---

*For SPWA Board Meeting January 25, 2024*

### **ACTION REQUESTED**

Adopt a resolution approving a budget adjustment for the Pleasant Grove WWTP UV Disinfection Addition Project in the amount of \$350,000 for a total budget amount of \$7,320,000.

### **BACKGROUND**

The UV disinfection system at the Pleasant Grove Wastewater Treatment Plant was constructed with four treatment channels to convey treated water for disinfection with the UV equipment installed in each channel. When constructed, three of the four channels were fitted with equipment. The fourth channel was built for system expansion and was to be equipped when the treatment flow approached the capacity of the first three channels. Growth in the Pleasant Grove WWTP service area generated sufficient flow to justify equipping the fourth channel. At the June 2021 SPWA Board meeting the Board approved an additional \$1,500,000 for the project budget due to regulatory and plant water quality changes for a total budget of \$4,020,000. At the June 2022 and the June 2023 SPWA Board meetings an additional \$1,700,000 and \$1,200,000 was approved due to significant inflationary pressure experience while pre-procuring equipment for a total approved budget of \$6,970,000.

### **UPDATE AND REQUEST**

Construction is currently underway. Auburn Constructors was awarded a construction contract after a competitive process was performed. Construction modifications of the vacant channel are in process. The next step of adding electrical infrastructure is nearly underway. This first channel is scheduled to be complete and ready for regulatory validation in early March 2024. After this occurs and the channel is operating, the next channels will be modified. Construction is scheduled to be completed by late Fall 2024.

Due to schedule delays and some small needed modifications to the design, additional budget is projected to be needed to complete the project. An additional \$350,000 is being requested for a total budget of \$7,320,000.

Submitted By:



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Bryan Buchanan  
Wastewater Utility Manager

Approved By:

Dennis  
Kauffman

Digitally signed by Dennis  
Kauffman  
Date: 2024.01.17 20:34:54  
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Dennis Kauffman  
Chief Financial Officer



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Richard D. Plecker  
Acting Executive Director

**SOUTH PLACER WASTEWATER AUTHORITY**

**RESOLUTION NO. 2024-08**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SOUTH PLACER WASTEWATER AUTHORITY  
APPROVING PLEASANT GROVE WASTEWATER TREATMENT PLANT UV  
DISINFECTION SYSTEM ADDITION PROJECT BUDGET ADJUSTMENT**

BE IT RESOLVED, that the Board of Directors of the South Placer Wastewater Authority (the "Authority") does hereby approve a budget adjustment to the Capital Improvement Project for the Pleasant Grove Wastewater Treatment Plant UV Disinfection System Addition Project (the "Project") with a Project budget adjustment of \$350,000 resulting in an overall Project budget of \$7,320,000 as presented to the Board at this meeting.

PASSED AND ADOPTED this 25<sup>th</sup> day of January, 2024, by the following vote on roll call:

AYES: *Alvard, Gore, Landon, Roccaeli, Williams*


NOES: *None*

ABSENT: *None*

ABSTENTION: *None*

  
Chairperson

ATTEST:

  
Secretary

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Agenda

Item # 9

## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority  
Board of Directors

**DATE:** January 10, 2024

**FROM:** Bryan Buchanan, Wastewater Utility Manager, City of Roseville

**AUTHORITY COMMUNICATION NO.:** AC 24-11

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**SUBJECT:** Old Auburn Blvd. Trunk Sewer and Lift Station Improvements  
Update and Budget Adjustment Request

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*For SPWA Board Meeting January 25, 2024*

### **ACTION REQUESTED**

Adopt a resolution approving a budget adjustment for the Old Auburn Blvd Trunk Sewer and Lift Station Improvements Project in the amount of \$1,300,000 for a total budget of \$4,900,000.

### **BACKGROUND**

The City of Roseville's sewer system hydraulic model indicated that the SPWA trunk sewer on Old Auburn Road could be subject to overflows, and that this capacity deficiency will be further exacerbated under buildout development. Woodard and Curran was commissioned by the City of Roseville to conduct an analysis comparing multiple options to correct the capacity issue. The scope of this project incorporates recommendations from this analysis to improve capacity and dependability of Pump Station 26 and surrounding force mains, located at Sierra College Boulevard near Old Auburn Road. Water Works Engineers (WWE) was commissioned to perform design and construction management services.

The project to address the capacity deficiency includes upsizing of existing 8" and 10" PVC gravity sewer pipes, installation of a new weir sewer manhole, new pumps, and electrical improvements to Pump Station 26. The majority of the sewer main improvements will be done via trenchless pipe bursting methods, resulting in cost savings and a minimization of traffic disruptions.

### **UPDATE AND REQUEST**

The project was split into two schedules, separated by work on the Pump Station 26 site, and work in the street, and rebid in May 2023. On June 13, 2023, bids were opened and a lowest bidder was identified. Due to high project costs for improvements to be made in the street, solely the Base Bid Schedule (work to be done on the Pump Station 26 site) was awarded to Syblon Reid, with the intention of rebidding the work in the street in conjunction with another project once design is complete – thus creating a larger, and more attractive project for potential candidates.

The awarded portion of the project is actively in submittal review and material procurement. Due to long lead times on electrical equipment, construction on the Pump Station 26 site is expected to begin in July of 2025, with construction completion by October 15, 2025.

Project History:

<b>Agenda Item</b>	<b>Date of SPWA Meeting</b>	<b>Item Budget</b>	<b>Total Budget</b>	<b>Projected Completion Date</b>
Project Initiated	1/28/2021	\$1,650,000	\$1,650,000	
Budget Adjustment	1/26/2023	\$1,950,000	\$3,600,000	12/30/2025
Current Request	1/25/2024	\$1,300,000	\$4,900,000	12/30/2026

At the January 26, 2023 meeting, the Board approved an increase to the Old Auburn Boulevard Trunk Sewer and Lift Station Improvements Project (Project) budget in the amount of \$1,950,000 to accommodate increased estimated construction costs for a total budget amount of \$3,600,000. We are requesting an additional \$1,300,000 for a total budget of \$4,900,000.

The Project was advertised for construction bidding on February 2, 2023. One bid was received and opened on March 13, 2023. The bid results and engineer's estimate are shown in the table below.

<b>Bidder</b>	<b>Grand Total Bid Price</b>
Dutch Contracting Inc.	\$3,236,101
Engineer's Estimate	\$2,518,500

In March 2023 only one bid was received, and it exceeded the Project's established budget by over \$800,000. Therefore, the bid was rejected and a strategy to rebid the Project was identified.

The Project was put out to bid again in May 2023 with two bid schedules. The Base Bid Schedule included all work to be done on the Pump Station 26 site, which also included the most time critical portions such as ordering electrical equipment with long lead times. The Additive Bid Schedule included all pipeline improvements. In order to prioritize the most time sensitive portion of the work, the apparent low bidder was to be determined based on the lowest Base Bid Schedule. The bids were opened on June 13, 2023, and results are shown in the table below.

<b>Bidder</b>	<b>Base Bid (PS 26 Work)</b>	<b>Add Bid (Pipeline Improvements)</b>	<b>Total</b>
C&D Contractors	\$ 1,111,950.00	\$ 1,998,190.00	\$ 3,110,140.00
Dutch Contracting	\$ 1,340,722.00	\$ 1,962,435.00	\$ 3,303,157.00
Syblon Reid	\$ 926,000.00	\$ 2,993,000.00	\$ 3,919,000.00

Solely the Base Bid Schedule was awarded to Syblon Reid, and a decision was made to rebid the pipeline portions of the Project with another pipeline project in an effort to make this Project more equitable.

The additional funding of \$1,300,000 is being requested to provide sufficient budget for the remainder of the Project. This request is based on an updated Engineer's Opinion of Probable Costs from January 2024 (\$2,252,000), including an additional 10% to cover unforeseen costs.

Submitted By:




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Bryan Buchanan  
Wastewater Utility Manager

Approved By:

Dennis  
Kauffman

Digitally signed by Dennis  
Kauffman  
Date: 2024.01.17 20:35:22  
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Dennis Kauffman  
Chief Financial Officer




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Richard D. Plecker  
Acting Executive Director

**SOUTH PLACER WASTEWATER AUTHORITY**

**RESOLUTION NO. 2024-09**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SOUTH PLACER WASTEWATER AUTHORITY  
APPROVING OLD AUBURN BOULEVARD TRUNK SEWER LIFT STATION  
PROJECT BUDGET ADJUSTMENT**

BE IT RESOLVED, that the Board of Directors of the South Placer Wastewater Authority (the "Authority") does hereby approve a budget adjustment to the Capital Improvement Project for the Old Auburn Boulevard Trunk Sewer Lift Station (the "Project") with a Project budget adjustment of \$1,300,000 resulting in an overall Project budget of \$4,900,000 as presented to the Board at this meeting.

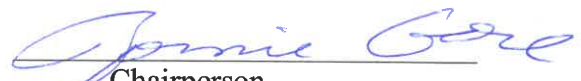
PASSED AND ADOPTED this 25<sup>th</sup> day of January, 2024, by the following vote on roll call:

AYES: *Alford, Gore, Landon, Rocucci, Williams*

NOES: *None*

ABSENT: *None*

ABSTENTION: *None*

  
Chairperson

ATTEST:

  
Secretary

Agenda

Item # 10

## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority  
Board of Directors

**DATE:** January 9, 2023

**FROM:** Devin Whittington Assistant Environmental Utilities Director, City of Roseville

**AUTHORITY COMMUNICATION NO.:** AC 24-12

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**SUBJECT:** Capacity Fee Analysis (NEXUS Study) Update

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*For SPWA Board Meeting January 25, 2023*

### ACTION REQUESTED

This item is informational only and will present the current capacity fee model finding. The proposed fee adjustment will be brought to the Board at the next meeting.

### BACKGROUND

In April 2022, the City contracted IB Consulting, LLC to conduct the Regional Wastewater Capacity Fee Study. The study required projected facility planning information for the Dry Creek Wastewater Treatment Plant, which was provided by the engineering firm Woodard and Curran. This study is a tool to ensure fair and equitable distribution of costs associated with wastewater facilities. It helps in planning for future growth and infrastructure needs.

*The EDU (Equivalent Dwelling Unit) calculations are being reevaluated in a separate study. This will address the different residential uses and impact on Wastewater facilities. This is not part of the study being presented.*

The study findings will be presented to the SPWA board, and any questions or comments will be addressed. Once all comments have been evaluated, staff will return to the Board at the following meeting with a fee recommendation.

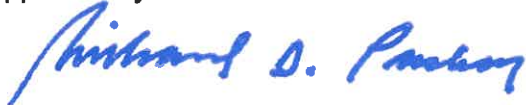
Submitted by:



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Devin Whittington  
Environmental Utilities Assistant Director

Approved by:



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Richard D. Plecker  
Acting Executive Director

South Placer  
Wastewater Authority

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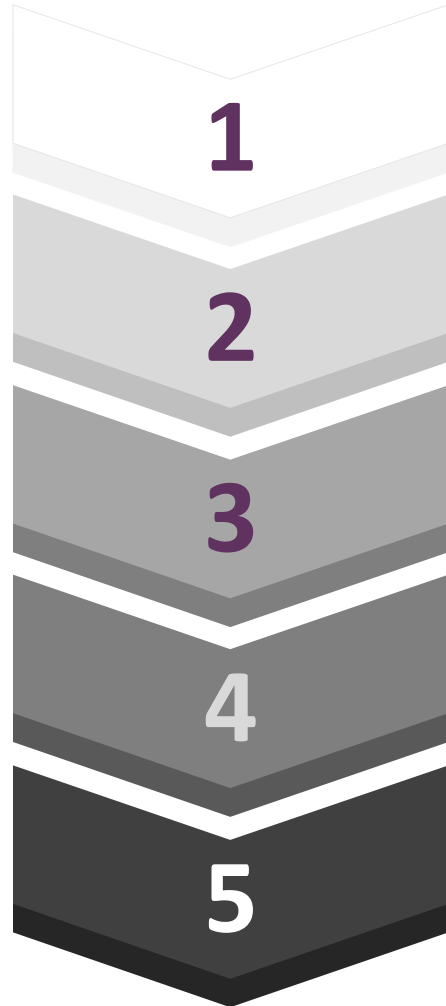
*Capacity Fees*

**January 25, 2024**



# Agenda

## Board Meeting



**Project Objectives**

**Capacity Fee Background**

**Future Growth and Facilities**

**Reserves and Existing Debt**

**Updated Capacity Fee**

# Project Objectives

# Study Goals

## Main Objectives



Update Capacity Fees To Reflect 2023 Costs



Connect Recently Completed Master Plan to Capacity Fee



Ensure Fair Share Allocation Of Facility Costs To Growth



Maintain Compliance With Prop. 26



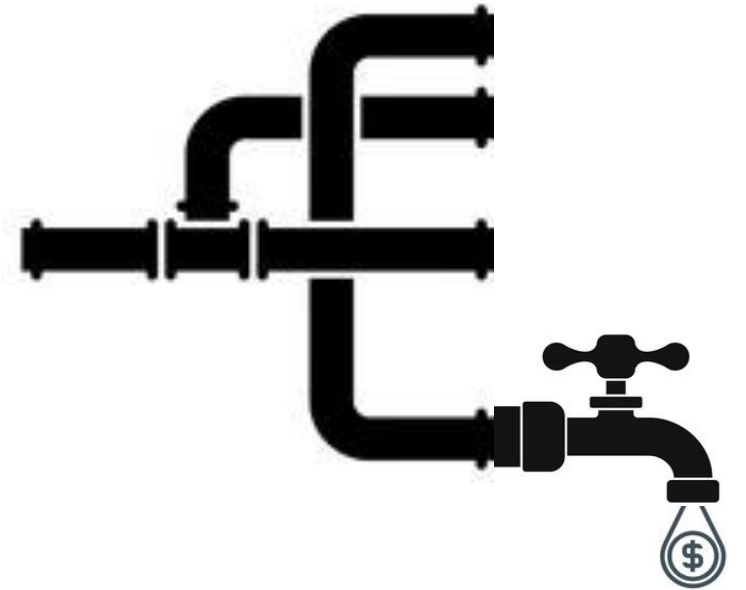
Prepare A Comprehensive Report

# Capacity Fees

# Capacity Fees

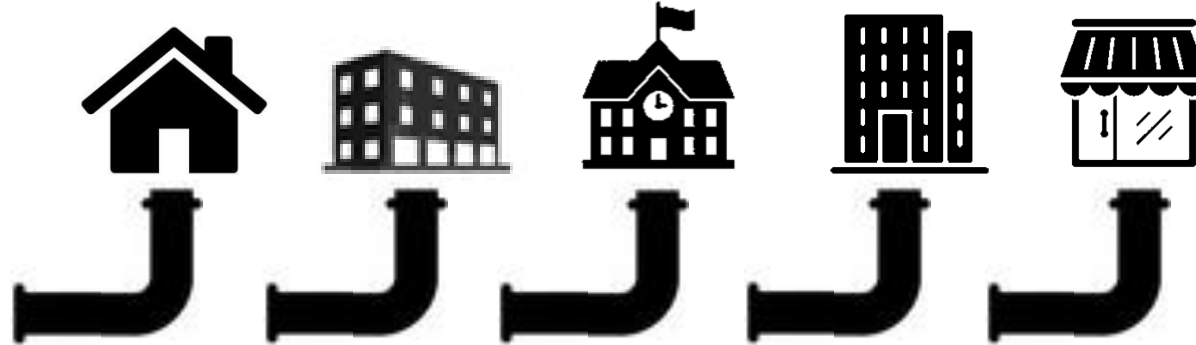
## Purpose of fees

- One-time capital charges against new development to fund facilities needed to accommodate growth
  - *“Growth pays for growth”*
- Existing customers should not be burdened with facility requirements for future customers
- Generates equity through a fair share allocation of system facility costs between existing customers and growth



# SPWA Capacity Fee Methodology

## Incremental Cost Approach



- The Agency has detailed planning documents identifying facility needs between existing and new development
- Expansions and improvements required to accommodate growth are solely paid by growth
  - Future costs are recovered over the additional capacity of expansions
- Projects are typically debt-financed
  - Existing Pleasant Grove facility secured by capacity fees
  - New SRF Loans: PG Energy Recovery and PG Phase 1 Expansion

# Future Growth and Facilities

# Assumptions

## Growth through FY 2060

Agency	Residential EDUs	Commercial EDUs
Roseville	10,158	13,578
Placer County	13,695	4,832
SPMUD	10,220	<i>Captured as Residential Equivalents</i>
<b>Total</b>	<b>34,073</b>	<b>18,410</b>

➤ Total EDUs over Planning Period = **52,483**

# Master Plan Projects

## 2023 Dollars

<b>Incremental Costs</b>	<b>Total Cost</b>
Pleasant Grove WWTP - Energy Recovery	\$34,798,613
Pleasant Grove Electrical Expansion	\$31,500,000
DCWWTP and PGWWTP Capacity Evaluation	\$1,500,000
Pleasant Grove UV	\$5,720,000
Dry Creek Expansion Phase 1	\$16,725,000
Dry Creek Expansion Phase 2	\$156,401,000
Pleasant Grove Expansion Phase 1	\$77,254,600
Pleasant Grove Expansion Follow Up Projects	\$1,500,000
Pleasant Grove Expansion Phase 2	\$98,000,000
Regional Pump Station 26 and Force Main Capacity Improvement	\$4,597,071
PGWWTP Maintenance Administration and Shop Building	\$25,350,000
Corridors Capacity Addition	\$5,400,000
Dry Creek Operations and Lab Building	\$13,500,000
<b>Total</b>	<b>\$472,246,283</b>

# Treatment Plant Expansions

## Pleasant Grove and Dry Creek

Treatment Plant	Plant Capacity (GPD)	
Capacity - Pleasant Grove	9,000,000	Current Capacity
PG Exp (Phase 1)	3,000,000	
<b>Capacity - PG + Phase 1</b>	<b>12,000,000</b>	Total Capacity with Expansions
PG Exp (Phase 2)	5,600,000	
<b>Capacity - PG + Phase 1&amp;2</b>	<b>17,600,000</b>	
DC Exp (Phase 1)	3,000,000	
<b>Capacity - Total PG + DC Phase 1</b>	<b>20,600,000</b>	
DC Exp (Phase 2)	3,500,000	Capacity of Expansions
<b>Capacity - PG + All Exp</b>	<b>24,100,000</b>	
<b>Capacity - PG + All Exp @ 90% Ops Capacity</b>	<b>21,690,000</b>	
<b>Expansions Only</b>		
PG Exp - Phase 1 & 2	8,600,000	
DC Exp - Phase 1 & 2	6,500,000	
<b>Total - All Expansions</b>	<b>15,100,000</b>	
<b>All Expansions @ 90% Ops Capacity</b>	<b>13,590,000</b>	

➤ Operating Capacity set to 90%

# Reserves and Existing Debt

# Reserves and Existing Funding

## RSR, Bond Proceeds, and SRF Reimbursements

Capital Reserves/Proceeds	Total
Rate Stabilization Reserve	<u>\$172,105,105</u>
Roseville	\$101,206,517
Placer County	\$5,436,276
SPMUD	\$65,462,312
Bond Proceeds	\$30,000,000
SRF Reimbursements	\$22,961,108
<b>Total</b>	<b>\$225,066,213</b>

# Debt Obligations

## Principal and Interest

Debt Obligation	Principal	Interest	NPV of Interest	Included in Capacity Fee
Principal to Date	\$79,500,000			\$79,500,000
Interest to Date		\$129,299,624		\$129,299,624
Revenue Bond, Series 2017	\$63,590,000	\$21,111,500	\$18,565,651	\$82,155,651
Revenue Bond, Series 2020	\$46,920,000	\$23,184,000	\$20,464,055	\$67,384,055
SRF, Energy Recovery	Part of Project costs	\$5,495,628	\$4,345,057	\$4,345,057
SRF, PG Phase 1 Exp	Part of Project costs	\$16,770,013	\$13,259,022	\$13,259,022
FY 2044 Proposed Debt	Part of Project costs	\$30,859,783	\$16,087,471	\$16,087,471

# Updated Capacity Fee

# Available Funding and Existing Debt

2023 Dollars

Adjustment Description	Value (\$)	Allocation Basis	Units of Service	Unit Rate	Conversion Factor	\$ per EDU
<b>Adjustments</b>						
(+/-) Capital Related Reserves/Proceeds	(\$30,000,000)	All Exps @ 90% Ops Capacity	13,590,000	(\$2.21)	190	(\$420.00)
(+) Principal and Interest Paid to Date (through FY 2023)	\$208,799,624	PG + All Exps @ 90% Ops Capacity	21,690,000	\$9.63	190	\$1,830.00
(+) Outstanding Debt Principal	\$110,510,000	PG + All Exps @ 90% Ops Capacity	21,690,000	\$5.09	190	\$969.00
(+) Net Present Value of Outstanding Interest						
Wastewater Revenue Bonds, Series 2017	\$18,565,651	PG + All Exps @ 90% Ops Capacity	21,690,000	\$0.86	190	\$163.00
Wastewater Revenue Bonds, Series 2020	\$20,464,055	PG + All Exps @ 90% Ops Capacity	21,690,000	\$0.94	190	\$180.00
CWSRF 8215-210	\$4,345,057	All Exps @ 90% Ops Capacity	13,590,000	\$0.32	190	\$61.00
CWSRF 8215-110	\$13,259,022	All Exps @ 90% Ops Capacity	13,590,000	\$0.98	190	\$186.00
FY 2044 New/Proposed Debt	\$16,087,471	All Exps @ 90% Ops Capacity	13,590,000	\$1.18	190	\$224.92
<b>Net Adjustment Unit Rate</b>						<b>\$3,193.92</b>

# Incremental Project Costs

**2023 Dollars**

Capital Projects	Projected Cost	Allocation Basis	Units of Service	Unit Rate	Conversion Factor	\$ per EDU
Pleasant Grove WWTP - Energy Recovery	\$34,798,613	All Exps @ 90% Ops Capacity	13,590,000	\$2.56	190	\$487.00
Pleasant Grove Electrical Expansion	\$31,500,000	All Exps @ 90% Ops Capacity	13,590,000	\$2.32	190	\$441.00
DCWWTP and PGWWTP Capacity Evaluation	\$1,500,000	All Exps @ 90% Ops Capacity	13,590,000	\$0.11	190	\$21.00
Pleasant Grove UV	\$5,720,000	All Exps @ 90% Ops Capacity	13,590,000	\$0.42	190	\$80.00
Dry Creek Expansion Phase 1	\$16,725,000	All Exps @ 90% Ops Capacity	13,590,000	\$1.23	190	\$234.00
Dry Creek Expansion Phase 2	\$156,401,000	All Exps @ 90% Ops Capacity	13,590,000	\$11.51	190	\$2,187.00
Pleasant Grove Expansion Phase 1	\$77,254,600	All Exps @ 90% Ops Capacity	13,590,000	\$5.68	190	\$1,081.00
Pleasant Grove Expansion Follow Up Projects	\$1,500,000	All Exps @ 90% Ops Capacity	13,590,000	\$0.11	190	\$21.00
Pleasant Grove Expansion Phase 2	\$98,000,000	All Exps @ 90% Ops Capacity	13,590,000	\$7.21	190	\$1,371.00
Regional Pump Station 26 and Force Main Capacity Improvement	\$4,597,071	All Exps @ 90% Ops Capacity	13,590,000	\$0.34	190	\$65.00
PGWWTP Maintenance Administration and Shop Building	\$25,350,000	All Exps @ 90% Ops Capacity	13,590,000	\$1.87	190	\$355.00
Corridors Capacity Addition	\$5,400,000	All Exps @ 90% Ops Capacity	13,590,000	\$0.40	190	\$76.00
Dry Creek Operations and Lab Building	\$13,500,000	All Exps @ 90% Ops Capacity	13,590,000	\$0.99	190	\$189.00
<b>Total Incremental Component</b>						<b>\$6,608.00</b>



System Buy-In Debt Component

**FY 2024**

Wastewater Infrastructure	
(+/-) Capital Related Reserves/Proceeds	(\$420)
(+) Principal and Interest Paid to Date (through FY 2023)	\$1,830
(+) Outstanding Debt Principal	\$969
(+) Net Present Value of Outstanding Interest	
Wastewater Revenue Bonds, Series 2017	\$163
Wastewater Revenue Bonds, Series 2020	\$180
CWSRF 8215-210	\$61
CWSRF 8215-110	\$186
FY 2044 New/Proposed Debt	\$225
<b>Total System Buy-In Debt Component</b>	<b>\$3,194</b>

Incremental Component

Pleasant Grove WWTP - Energy Recovery	\$487
Pleasant Grove Electrical Expansion	\$441
DCWWTP and PGWWTP Capacity Evaluation	\$21
Pleasant Grove UV	\$80
Dry Creek Expansion Phase 1	\$234
Dry Creek Expansion Phase 2	\$2,187
Pleasant Grove Expansion Phase 1	\$1,081
Pleasant Grove Expansion Follow Up Projects	\$21
Pleasant Grove Expansion Phase 2	\$1,371
Regional Pump Station 26 and Force Main Capacity Improvement	\$65
PGWWTP Maintenance Administration and Shop Building	\$355
Corridors Capacity Addition	\$76
Dry Creek Operations and Lab Building	\$189
<b>Total Incremental Component</b>	<b>\$6,608</b>

<b>Total Proposed Wastewater Capacity Fee</b>	<b>\$9,802</b>
-----------------------------------------------	----------------

SPWA  
Capacity Fee  
Comparison

Existing Capacity Fee	Proposed Capacity Fee	Difference (\$)
\$9,852	\$9,802	(\$50)

# Next Steps

## Upcoming Tasks / Meetings

- Draft Report
- Final fee approval at the April Board Meeting
- The fee will be effective July 1st, 2024

Agenda  
Item # 11

## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority      **DATE:** January 16, 2024  
Board of Directors

**FROM:** Osman Mufti, General Counsel

**AUTHORITY COMMUNICATION NO: AC 24-13**

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**SUBJECT:** Discussion regarding potential Amendment to SPWA Funding Agreement to allow for Fee Deferrals for Affordable Housing

*For SPWA Board Meeting 1/25/2024*

**ACTION REQUESTED**

Board direction is being requested regarding engaging member agency staff concerning a potential amendment to the SPWA Funding Agreement to allow for fee deferrals for affordable housing projects.

**BACKGROUND**

This item is before the Board for discussion at the request of SPWA Director Gore. The purpose and intent of the SPWA Funding Agreement is to (1) allocate Capital Costs; (2) allocate the Participants' individual financial responsibility for payment of Debt Service; (3) allocate the Participants' use of the wastewater treatment capacity of the Regional Wastewater Facilities, and (4) provide assurance to the purchasers of Bonds regarding the availability of Participant Net Revenues for the payment of Debt Service.

Pursuant to the Funding Agreement the SPWA member agencies further intend that, notwithstanding short-term variances in their respective contributions of Regional Connection Fees or other funds, their total respective financial contributions to Capital Costs (whether financed by Bonds, funded by Regional Connection Fees, or otherwise) shall, ultimately, be directly proportional to their respective actual usage of the wastewater treatment capacity made available by the construction of Regional Wastewater Facilities.

The Funding Agreement defines Local Connection Fees as fees "imposed and collected by the Participants pursuant to the applicable provisions of the Roseville Municipal Code, District ordinances, or County ordinances, as applicable, for the purpose of funding expansions or modifications, and/or improvements to, the Participant's System."

Moreover, the Funding Agreement at Section 10(d)(2) states that "each Participant may, in its sole discretion, allow for the deferral of Regional Connection Fees applicable to individual residences on a case-by-case basis, regardless of the balance of such Participant's account within the Rate Stabilization Fund. If a Participant allowing deferral of Regional Connection Fees becomes an Underfunded Participant, the Authority, or any Paying Participant, may require repayment of deferred amounts, plus interest, pursuant to the provisions of Subsection 9.f(4). In any event, the Participants shall pay deferred Connection Fees to the Authority, plus interest at the rate earned by funds on hand in the Rate Stabilization Fund during the period of deferral, upon collection thereof." (emphasis added).

Accordingly, the issue of allowing fee deferrals is one for each individual SPWA member to evaluate and consider. SPWA the JPA does not have the authority to defer fees on behalf of individual member Participant agencies. Should the individual member agencies desire to amend the SPWA Funding Agreement, unanimous written agreement from each Participant member agency's governing body would be required.

Submitted by:



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Osman Mufti  
Authority General Counsel

Agenda —————  
Item 12a

## AUTHORITY COMMUNICATION

**TO:** South Placer Wastewater Authority  
Board of Directors

**DATE:** Jan 3, 2024

**FROM:** Executive Director's Office

**AUTHORITY COMMUNICATION NO.:** AC 24-14

**SUBJECT:** Connection Fee Program Report

*For SPWA Board Meeting of 1/25/2024*

### ACTION REQUESTED

This staff report is for information only. No action is requested.

### BACKGROUND

The attached report, prepared by Lance, Soll & Lunghard, LLP evaluates how the South Placer Wastewater Authority (Authority) and its member agencies complied with the "Funding Agreement" from July 2022 through June 2023. Payments from Placer County, Roseville, and South Placer Municipal Utility District were tested for the referenced time period.

The following table summarizes the total connection fees collected and the associated equivalent dwelling units (EDUs) from July 2022 through June 2023.

	City	District	County
Gross Regional Connection Fees	\$ 21,301,533	\$ 2,910,604	\$ 4,442,477
EDUs for Gross Regional Connection Fees	2,205	301	465

Actual EDUs developed in FY22-23 are approximately 174% of the EDUs estimated from the 2013 updated connection fee analysis, and total EDUs developed since the original funding of the bonds are approximately 104% of the estimated EDUs. The estimated and actual number of EDUs are summarized below.

Jurisdiction	FY 2022-2023		Total through 2022-2023	
	Estimated EDUs	Actual EDUs	Estimated EDUs	Actual EDUs
Roseville	1,198	2,205	26,691	37,205
South Placer Municipal Utilities District	250	301	15,620	15,976
Placer County	263	465	13,297	4,693
<b>Total</b>	<b>1,711</b>	<b>2,971</b>	<b>55,608</b>	<b>57,874</b>

Submitted by:

Archana Wagley

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Wagley  
Date: 2024.01.17 10:11:26 -0800

Archana Wagley  
Sr. EU Business Analyst

Approved by:

Dennis  
Kauffman

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Dennis Kauffman  
Date: 2024.01.17  
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Dennis Kauffman  
Chief Financial Officer



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Richard D. Plecker  
Acting Executive Director



INDEPENDENT ACCOUNTANTS' REPORT ON AGREED-UPON  
PROCEDURES APPLIED TO APPROPRIATIONS LIMIT WORKSHEETS

To the Board of Directors of the  
South Placer Wastewater Authority  
Roseville, California

We have performed the procedures enumerated below on the Regional Connection Fees collected by the City of Roseville (City), County of Placer (County), and the South Placer Municipal Utility District (District), and the allocation of these fees and compliance with the Amended and Restate Funding Agreement (Funding Agreement) for the year ended June 30, 2023. The Authority's management is responsible for the collection of fees and for compliance with the Funding Agreement. The sufficiency of these procedures is solely the responsibility of the Authority. Consequently, we make no representation regarding the sufficiency of the procedures referred to below either for the purpose for which this report has been required or for any other purpose.

The South Placer Wastewater Authority (Authority) has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of reviewing the regional connection fees collected and the allocation of these fees and compliance with the Amended and Restated Funding Agreement. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. Determine whether the roster of the Authority's Board of Directors is in accordance with section 7 (a) of the JPA Agreement.

**Findings** – Section 7(a) of the JPA Agreement states that “The Authority shall be administered by a board of directors (Board) consisting of five directors. Two directors shall be appointed by the City, one director shall be appointed by the District, and two directors shall be appointed by the County. One County-appointed director shall be a member of the County Board of Supervisors and must represent a supervisorial district which includes all or a portion of the City; such County-appointed director shall be selected annually by the County Board of Supervisors and shall be subject to confirmation by the Roseville City Council.”

For the fiscal year ended June 30, 2023, the Board consisted of the following individuals:

Bonnie Gore, Chair, Director – Placer County Supervisor, District 1  
Scott Alvord, Vice Chair, Director – Roseville City Council Member, District 5  
Pauline Rocucci, Director – Roseville City Council Member, District 2  
Shanti Landon, Director – Placer County Supervisor, District 2  
James Williams, Chair – SPMUD Board of Directors  
Krista Bernasconi, Alternate Director – Roseville City Council Member, District 4  
Jim Holmes, Alternate Director – Placer County Supervisor, District 3

No exceptions were found as a result of this procedure.



To the Board of Directors  
South Placer Wastewater Authority  
Roseville, California

2. Determine that the Board of Directors holds meetings in accordance with section 7 (b) of the JPA Agreement.

**Findings** – Section (b) of the JPA Agreement established that the Authority Board shall meet semi-annually and additionally as needed. Meetings held are open to the public and held at 2005 Hilltop Circle, Roseville, which is within the jurisdiction of the Authority.

Minutes to all meetings are available on the Authority's website.

No exceptions were found as a noted as a result of this procedure.

3. Determine that the Authority handles the following fiscal matters, as listed below, in accordance with section 7 (d) of the JPA Agreement:
  - a. (1) Chief Financial Officer
  - b. (2) Custodian of Property
  - c. (3) Accounts and Reports
  - d. (4) Budgets
  - e. (5) Contributions

**Findings** – The Authority has designated the Assistant City Manager/Chief Financial Officer of the City as the Chief Financial Officer. The City acts as the custodian of Authority property and tracks the records of the Authority within its general ledger in a separate fund. The Board adopted the budget for fiscal year 2023 through resolution 2022-08 on June 24, 2022. The Participants have paid contributions to the Authority as specified in the Funding Agreement.

4. Inspect (4) monthly payments made to the City by the County and the District and 21 payments made to the City from developers for Regional Connection Fees to ensure they are in compliance with the following sections of the Restated and Amended Funding Agreement related to the Second Amended and Restated South Placer Regional Wastewater Facilities (Amended Funding Agreement) dated January 8, 2019 and the Amended and Restated Joint Exercise of Powers Agreement (Amended JPA Agreement) dated January 31, 2019:
  - a. (3) Term and Termination
  - b. (4) Responsibilities of the City of Roseville
  - c. (5) Capacity Usage
  - d. (6) Issuance of Bonds by the Authority, Bond Provisions
  - e. (7) Pledge and Application of Participant Revenues
  - f. (8) Rate Covenant
  - g. (9) Rate Stabilization Fund
  - h. (10) Regional Connection Fees
  - i. (11) Participant Parity Obligations Secured by Participant Net Revenues
  - j. (12) Determination of Participants' Proportionate Shares
  - k. (13) Covenants of the Participants
  - l. (14) Amendments; Expiration of Certain Provisions

**Findings** – We inspected four monthly payments made to the City by the County and the District and 21 payments made to the City from developers for Regional Connections Fees to ensure they were in compliance with the sections of the Funding Agreement and the JPA Agreement listed above.



To the Board of Directors  
 South Placer Wastewater Authority  
 Roseville, California

Section 10.D.1 of the Funding Agreement states that payments should be remitted by the 15th day of the subsequent month.

No exceptions were found as a noted as a result of this procedure.

- Recalculate the payments inspected in procedure 4 to determine mathematical accuracy.

**Findings** – We recalculated the four payments made to the City from the County and the District and 21 payments made to the City from developers tested in procedure 4 for mathematical accuracy.

No exceptions were found as a noted as a result of this procedure.

- Recalculate the monthly equivalent dwelling units (EDU) included in the remittance summaries for the payments inspected in procedure 4 to determine mathematical accuracy.

**Findings** – We recalculated the EDUs included in the remittance summaries for the four payments made to the City from the County and the District and 21 payments made to the City from developers tested in Procedure 4 for mathematical accuracy.

No exceptions were found as a noted as a result of this procedure.

- Recalculate the monthly summary reports of Regional Connection Fees transmitted by the participants for the year ended June 30, 2023.

**Findings** – We obtained the four monthly summary reports selected in Procedure 4 for each Regional Partner and compared them to the underlying records for each Regional Partner. We recalculated the monthly summary reports.

No exceptions were found as a noted as a result of this procedure.

- Calculate and report the connection fees and EDUs for the County, District, and City as of and for the year ended June 30, 2023.

**Findings** – We recalculated each Regional Partner’s connection fees and EDUs for the year ended June 30, 2023 as follows:

July 1, 2022 to June 30, 2023	City	District	County
Gross Regional Connection Fees	\$21,301,533	\$2,910,604	\$4,442,477
EDUs for Gross Regional Connection Fees	2,205	301	465

No exceptions were found as a noted as a result of this procedure.

We were engaged by the South Placer Wastewater Authority (SPWA) to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the AICPA. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the regional connection fees collected and the allocation of these fees and compliance with the Amended and Restated Funding Agreement as of June 30, 2023. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.



To the Board of Directors  
South Placer Wastewater Authority  
Roseville, California

We are required to be independent of the SPWA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

*Lane, Soll & Lughard, LLP*

Sacramento, California  
December 5, 2023

Agenda  
Item 12b

## AUTHORITY COMMUNICATION

**TO:** South Placer Wastewater Authority  
Board of Directors

**DATE:** January 4, 2024

**FROM:** Dennis Kauffman – Chief Financial Officer

**AUTHORITY COMMUNICATION NO:** A C 24 - 15

**SUBJECT:** Investment Review

*For SPWA Board Meeting 1/25/2024*

### ACTION REQUESTED

None required. This is an information item.

### BACKGROUND

The following report details the performance of the Authority's investments through November 2023.

### INVESTMENTS

The Schedule of Investments for November 2023 is attached to this report. The yield to maturity on the invested funds was 3.679%.

### Additional Accumulated Funds

The additional accumulated funds, in the amount of \$45.58M, is a combination of:

- \$ 33,108,131.39 in the Authority's wastewater project fund held by the fiscal agent.
- \$ 12,469,088.97 in the Authority's bond reserve funds held by the fiscal agent.
- \$ 1,738.38 in the Authority's principal fund held by the fiscal agent
- \$ 784.07 in the Authority's interest fund held by the fiscal agent.

Submitted by:

Dennis Kauffman  
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Dennis Kauffman  
Date: 2024.01.17  
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Dennis Kauffman  
Chief Financial Officer

Approved by:



Richard D. Plecker  
Acting Executive Director

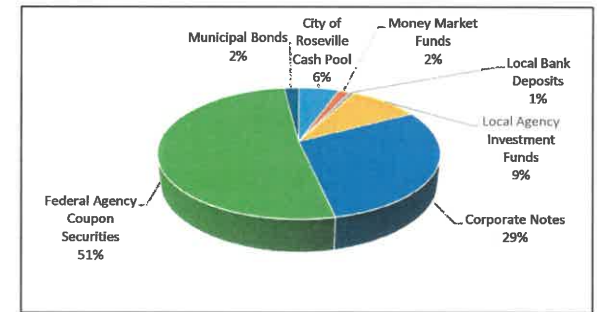


**Performance | Total Portfolio Summary**  
November, 2023

Benchmark Performance	11/30/2023	5/31/2023
Average Portfolio Yield	3.679	3.651
2Yr CMT	4.730	4.400
LAIF	3.843	2.993

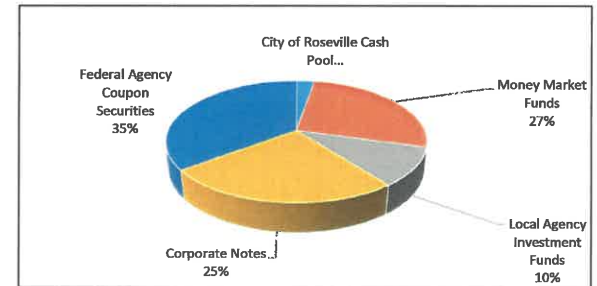
**November 2023**

Asset Category	Compliance % of Portfolio	YTM/C 365	Days to Maturity	Par Value	Market Value	Book Value
City of Roseville Cash Pool	5.47%	2.509	1	9,418,056	9,418,056	9,418,056
Money Market Funds	1.51%	4.982	1	2,591,423	2,591,423	2,591,423
Local Bank Deposits	0.73%	4.250	1	1,251,286	1,251,286	1,251,286
Local Agency Investment Funds	9.44%	3.843	1	16,244,729	16,244,729	16,244,729
	17.15%	0.606	1	29,505,493	29,505,493	29,505,493
Corporate Notes	29.39%	3.576	1,007	51,401,000	49,201,897	50,564,329
Federal Agency Coupon Securities	51.45%	3.894	687	89,437,000	86,084,203	88,536,433
Municipal Bonds	2.01%	0.918	401	3,395,000	3,293,029	3,460,704
	82.85%	3.073	657	144,233,000	138,579,129	142,561,466
<b>TOTAL PORTFOLIO   Average</b>	<b>100.00%</b>	<b>3.679</b>	<b>658</b>	<b>173,738,493</b>	<b>168,084,623</b>	<b>172,066,960</b>



**May 2023**

Asset Category	Compliance % of Portfolio	YTM/C 365	Days to Maturity	Par Value	Market Value	Book Value
City of Roseville Cash Pool	2.55%	2.198	1	4,108,681	4,108,681	4,108,681
Money Market Funds	26.11%	4.620	1	42,039,118	42,039,118	42,039,118
Local Agency Investment Funds	9.92%	2.993	1	15,974,130	15,974,130	15,974,130
	38.58%	1.559	1	62,121,929	62,121,929	62,121,929
Corporate Notes	24.45%	3.225	1,049	39,901,000	38,109,239	39,377,237
Federal Agency Coupon Securities	34.49%	3.707	578	56,203,000	52,952,162	55,533,620
Municipal Bonds	2.48%	0.986	530	3,895,000	3,758,100	3,987,765
	61.42%	2.092	469	99,999,000	94,819,501	98,898,622
<b>TOTAL PORTFOLIO   Average</b>	<b>100.00%</b>	<b>3.651</b>	<b>469</b>	<b>162,120,929</b>	<b>156,941,429</b>	<b>161,020,551</b>






## Monthly Investment Report Portfolio Management Portfolio Summary November 30, 2023

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C
City of Roseville Cash Pool*	9,418,055.85	9,418,055.85	9,418,055.85	5.47	1	1	2.509
Money Market Funds	2,591,423.08	2,591,423.08	2,591,423.08	1.51	1	1	4.982
Local Bank Deposits	1,251,285.86	1,251,285.86	1,251,285.86	0.73	1	1	4.250
Local Agency Investment Funds	16,244,728.69	16,244,728.69	16,244,728.69	9.44	1	1	3.843
Corporate Notes	51,401,000.00	49,201,897.07	50,564,329.48	29.39	1,593	1,007	3.576
Federal Agency Coupon Securities	89,437,000.00	86,084,202.95	88,536,432.72	51.45	1,565	687	3.894
Municipal Bonds	3,395,000.00	3,293,029.20	3,460,703.97	2.01	1,555	401	0.918
	<b>173,738,493.48</b>	<b>168,084,622.70</b>	<b>172,066,959.65</b>	<b>100.00%</b>	<b>1,305</b>	<b>658</b>	<b>3.679</b>

Total Earnings	November 30	Month Ending	Fiscal Year To Date
Current Year		483,746.75	2,450,484.74
Average Daily Balance		162,558,166.16	166,475,325.84
Effective Rate of Return		3.62%	3.51%

\*Estimated balance at month-end  
Market values provided by US BANK, and LAIF

THIS SCHEDULE OF INVESTMENTS IS IN COMPLIANCE WITH THE INVESTMENT POLICY AS ESTABLISHED AND SUFFICIENT FUNDS WILL BE AVAILABLE TO MEET CASH FLOW REQUIREMENTS FOR THE NEXT SIX MONTHS.

  
 Richard Plecker, Acting Executive Director

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1/8/24  
 DATE

Dennis Kauffman, Treasurer

**Monthly Investment Report  
Portfolio Management  
Interest Earnings Summary  
November 30, 2023**

	November 30Month Ending	Fiscal Year To Date
<b>CD/Coupon/Discount Investments:</b>		
Interest Collected	305,513.27	1,523,881.88
Plus Accrued Interest at End of Period	943,620.69	943,620.69
Less Accrued Interest at Beginning of Period	( 862,730.88)	( 670,376.86)
Less Accrued Interest at Purchase During Period	( 0.00)	( 0.00)
Interest Earned during Period	386,403.08	1,797,125.71
Adjusted by Premiums and Discounts	37,494.98	309,752.68
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	423,898.06	2,106,878.39
<b>Pass Through Securities:</b>		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	( 0.00)	( 0.00)
Less Accrued Interest at Purchase During Period	( 0.00)	( 0.00)
Interest Earned during Period	0.00	0.00
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	0.00	0.00
<b>Cash/Checking Accounts:</b>		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	8,282,506.52	8,282,506.52
Less Accrued Interest at Beginning of Period	( 8,222,657.83)	( 7,938,900.17)
Interest Earned during Period	59,848.69	343,606.35
<b>Total Interest Earned during Period</b>	<b>446,251.77</b>	<b>2,140,732.06</b>
<b>Total Adjustments from Premiums and Discounts</b>	<b>37,494.98</b>	<b>309,752.68</b>
<b>Total Capital Gains or Losses</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Earnings during Period</b>	<b>483,746.75</b>	<b>2,450,484.74</b>



## Monthly Investment Report Fund 001 - SPWA Investments by Fund November 30, 2023

CUSIP	Investment #	Issuer	Purchase Date	Remaining Cost	Par Value	Market Value	Current Rate	YTM/C 360	YTM/C 365	Maturity Date	Days To Maturity
<b>City of Roseville Cash Pool*</b>											
SYS10048	10048	City of Roseville Cash Pool	07/01/2023	9,418,055.85	9,418,055.85	9,418,055.85	2.509	2.474	2.509		1
<b>Subtotal and Average</b>				<b>9,418,055.85</b>	<b>9,418,055.85</b>	<b>9,418,055.85</b>		<b>2.475</b>	<b>2.509</b>		<b>1</b>
<b>Money Market Funds</b>											
431114503	10434	US BANK	07/01/2023	2,591,423.08	2,591,423.08	2,591,423.08	4.982	4.913	4.981		1
<b>Subtotal and Average</b>				<b>2,591,423.08</b>	<b>2,591,423.08</b>	<b>2,591,423.08</b>		<b>4.913</b>	<b>4.982</b>		<b>1</b>
<b>Local Bank Deposits</b>											
FSB	10746	FIVE STAR BANK	11/22/2023	625,642.93	625,642.93	625,642.93	4.250	4.191	4.250		1
RCB	10745	RIVER CITY BANK	11/22/2023	625,642.93	625,642.93	625,642.93	4.250	4.191	4.250		1
<b>Subtotal and Average</b>				<b>1,251,285.86</b>	<b>1,251,285.86</b>	<b>1,251,285.86</b>		<b>4.192</b>	<b>4.250</b>		<b>1</b>
<b>Local Agency Investment Funds</b>											
40-31-001	10032	Local Agency Investment Fund	07/01/2023	16,244,728.69	16,244,728.69	16,244,728.69	3.843	3.790	3.843		1
<b>Subtotal and Average</b>				<b>16,244,728.69</b>	<b>16,244,728.69</b>	<b>16,244,728.69</b>		<b>3.790</b>	<b>3.843</b>		<b>1</b>
<b>Corporate Notes</b>											
023135CF1	10694	AMAZON	06/03/2022	2,149,548.50	2,150,000.00	2,057,507.00	3.300	3.258	3.304	04/13/2027	1,229
023135BC9	10718	AMAZON	09/16/2022	2,881,740.00	3,000,000.00	2,841,000.00	3.150	3.983	4.038	08/22/2027	1,360
06048WK41	10690	Bank of America Corp	11/25/2020	2,000,000.00	2,000,000.00	1,823,760.00	0.650	0.712	0.722	11/25/2025	725
110122CN6	10719	BRISTOL MYERS SQUIBB	09/16/2022	1,946,860.00	2,000,000.00	1,923,200.00	3.200	3.914	3.968	06/15/2026	927
166764BW9	10691	CHEVRON CORP NOTE	04/28/2021	1,028,570.00	1,000,000.00	951,620.00	1.554	0.821	0.832	05/11/2025	527
166764BD1	10695	CHEVRON CORP NOTE	06/03/2022	2,520,900.00	2,500,000.00	2,423,825.00	3.326	3.026	3.068	11/17/2025	717
29736RANO	10668	ESTEE LAUDER CO	12/10/2019	3,013,110.00	3,000,000.00	2,898,900.00	2.000	1.870	1.896	12/01/2024	366
458140AX8	10698	INTEL CORP	06/24/2022	1,955,340.00	2,000,000.00	1,892,060.00	3.150	3.603	3.653	05/11/2027	1,257
46625HQW3	10699	JP MORGAN CHASE CORP NOTES	06/21/2022	1,939,600.00	2,000,000.00	1,911,380.00	3.300	4.118	4.175	04/01/2026	852
571676AT2	10736	MARS INC	06/20/2023	2,491,500.00	2,500,000.00	2,462,225.00	4.550	4.564	4.627	04/20/2028	1,602
58933YBC8	10738	MERCK & CO INC	09/12/2023	2,692,500.00	3,000,000.00	2,703,630.00	1.700	4.653	4.717	06/10/2027	1,287
30303M8L9	10730	META PLATFORMS INC	06/20/2023	2,493,750.00	2,500,000.00	2,485,025.00	4.600	4.593	4.656	05/15/2028	1,627
30303M8L9	10739	META PLATFORMS INC	10/17/2023	1,961,060.00	2,000,000.00	1,988,020.00	4.600	5.011	5.080	05/15/2028	1,627
641062BA1	10722	NESTLE HOLDINGS INC	09/16/2022	1,997,880.00	2,000,000.00	1,968,860.00	4.000	3.986	4.041	09/12/2025	651

**Fund 001 - SPWA  
Investments by Fund  
November 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Remaining Cost	Par Value	Market Value	Current Rate	YTM/C 360	YTM/C 365	Maturity Date	Days To Maturity
<b>Corporate Notes</b>											
654106AJ2	10700	NIKE INC	06/03/2022	2,454,350.00	2,500,000.00	2,347,825.00	2.750	3.117	3.161	03/27/2027	1,212
716973AC6	10742	PFIZER INC GLOBAL NOTES	10/17/2023	1,451,550.00	1,500,000.00	1,472,460.00	4.450	5.178	5.250	05/19/2028	1,631
771196BK7	10701	ROCHE HOLDINGS INC	06/03/2022	2,440,950.00	2,500,000.00	2,372,950.00	2.625	3.222	3.266	05/15/2026	896
784710AA3	10729	SSM HEALTH CARE	11/18/2022	2,348,986.50	2,450,000.00	2,342,224.50	3.823	4.779	4.846	06/01/2027	1,278
872540AQ2	10703	TJX COS INC	06/21/2022	1,867,040.00	2,000,000.00	1,866,040.00	2.250	3.916	3.970	09/15/2026	1,019
89236TGT6	10705	TOYOTA MOTOR CREDIT CORP COMM	06/03/2022	2,418,400.00	2,500,000.00	2,401,350.00	1.800	3.028	3.070	02/13/2025	440
872898AF8	10704	TSMC ARIZ CORP	06/24/2022	1,991,380.00	2,000,000.00	1,931,680.00	3.875	3.918	3.973	04/22/2027	1,238
91324PEG3	10708	UNITEDHEALTH GROUP	06/21/2022	2,124,243.00	2,150,000.00	2,072,320.50	3.700	3.916	3.970	05/15/2027	1,261
384802AE4	10672	WW GRAINGER	04/28/2020	2,216,777.58	2,151,000.00	2,064,035.07	1.850	1.183	1.200	02/15/2025	442
<b>Subtotal and Average</b>				<b>50,386,035.58</b>	<b>51,401,000.00</b>	<b>49,201,897.07</b>		<b>3.527</b>	<b>3.576</b>		<b>1,052</b>
<b>Federal Agency Coupon Securities</b>											
31422BA26	10676	FEDERAL AGRIC MTG CORP AGCY	05/19/2020	5,000,000.00	5,000,000.00	4,692,450.00	0.675	0.665	0.675	05/19/2025	535
31422BY46	10685	FEDERAL AGRIC MTG CORP AGCY	10/14/2020	3,000,000.00	3,000,000.00	2,772,330.00	0.540	0.532	0.540	10/14/2025	683
3133EMHF2	10688	Federal Farm Credit Bank	11/27/2020	2,000,000.00	2,000,000.00	1,844,000.00	0.600	0.591	0.599	11/24/2025	724
3133ENTS9	10693	Federal Farm Credit Bank	04/05/2022	4,780,875.00	4,750,000.00	4,471,840.00	2.600	2.427	2.461	04/05/2027	1,221
3133ENNG1	10711	Federal Farm Credit Bank	07/18/2022	3,547,500.00	3,750,000.00	3,440,437.50	1.860	3.098	3.141	02/08/2027	1,165
3133ENA26	10727	Federal Farm Credit Bank	11/17/2022	2,935,500.00	3,000,000.00	2,920,560.00	3.750	4.331	4.391	07/13/2026	955
3133ENN89	10728	Federal Farm Credit Bank	11/17/2022	2,994,000.00	3,000,000.00	2,974,590.00	4.870	4.858	4.925	09/28/2026	1,032
3133ENVM9	10732	Federal Farm Credit Bank	06/16/2023	4,607,128.80	4,734,000.00	4,519,975.86	3.740	4.296	4.356	04/27/2028	1,609
3133EPDE2	10733	Federal Farm Credit Bank	06/16/2023	10,042,500.00	10,000,000.00	10,011,700.00	5.375	4.938	5.007	09/09/2024	283
3133EPMA0	10734	Federal Farm Credit Bank	06/16/2023	4,992,500.00	5,000,000.00	4,900,350.00	4.690	4.659	4.723	06/09/2028	1,652
3133EMXP2	10741	Federal Farm Credit Bank	10/16/2023	1,673,520.00	1,900,000.00	1,696,985.00	1.200	4.848	4.916	04/28/2027	1,244
3130ASD22	10696	Federal Home Loan Bank	06/29/2022	3,000,000.00	3,000,000.00	2,878,590.00	3.590	3.540	3.590	06/29/2027	1,306
3130ALCE2	10709	Federal Home Loan Bank	07/18/2022	3,306,397.50	3,675,000.00	3,267,846.75	0.920	7.572	7.678	02/26/2027	1,183
3130ATCY1	10720	Federal Home Loan Bank	09/30/2022	1,997,500.00	2,000,000.00	1,956,900.00	4.500	4.524	4.587	09/30/2027	1,399
3130ATQL4	10723	Federal Home Loan Bank	10/28/2022	3,004,500.00	3,000,000.00	2,984,490.00	5.700	5.587	5.665	10/28/2027	1,427
3130AT2Y2	10725	Federal Home Loan Bank	11/17/2022	2,825,760.00	2,900,000.00	2,786,842.00	3.700	4.239	4.298	08/23/2027	1,361
3130ATCG0	10726	Federal Home Loan Bank	11/17/2022	2,959,500.00	3,000,000.00	2,946,990.00	4.000	4.696	4.761	09/29/2025	668
3130AWTR1	10737	Federal Home Loan Bank	09/13/2023	2,993,400.00	3,000,000.00	2,991,990.00	4.375	4.361	4.422	09/08/2028	1,743
3130AXEL8	10740	Federal Home Loan Bank	10/16/2023	3,614,760.00	3,600,000.00	3,653,676.00	4.750	4.591	4.655	09/08/2028	1,743
3134GVR26	10684	Federal Home Loan Mtg Corp	06/25/2020	5,000,000.00	5,000,000.00	4,662,650.00	0.700	0.690	0.700	06/25/2025	572

**Fund 001 - SPWA  
Investments by Fund  
November 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Remaining Cost	Par Value	Market Value	Current Rate	YTM/C 360	YTM/C 365	Maturity Date	Days To Maturity
<b>Federal Agency Coupon Securities</b>											
3134GWXX9	10686	Federal Home Loan Mtg Corp	10/15/2020	2,000,000.00	2,000,000.00	1,848,420.00	0.550	0.542	0.550	10/15/2025	684
3134GXRM8	10697	Federal Home Loan Mtg Corp	06/24/2022	3,113,924.00	3,128,000.00	3,001,409.84	3.550	3.744	3.796	05/18/2027	1,264
3134GXU36	10724	Federal Home Loan Mtg Corp	10/28/2022	3,929,600.00	4,000,000.00	3,889,080.00	4.200	5.503	5.580	08/27/2027	1,365
3134GX2X1	10735	Federal Home Loan Mtg Corp	06/16/2023	4,980,000.00	5,000,000.00	4,970,100.00	5.000	5.438	5.514	09/30/2027	1,399
<b>Subtotal and Average</b>				<b>88,298,865.30</b>	<b>89,437,000.00</b>	<b>86,084,202.95</b>		<b>3.840</b>	<b>3.894</b>		<b>1,080</b>
<b>Municipal Bonds</b>											
091608RA9	10687	BISMARCK PUB SD#1	10/22/2020	663,000.00	650,000.00	614,334.50	1.150	0.708	0.718	05/01/2025	517
586145F74	10689	MEMPHIS-TXBLE-REF-B	11/23/2020	2,201,580.00	2,000,000.00	1,938,120.00	2.980	0.621	0.630	04/01/2025	487
64966WEH6	10679	NYC HSG DEV	05/01/2020	743,331.20	745,000.00	740,574.70	1.810	1.862	1.887	02/01/2024	62
<b>Subtotal and Average</b>				<b>3,607,911.20</b>	<b>3,395,000.00</b>	<b>3,293,029.20</b>		<b>0.905</b>	<b>0.918</b>		<b>401</b>
<b>Total Investments and Average</b>				<b>171,798,305.56</b>	<b>173,738,493.48</b>	<b>168,084,622.70</b>		<b>3.629</b>	<b>3.679</b>		<b>873</b>



**Monthly Investment Report**  
**Purchases Report**  
**Sorted by Fund - Maturity Date**  
**November 1, 2023 - November 30, 2023**

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity/Call Date	YTM	Ending Book Value
<b>SPWA</b>													
FSB	10746	001	LA4	FSB	625,000.00	11/22/2023	11/30 - Monthly	625,000.00					625,642.93
RCB	10745	001	LA4	RCB	625,000.00	11/22/2023	11/30 - Monthly	625,000.00					625,642.93
			<b>Subtotal</b>		<b>1,250,000.00</b>			<b>1,250,000.00</b>	<b>0.00</b>				<b>1,251,285.86</b>
			<b>Total Purchases</b>		<b>1,250,000.00</b>			<b>1,250,000.00</b>	<b>0.00</b>				<b>1,251,285.86</b>



**Monthly Investment Report**  
**Maturity Report**  
**Sorted by Maturity Date**  
 Receipts during November 1, 2023 - November 30, 2023

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
438670Q87	10678	001	MUN	HONOLU	500,000.00	11/01/2023	05/12/2020	2.812	500,000.00	6,287.94	506,287.94	6,287.94
<b>Total Maturities</b>					<b>500,000.00</b>				<b>500,000.00</b>	<b>6,287.94</b>	<b>506,287.94</b>	<b>6,287.94</b>

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Agenda

Item 12 c

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## AUTHORITY COMMUNICATION

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**TO:** South Placer Wastewater Authority      **DATE:** January 3, 2024  
Board of Directors

**FROM:** Brett Kihara, Senior Accountant

**AUTHORITY COMMUNICATION NO:** AC 24-16

**SUBJECT:** Debt Review – FY2023-2024

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*For SPWA Board Meeting 1/25/2024*

### ACTION REQUESTED

None required. This is an informational item.

### BACKGROUND

The following report details a review of the Authority's outstanding debt, debt service budget, year-to-date expenses, and remaining forecast for FY2023-24.

### SUMMARY OF OUTSTANDING DEBT

The South Placer Wastewater Authority currently has \$189 million of debt outstanding shown in the table below. All long-term debt in the portfolio is fixed rate. The State Revolving Fund loans issue size represents the total funding approved for both the Pleasant Grove Wastewater Treatment Plant (PGWWTP) Expansion and Energy Recovery Projects. The outstanding par represents the amount of expense reimbursement received from the State Revolving Fund through December 31, 2023, net of the \$4,000,000 loan forgiveness on the Energy Recovery project loan.

Summary of Outstanding Debt						
Series	Type	Issues Size	Outstanding Par	Coupon Range	Final Maturity	% of Total Debt
2017	Fixed Rate Bonds	\$74,780,000	\$57,395,000	5.00%	11/1/2037	30.4%
2020	Fixed Rate Bonds	\$46,920,000	\$46,920,000	5.00%	11/1/2035	24.8%
N/A	SRF Loans	\$108,021,755	\$84,678,303	1.30%	7/3/2053	44.8%
		<b>Total</b>	<b>\$188,993,303</b>			

**BUDGET, ACTUAL, and FORECASTED ESTIMATES**

The current projection for all debt service in FY2023-24 is estimated to align with the annual budget. The first PGWWTP Energy Recovery project SRF loan payment is due January 31, 2024 and the first Expansion project SRF loan payment is due July 3, 2024. No budget changes are proposed at this time.

Summary of Outstanding Debt					
Series	Annual Budget	Debt Service Paid 7/1/23-12/31/23	Estimated Remaining Debt Service	Estimated Year-End Total	Proposed Budget Changes
2017	\$ 9,168,860	7,784,750	\$1,434,875	\$9,168,860	\$0
2020	\$ 2,346,000	\$1,173,000	\$1,173,000	\$2,346,000	\$0
SRF	\$ 1,507,440	\$0	\$697,733	\$697,733	\$0

Submitted by:

**Brett Kihara**  
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Brett Kihara  
Senior Accountant

**Dennis Kauffman**  
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Dennis Kauffman  
Chief Financial Officer

  
Richard D. Plecker  
Acting Executive Director