



ENGINEERING/OPERATIONAL COMMITTEE MEETING AGENDA
TRABUCO CANYON WATER DISTRICT
32003 DOVE CANYON DRIVE, TRABUCO CANYON, CA
ADMINISTRATION FACILITY, BOARDROOM
JUNE 1, 2022 AT 7:00 AM

COMMITTEE MEMBERS

Stephen Dopudja, Committee Chair
Michael Safranski, Committee Member
Ed Mandich, Committee Member Alternate

DISTRICT STAFF

Fernando Paludi, General Manager
Michael Perea, District Secretary
Lorrie Lausten, District Engineer
Gary Kessler, Water System Superintendent
Jason Stroud, Maintenance Superintendent

AGENDA NOTE:

Trabuco Canyon Water District (District) will make this Engineering/Operational Committee Meeting available by telephone audio as follows:

Telephone Audio: 1 (669) 900-6833

Access Code: 973-7562-7682

Persons desiring to monitor the Committee meeting agenda items may download the agenda and documents on the internet at www.tcwd.ca.gov. You may submit public comments by email to the Committee at mperea@tcwd.ca.gov. In order to be part of the record, emailed comments on meeting agenda items must be received by the District at the referenced e-mail address not later than 7:00 a.m. (PDT) on the day of the meeting.

CALL MEETING TO ORDER

VISITOR PARTICIPATION

Members of the public wishing to address the Committee regarding a particular item on the agenda are requested to submit public comments by email to the Committee at mperea@tcwd.ca.gov. The Committee Chair will call on the visitor following the Committee's discussion about the matter. Committees do not constitute a quorum of the Board of Directors and Committee Members cannot make decisions on matters. The Committee makes recommendations only to the Board of Directors. Members of the public will be given the opportunity to speak to the Committee prior to making a recommendation on the matter. For persons desiring to make verbal comments and utilizing a translator to present their comments into English reasonable time accommodations, consistent with State law, shall be provided. Please limit comments to three minutes.

ORAL COMMUNICATION

Members of the public who wish to make comment on matters not appearing on the agenda are requested to submit oral communication by email to the Committee at mperea@tcwd.ca.gov. Under the requirements of State Law, Directors cannot take action on items not identified on the agenda and will not make decisions on such matters. The Board President may direct District Staff to follow up on issues as may be deemed appropriate. For persons desiring to make verbal comments and utilizing a translator to present their comments into English reasonable time accommodations, consistent with State law, shall be provided. Please limit comments to three minutes.

COMMITTEE MEMBER COMMENTS

REPORT FROM THE GENERAL MANAGER

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING AGENDA | JUNE 1, 2022**

ENGINEERING MATTERS

**PRESENTER(S): FERNANDO PALUDI, GENERAL MANAGER
MICHAEL PEREA, ASSISTANT GENERAL MANAGER
LORRIE LAUSTEN, DISTRICT ENGINEER**

ITEM 1: ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP

RECOMMENDED ACTION:

Approve the following Engineering/Operational Committee Meeting Recap(s) and recommend that the Board receive and file same (Consent Calendar).

1. *May 10, 2022 Committee Meeting*

ITEM 2: DISCUSSION CONCERNING DIMENSION WATER TREATMENT PLANT OFFICE TRAILER IMPROVEMENT PROJECT

RECOMMENDED ACTION:

Committee to receive project status updates at time of the Committee Meeting.

ITEM 3: OTHER ENGINEERING AND OPERATIONS PROJECT UPDATES

1. Golf Club Sewer Lift Station
2. SCADA Upgrade-DWTP
3. Saddle Crest Development
4. South Orange County IRWM Grant Project
5. Other Projects

RECOMMENDED ACTION:

Committee to receive project status updates at time of the Committee Meeting.

OPERATIONAL MATTERS

**PRESENTER(S): GARY KESSLER, WATER SYSTEM SUPERINTENDENT
MICHAEL PEREA, ASSISTANT GENERAL MANAGER
JASON STROUD, MAINTENANCE DEPARTMENT SUPERINTENDENT**

ITEM 4: WATER SYSTEM UPDATES

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.

ITEM 5: WASTEWATER SYSTEM UPDATES

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.



**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING AGENDA | JUNE 1, 2022**

ITEM 6: MAINTENANCE DEPARTMENT UPDATES

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.

REGULATORY AND OTHER MATTERS

ITEM 7: OTHER MATTERS/REPORTS

RECOMMENDED ACTION:

Hear Other Matters/Reports that may have arisen after the posting of the agenda.

ADJOURNMENT

AVAILABILITY OF AGENDA MATERIALS

Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the Trabuco Canyon Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting of the Board of Directors are available for public inspection at the Trabuco Canyon Water District Administrative Facility, 32003 Dove Canyon Drive, Trabuco Canyon, California (District Administrative Facility) or will be posted online on the District's website located at www.tcwd.ca.gov. If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available online at www.tcwd.ca.gov at the same time as they are distributed to the Board Members, except that, if such writings are distributed immediately prior to or during the meeting, they will be posted online on the District's website located at www.tcwd.ca.gov.

COMPLIANCE WITH THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 54954.2

In compliance with California law and the Americans with Disabilities Act, if you need special disability-related modifications or accommodations, including auxiliary aids or services in order to participate in the meeting, or if you need the agenda provided in an alternative format, please contact the District Secretary at (949) 858-0277, at least 48 hours in advance of the scheduled Board meeting. Notification at least 48 hours prior to the meeting will assist the District in making reasonable arrangements to accommodate your request. The Board Meeting Room is wheelchair accessible.



**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 1, 2022**

ADMINISTRATIVE MATTERS

ITEM 1: ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP

RECOMMENDED ACTION:

Approve the following Engineering/Operational Committee Meeting Recap(s) and recommend that the Board receive and file same (Consent Calendar):

1. *May 10, 2022 Committee Meeting*

CONTACTS (staff responsible): PALUDI/PEREA/SANGI



TRABUCO CANYON WATER DISTRICT ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP | MAY 10, 2022

DIRECTORS PRESENT

Stephen Dopudja, Committee Chair
Mike Safranski, Committee Member

STAFF PRESENT

Fernando Paludi, General Manager
Michael Perea, Assistant General Manager
Lorrie Lausten, District Engineer
Karen Warner, Principal Accountant
Lisa Marie Sangi, Executive Assistant
Gary Kessler, Water Superintendent
Jason Stroud, Maintenance Superintendent
Oscar Ulloa, Wastewater Superintendent

CONSULTANTS PRESENT

None

PUBLIC PRESENT

None

CALL MEETING TO ORDER

Director Dopudja called the May 10, 2022 Engineering/Operational Committee Meeting to order at 7:00 AM.

VISITOR PARTICIPATION

No comments were received.

ORAL COMMUNICATION

No comments were received.

COMMITTEE MEMBER COMMENTS

Director Dopudja reported on his attendance at the Association of California Water Agencies (ACWA) Conference and expressed his appreciation for staff flexibility on rescheduling the meeting.

REPORT FROM THE GENERAL MANAGER

Mr. Paludi reported on his attendance at the ACWA Conference.

ITEM 1: ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP

Mr. Paludi presented the Engineering/Operational Committee Meeting Recap for Committee review in accordance with the agenda.

RECOMMENDED ACTION

The Committee recommended that the Engineering/Operational Committee Meeting Recap(s) be forwarded to the Board of Directors for approval (Consent Calendar).

ITEM 2: DISCUSSION CONCERNING GOLF CLUB SEWER LIFT STATION REPAIRS & IMPROVEMENTS

Mr. Paludi introduced this matter for Committee consideration. Ms. Lausten provided a brief overview of the project, and she highlighted the completed improvements at this facility. Ms. Lausten reported that both stage one/wet well pumps have failed, and the facility requires emergency backup equipment to continue to provide wastewater services to District customers. Ms. Lausten reported that District staff procured proposals from two pump vendors for three pumps, guide rail systems, and discharge elbows for the facility. Discussion occurred concerning the quality of the pump manufacturers and the guide rail systems, as well as the expected results of the condition assessment. Mr. Ulloa highlighted the condition of the phase two/dry pit pumps and the need for redundant pumps due to the current impacts of procurement delays. Ms. Lausten provided a handout which included a preliminary facility assessment completed by Hazen & Sawyer.

Director Dopudja expressed his concerns with certain operational challenges and the related improvement costs which have the potential for long-term financial impacts to the District. Discussion occurred concerning the manner in which staff provides updates concerning facility and equipment conditions for improvement planning to prevent emergency replacement. Mr. Kessler explained that Water Operations frequently reports on the condition of domestic water system facilities and infrastructure for capital improvement planning to minimize emergency replacement. Mr. Stroud concurred with Mr. Kessler's assessment on the process for reporting needed facility improvements. Mr. Paludi reported that it has been his experience as General Manager that Operations staff has consistently brought forward concerns regarding conditions of facilities, but that the cost of refurbishment and replacement exceeds annual funding and certain projects must be deferred through project prioritization. Mr. Perea commented that staff is transparent on capital improvement plans based on their timely facility condition reports, and he recommended the Committee approve the purchase of the Tekdraulics proposal for three pumps, two guide rail systems, and two discharge elbows for \$193,286.39.

RECOMMENDED ACTION:

The Committee approved and recommended the Board of Directors ratify the purchase of three (3) replacement pumps, two (2) guided rail systems and two (2) discharge elbows from Tekdraulics for Golf Club Sewer Lift Station in the amount of \$193,286.39.

ITEM 3: DISCUSSION CONCERNING THE DISTRICT'S 2021 SYSTEMWIDE MASTER PLAN AND CONDITION ASSESSMENT

Mr. Paludi introduced this matter for Committee consideration, and he reported that District staff has been working with Hazen & Sawyer (Consultant) on this project. Ms. Lausten provided a review of the project schedule, and she highlighted the completed and in-progress items. Discussion occurred concerning the condition of certain District facilities and plans for improvements. Mr. Paludi mentioned that this matter would be brought back to the June Committee meeting, along with the short term and long-term decision.

RECOMMENDED ACTION:

Committee to receive project status updates at time of the Committee Meeting.

ITEM 4: OTHER ENGINEERING AND OPERATIONS PROJECTS,

1. Capital Improvement Plan Budget

Ms. Lausten presented the proposed Fiscal Year 2022/2023 Capital Improvement Plan (CIP) for Committee consideration and review, and she briefly reviewed the project list. Discussion occurred concerning certain proposed projects and the importance of an energy efficiency analysis of pump station equipment.

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP | MAY 10, 2022**

2. SCADA Project

Ms. Lausten provided a project update for the Committee, and she reviewed the project schedule for Fiscal Years 2021/2022 and 2022/2023. Ms. Lausten added that District staff will be meeting with agencies and municipalities that recently completed similar projects to learn about the respective integrated software solutions. Discussion occurred concerning software solution integration and licensing models.

3. OC Rescue Mission Meter Relocation

Ms. Lausten provided a brief project update, and she reported that District staff has scheduled the relocation of the meter services in the coming weeks. Ms. Lausten added that District staff is working to finalize the easement related matters.

4. AMR/AMI System Implementation

Mr. Perea provided an update on this project, and he provided an overview of the project schedule and timeline for completion. Mr. Perea reported that District staff participated in a meeting with Ferguson to review the work management solution which will facilitate the installation portion of the project, and he added that a large meter audit would be completed at the end of the week to better understand potential installation challenges for meters larger than two inches. Mr. Perea reported that Ferguson is completing a review of the initial propagation study after the field visit demonstrated potential reduction in data collectors based on District facility layout.

5. Other Projects

There were no other projects presented.

RECOMMENDED ACTION

The Committee received the status updates. There was no action taken.

ITEM 5: WATER SYSTEM UPDATES

Mr. Kessler reviewed the projects and repairs for April 2022, and he reported that Water Operations staff has completed the following tasks:

1. Pulled new service on Snowdon in the Dove Canyon Community.
2. Replaced a struck Air Vac on Dove Canyon Dr in the Dove Canyon Community.
3. Repaired a Hydrant Bury in the Rancho Cielo Community.
4. Replaced a Curb Stop on Oak Ridge in the lower Robinson Ranch Community.
5. Replaced two fire hydrants in the Dove Canyon Community.

Dimension Water Treatment Plant

1. Worked with Ferreira Construction to repair a leak on the 16" water main.
2. Re-epoxied the floor in the Chlorine Room.
3. Repaired a leak on a 3" domestic water supply line.
4. Replaced site tube on the Alum storage tank.

Mr. Kessler reviewed the Monthly Water System Operations Summary with the Committee.

RECOMMENDED ACTION

The Committee received the status update. There was no action taken.

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP | MAY 10, 2022**

ITEM 6: WASTEWATER SYSTEM UPDATES

Mr. Ulloa reviewed the projects and repairs for April 2022, and he reported that Wastewater Operations staff had completed the following tasks:

1. Cleaned trouble spots in the collections system throughout the District.
2. Cleaned O'Neil Park collections system.
3. Conducted the Golf Club Sewer Lift Station Startup with Tesco Controls and installed the submersible pump.
4. Assisted Hazen and Sawyer with the installation and removal of flow meters for the sewer collection system.
5. Assisted Hazen and Sawyer at the Wastewater Treatment Plant with the field condition assessment.

Mr. Ulloa provided a review of the Monthly Non-Domestic Water (NDW) System Summary report for April 2022, and he reviewed the Sewer System Monitoring Plan (SSMP) Quarterly Report. Mr. Ulloa indicated that staff is on track to complete the cleaning of the sanitary sewer system in August 2022. Discussion occurred concerning the District's Dry Season Recovery system production results.

Mr. Perea presented the SSMP Annual Audit with the Committee, and he reviewed the sanitary sewer overflow (SSO) statistics for the prior three years. Mr. Perea reported that the most common reason for SSOs is due to system blockages from solidified detergents/soaps that harden in the lines due to the increased water efficient appliances that reduce flow rates in sewer lines.

RECOMMENDED ACTION

The Committee received the status update and received and filed the 2022 Sewer System Monitoring Plan (SSMP) Annual Audit.

ITEM 7: MAINTENANCE DEPARTMENT UPDATES

Mr. Stroud reviewed the projects and repairs for April 2022, and he reported that Maintenance staff completed the following tasks:

1. Continued to work with Sanitation Operations at the Golf Club Lift Station.
2. Flo Services onsite at the El Toro Sewer Lift Station performing electrical upgrades for the new pumps.
3. Attended the Categraph - CMMS workshop.
4. District Operations staff worked with Hazen and Sawyer onsite for the Condition Assessment.
5. Witness test performed by Flo Services on the Dimension Water Treatment Plant backwash pump.
6. Performed vehicle maintenance on service trucks and small equipment

RECOMMENDED ACTION

The Committee received the status update. There was no action taken.

ITEM 8: OTHER MATTERS/REPORTS

There were no comments.

RECOMMENDED ACTION

There was no action taken.

ADJOURNMENT

Director Dopudja adjourned the May 10, 2022 Engineering/Operational Committee Meeting at 7:54 AM.

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 1, 2022**

ENGINEERING MATTERS

ITEM 2: DISCUSSION CONCERNING DIMENSION WATER TREATMENT PLANT OFFICE TRAILER IMPROVEMENT PROJECT

Trabuco Canyon Water District (District) owns, operates, and maintains the Dimension Water Treatment Plant (WTP) in the City of Lake Forest. Water Operations Staff has been working out of a 12'x30' office trailer since approximately 2006 (Exhibit 1). The office is in poor condition, is not ADA compliant, and is too small to accommodate five operators, a bathroom and kitchen area. Staff worked with JIG Consultants to design a new office and relocate it on-site. The new office is a 12'x60' modular building and includes a supervisor office, two cubicles, a kitchen area and an improved bathroom which includes a shower and locker facilities. The Technical Memorandum is presented for Committee review (Exhibit 2). In reviewing the options, staff recommends going with the new trailer because there is better availability, no delivery issues and it meets our specification that we provided to the companies.

Below is a summary of the new trailer proposals:

TRAILER/BUILDING QUOTES	
Company	Cost
Modular Building Concepts	\$145,000
Factory Select Homes	\$116,000
Pacific Mobile Structures	\$159,000

From this Table, \$140,000 is the average cost of a new 12'x60' trailer. The recommendation by Staff is to update the current plans and to provide a performance specification to bid out to a contractor.

FUNDING SOURCE:

General Fund

FISCAL IMPACT (Including Engineering, Inspection and Testing):

FY21/22 - \$50,000

FY22/23 - \$300,000

ENVIRONMENTAL COMPLIANCE:

Notice of Exemption was filed with the County of Orange on February 24, 2022

RECOMMENDED ACTION:

Committee to receive information at the time of the Committee Meeting.

EXHIBIT(S):

1. Project Photos
2. JIG Consultants Technical Memo

CONTACTS (staff responsible): LAUSTEN



Dimension Water Treatment Plant Office Improvements

Dimension Water Treatment Plant Office Improvements



Existing Office

TECHNICAL MEMORANDUM

To: Lorrie Lausten, PE
District Engineer
Trabuco Canyon Water District

From: Joseph Gutierrez, PE, PMP (JIG – Project Manager)
Nancy Heim, PE (JIG – Project Engineer)

Date: May 25, 2022

Subject: Technical Memorandum
Dimension Water Treatment Plant Operations Trailer

INTRODUCTION

On March 11, 2022, JIG Consultants (JIG) submitted final construction plans for the Dimension Water Treatment Plant Operations Trailer. The design was based on a double-wide structure approximately 24 feet x 60 feet and included an ADA bathroom with shower, kitchen, office space with cubicles and storage, and assorted other amenities. While the trailer was custom designed to fit the needs of Trabuco Canyon Water District (District), the cost of the trailer alone was estimated at \$290,000. Additional expenditures for demolition, site work, plumbing, electrical, and interior furnishings added \$163,000 for a total capital expenditure of \$453,000. Consequently the District requested a study to consider the following alternatives:

1. A custom trailer with a smaller footprint
2. A used trailer of the same size modified with an ADA bathroom

TRAILER SIZE REQUIREMENTS

The District requirements for the operations trailer are as follows:

- ▶ One enclosed office for the Operations Manager (200 sf)
- ▶ An ADA compliant bathroom complete with a shower, toilet, sink, and staff lockers (130 sf)
- ▶ A kitchenette with room for a refrigerator, microwave, and sink (70 sf)
- ▶ Area for a conference room with 4 to 6 seating capacity (180 sf)
- ▶ Two shared cubicles for the operations staff (80 sf x 2 cubicles)
- ▶ ADA compliant ramp with stairway.
- ▶ Amenities including HVAC, plumbing, ethernet, and communication.

In quantifying the size of the trailer, the analysis followed general architectural guidelines for office space based on usage. From the listing above, the minimum space required for the trailer is 740 sf.

A general layout of the trailer was prepared based on the trailer size requirement. The layout is shown on Figure 1 with trailer dimensions of 12' x 60'.

RESEARCH

The search for a smaller, movable office involved internet research through Google, Craigslist, and a list of multiple trailer dealers and manufacturers. One website which listed trailer dealers in California showed a number of possible contacts, but after calls to approximately 14, only two were still in business. Several local mobile home parks were also contacted in an effort to locate used ADA single-wide

trailers. A number of more popular companies were contacted to see what used trailers might be available. Some of the contacts included: Mobile Office Pros, Wilmot Modular Structures, Sunny Da (China), Willscot (rep for Mobile Mini), Mobile Modular, Triumph Modular, Pac-Van (part of United Rental), MO Great Dane in Missouri, Pacific Mobile Structures, and several other companies that all seemed to use the same on-line request form to search for specific products.

Option 1 – New Custom Trailer

For new custom trailers, JIG contacted three manufacturers. The trailer manufacturers and pricing are as shown on Table 1.

Table 1 Contacted New Custom Trailer Manufacturers		
Company	Contact Information	Results
Modular Building Concepts	Chris Kerper (858) 679-1185	12'x60' custom trailer based on a unit price of \$202/sf = \$145K
Factory Select Homes	Lucia Jorgensen (928) 662-9520	A new 1 bedroom, 1 bath model trailer with base price \$99K, customized with ADA bathroom & roll-in shower adds approximately \$7k. Total cost with tax and delivery for Nov 2023 is \$116K. Trailer size is 17.3'x40' (approx.. 690 sf). See Appendix for quote.
Pacific Mobile Structures	Sal Crivello (951) 382-0484 (951) 784-8990	New 12'x60' custom trailer deliverable in November/December 2023 is \$159K. See Appendix for quote.

From Table 1, the average price of a new custom 12'x60' trailer is \$140,000.

Option 2 – Used Trailer with ADA Modifications

After a considerable effort with phone calls and emails to various entities described above, no viable options for used trailers with the required amenities were available. The search included conventional single-wide trailers, shipping containers converted to office space, and large “toy haulers”. Table 2 is a summary of some of the prospects investigated:

Table 2 Contacted Used Trailer Companies		
Company	Contact Information	Results
Wilmot Modular Structures, Inc	Tim Jasovsky (800) 966-8883	No used trailers available.
Triumph Modular	(800) 257-2536	Company does not sell trailers in CA; only has a rental fleet
Complete Trailers	Chance Conrado (817) 562-5009	New 5 th wheel “toy haulers” 8.5' x 45' at a base price of \$188K can be customized with bathroom and kitchenette. 10 months estimated lead time. JIG requested additional information, but none received. No used trailers available.
Yucaipa Trailers	(877) 292-4451	Nothing available to fit District needs
Container Pro	Mike (213) 321-8833	No used trailers. Mostly installs doors and windows in containers; does not want to deal with plumbing and insulation.
MO Great Dane	Ryan (573) 545-3065	No used trailers available. Custom ADA compliant 8.5' x 53' has lead time of 8-9 months, costing “in the mid six figures”.
Factory Select Homes	Lucia Jorgensen (928) 662-9520	No used trailers available.
Pacific Mobile Structures	Sal Crivello (951) 382-0484 (951) 784-8990	Possible used trailers available, but would need ADA modifications. Costs, Alteration Permit and time to deliver would be approximately equal to a new custom trailer.

Additional companies were contacted, but no responses were received as of the date of this memo.

On-line auction houses provide one additional possibility, should the District wish to further consider the used trailer market. JIG contacted Ritchie Brothers (www.rbauction.com) a large construction / industrial auctioneer serving the US, Canada and other countries. While JIG did not locate any trailers currently available that satisfy the District's requirements, such trailers may become available at any given time.

As of the date of this memo, their inventory includes a 13'x48' skid-mounted mobile office in Wyoming with a starting bid of \$2,500. It has two offices, one kitchen, two bathrooms (though not ADA compliant), and air conditioning. Another unit is a 12'x56' modular office, constructed in 2007, located in Colorado with one office, two bathrooms (one that appeared to be ADA compliant), and air conditioning. For budgeting purposes, an Atco 13'x58' skid-mounted trailer in Wyoming recently sold for \$25,000 and included three offices, a kitchen, two bathrooms, a laundry, and air conditioning.

Should the District choose to further pursue this option, it is important to recognize the items for sale or auction are without warranty, and the buyer is responsible for all costs and transportation and must pick up the item in eight business days.

CONCLUSION / RECOMMENDATION

While the idea of purchasing a used office trailer is a worthwhile consideration, it does not appear to be a viable solution for the following reasons:

- ▶ Lack of availability, particularly ones with ADA compliant restrooms
- ▶ Should a used trailer be located that would require any modifications, the trailer would necessitate an alterations permit obtained thru Department of Housing and often requires 2 to 3 months for processing (drawing preparation at 4 to 6 weeks, permit submission and approval at 4 to 6 weeks). Modification construction will then require approximately 4 to 6 weeks, as estimated by one supplier.
- ▶ Purchasing a used trailer from a "rental" fleet with modifications will likely cost as much as a new trailer. The rental company would need to replace the sold unit with a new one, and with current escalating costs of materials, these companies would charge the replacement cost for selling from their rental fleet.
- ▶ Potentially expensive to relocate, especially if found far away from the Dimension Water Treatment Plant
- ▶ Generally, no warranty.

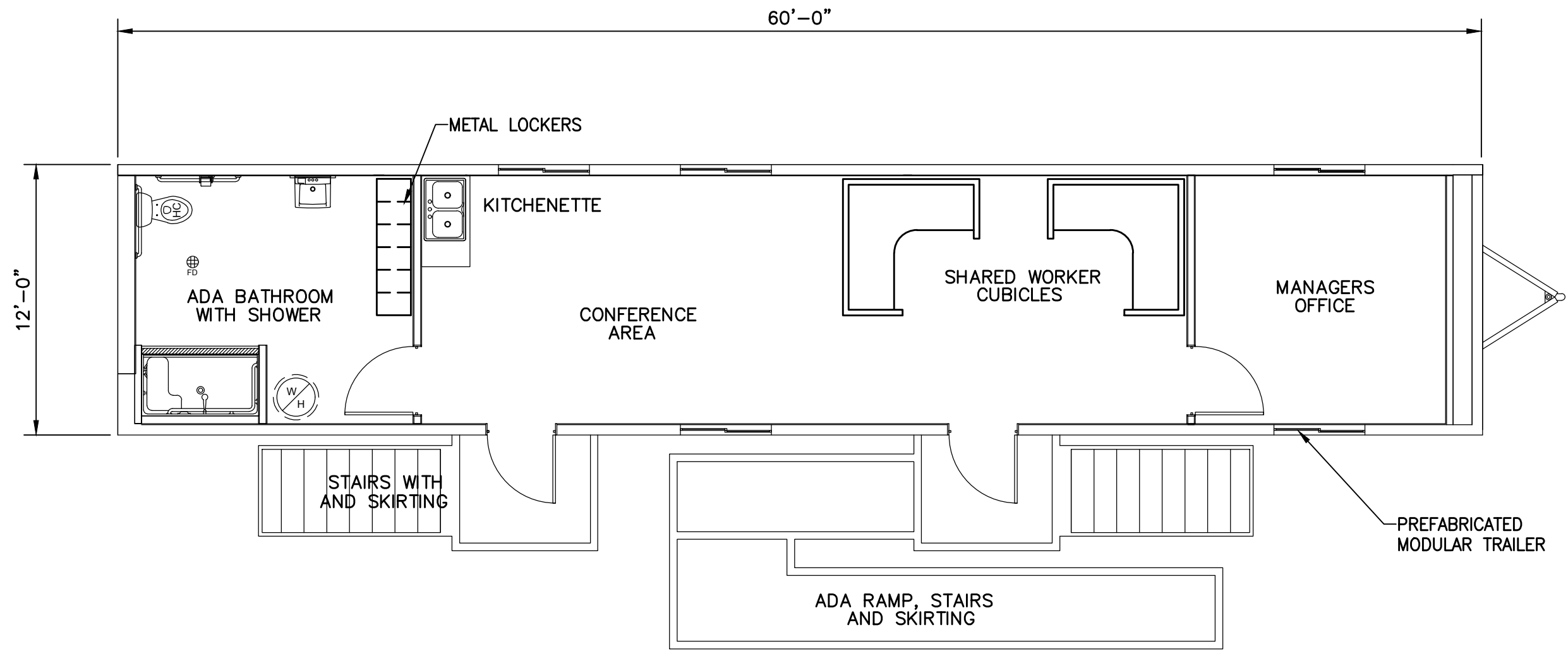
Based on our research, and the lack of used trailers fitting the District's needs, JIG recommends the District opt for a new, custom, single-wide trailer specifically designed for ADA compliance.

APPENDIX

Figure 1: Single Wide Operations Trailer Layout

Factory Select Homes – Quote and Typical Layout

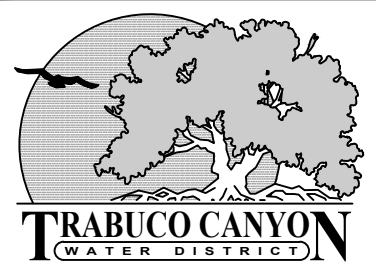
Pacific Mobile Structures - Quote



PLAN VIEW
 SCALE: 3/16" = 1'-0"



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 www.jigconsultants.com



TRABUCO CANYON WATER DISTRICT
DIMENSION WATER TREATMENT PLANT OPERATIONS TRAILER
FIGURE 1

Factory Select Homes
4455 N. Stockton Hill Road • Kingman, Arizona 86409
1-800-965-3641

Arizona License #8080
 Nevada License #D5016

BUYER 1 TRABUCO CANYON WATER DISTRICT		BUYER 2 N/A		DATE May 18, 2022	
MAILING ADDRESS		CITY	STATE	ZIP	PHONE
DELIVERY ADDRESS		CITY	STATE	ZIP 92630	CELL
SALESPERSON Lucia C Jorgensen S18571		THIS CONTRACT REVISED FROM		EMAIL ADDRESS	
MAKE & MODEL Puray -		YEAR 2023	BEDROOMS -	BATHS -	DEN -
SERIAL NUMBER	<input checked="" type="radio"/> NEW <input type="radio"/> USED		FLOOR SIZE	HITCH SIZE	APPROX. SQ. FT.

NOTICE OF CONSTRUCTION & FINAL PAYMENT			
This is a cash transaction. Buyer authorizes Factory Select Homes to place home into the construction process. By placing home in the construction process, buyer understands that all down payments are non-refundable. Buyer agrees that the final payment must be paid as indicated under Notations & Remarks. X_____ X_____			
NOTICE OF COMPLETION			
Buyer understand that the approximate completion month for home is: -			
Buyer understands that in the event delivery of the home does not occur to property within 12 days after home is completed at the factory there will be a \$20 per day storage charge that must be paid prior to shipment. In the event there is an extended period of storage time needed buyer authorizes Factory Select Homes to re-locate the home to an off-site storage facility. Buyer must insure the home and is responsible for any damage incurred as a result of extended storage. X_____ X_____			
NOTICE OF FREIGHT			
I/We understand that unless otherwise stated, the quoted freight price is estimated for the current date and may not reflect fluctuating fuel surcharges, Department of Transportation highway construction re-routing, highway patrol escorts, or unique complicated placements based on terrain of delivery site. X_____ X_____			
Retail Price	Model:	Puray	\$ 115,806.00
Factory Direct Discount			\$ (16,952.00)
Sub Total 1			\$ 98,854.00
Addendum "A" Upgrades			\$ 7,000.00
Misc #1			
Misc #2			
Preferred Payment Discount		3.0%	(2,966.00)
		0.0%	0.00
Subtotal 2			\$ 102,888.00
State Tax	California	4.3500%	\$ 4,475.63
County Tax	Orange County	0.3250%	\$ 334.39
City Tax	-	0.0000%	\$ -
Tax on Home Preparation Fee			\$ 18.47
Document Fee			\$ 395.00
Misc #3 (Non-Taxable)			
Freight			\$ 8,000.00
6 Year Extended Service Contract Not Purchased			-
Total			\$ 116,111.48
Down Payment			
Additional Payment as Agreed			
Unpaid Balance			\$ 116,111.48

NOTATIONS & REMARKS

***NO VERBAL PROMISES.** Changes may only be made via signed change order request and may incur extra charges. X_____ X_____

Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. X_____ X_____

Buyer agrees that the unpaid balance due will be paid in full on or before: **AUGUST 1 2023** X_____ X_____

Please read your deposit disclosure carefully for termination of Purchase Agreement by any party. All sales are subject to fees for cancellation.

Unless otherwise stated, if for any reason buyer is not ready to authorize construction of the above home, the amount of this purchase agreement is subject to an increase. If the cost of the home increases between the date of this agreement and the date buyer authorizes construction, buyer agrees that the purchase agreement amount will be adjusted to cover the increases incurred during such time. X_____ X_____

THIS AGREEMENT ALONG WITH ADDENDUMS CONTAIN THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS PURCHASE AGREEMENT.

BY _____ SIGNED X _____
 Lucia C Jorgensen Factory Select Homes Representative (Buyer) TRABUCO CANYON WATER DISTRICT Date _____

BY _____ SIGNED X _____
 _____ (Buyer) N/A Date _____

FACTORY SELECT HOMES MANAGER
 REVIEW & ACCEPTANCE

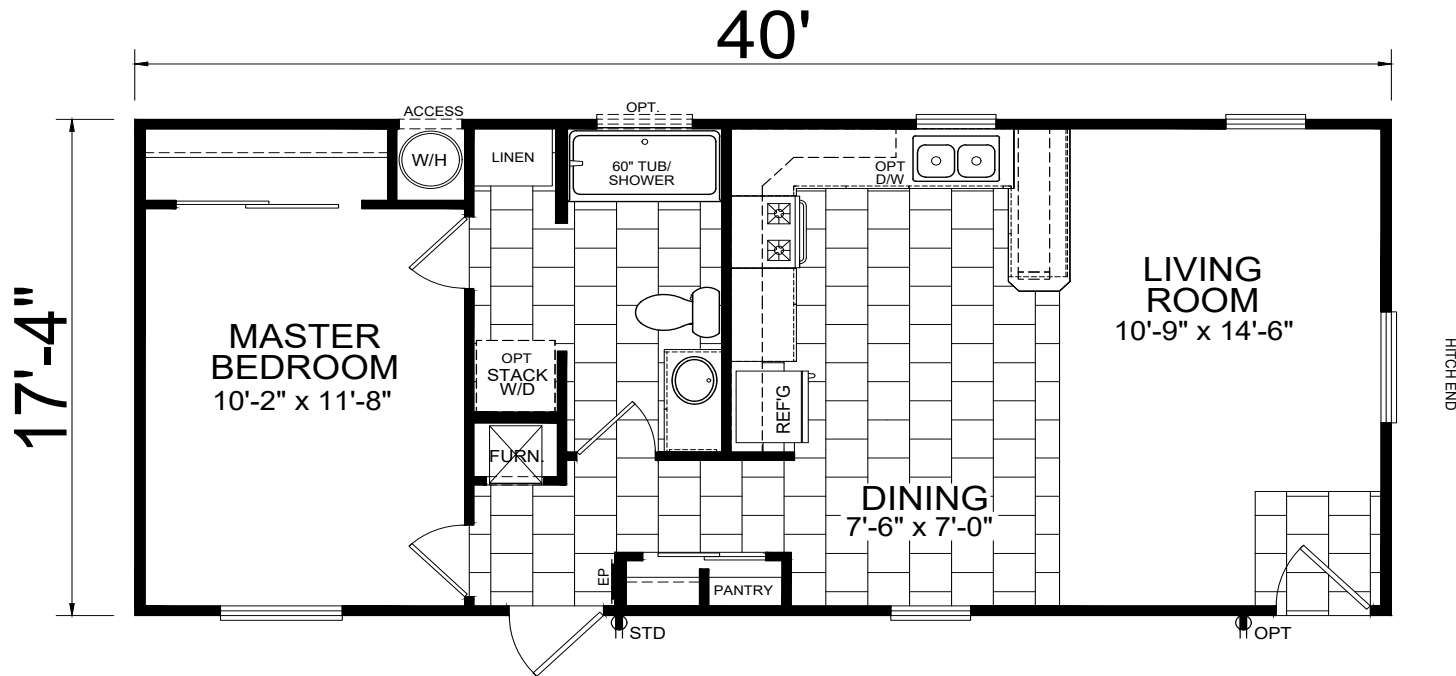
Puray

Sunrise Series

693 SQ. FT. (Approximate) 1 Bedroom, 1 Bath



Last Updated: 11-5-20



FACTORY SELECT HOMES

4455 N. Stockton Hill Rd.
Kingman, AZ 86409

FactorySelectMH.com | 1-800-965-3641

IMPORTANT: Alta Cima Corp reserves the right to modify, cancel or substitute products or features of this event at any time without prior notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, extra design features, decorations, floor coverings, specialty light fixtures, custom paint and wall coverings, window treatments, landscaping, sound and alarm systems, furnishings, appliances, and other designer/decorator features and amenities that are not included as part of the home and/or may not be available at all locations. Home, pricing and community information is subject to change, and homes to prior sale, at any time without notice or obligation. ©2020 Alta Cima Corp. All rights reserved.

MANUFACTURED BY:



I authorize Factory Select Homes to build my house, per this plan.

X _____

Customer Signature/Date

Project quotation #Q032769



Date: 5/20/22

Company: JIG CONSULTANTS
318 W KATELLA AVE STE A
ORANGE, CA 92867-4764
Nancy Heim

Site: Trabuco Canyon Water District
32009 DOVE CANYON DR
TRABUCO CANYON, CA 92679-3715
Nancy Heim

Sal Crivello
Cell:
Direct: 619-742-9245

Project Description:

Item No.	Description	Qty	Price	Tax	Total
13-100	12X60 OFFICE W/RR & SHOWER	1	\$115,892.00	\$8,981.63	\$124,873.63
01-940	Transportation	1	\$3,190.00	\$247.23	\$3,437.23
02-130	Steel Pier Foundation Material	1	\$1,575.00	\$122.07	\$1,697.07
02-140	Block & Level	1	\$815.00	\$0.00	\$815.00
02-140	Tie-down - Provide & Install	14	\$90.00	\$0.00	\$1,260.00
06-140	Skirting - Provide & Install	144	\$26.00	\$0.00	\$3,744.00
05-130	New ADA Ramp	1	\$20,028.00	\$1,552.17	\$21,580.17
05-140	Deliver & Install New ADA Ramp	1	\$1,300.00	\$0.00	\$1,300.00
01-440	Engineering - (Foundation, Ramp)	1	\$500.00	\$0.00	\$500.00
01-160	Estimated Registration, License, Title Fee	1	\$125.00	\$0.00	\$125.00

Sub Total \$148,429.00
Sales Tax \$10,903.10
Total Due \$159,332.10

Warranty:

- (2) Year Pacific Mobile Warranty, (3) Year Limited Roof Warranty, (5) Year HVAC Limited Warranty

Payment Terms:

- Invoices due upon receipt.
- 35% Due upon signed contract, payment must be received to reserve production time.
- 55% Due when completed at factory, payment must be received prior to delivery.
- 8% Due upon initial punch list walk-through.
- 2% Due upon final completion.

The quotation is good for 30 days and is limited to availability of stock on hand. Please schedule as soon as possible to secure your preferred delivery date. By signing below the Customer named below agrees to the conditions outlined in Pacific Mobile's Terms and Conditions.

Authorized Representative Signature

Date



DESCRIPTION

12 x 60

B 12X60 OFFICE W/RR & SHOWER LAKE FOREST, CA

NOTES:

****QUOTE IS VALID FOR 30 DAYS**PRICE IS GOOD FOR 30 DAYS FROM 5/19/2022***

IF YOU DO NOT SEE A SPECIFIED ITEM WRITTEN IN THE PROPOSAL, IT IS NOT INCLUDED.

PMSI STANDARD MATERIALS AND FINISHES HAVE BEEN PROVIDED UNLESS OTHERWISE NOTED.

BUILDING IS QUOTED PER THE 2019 CBC, 2019 CEC, 2019 CMC, 2019 CPC, AND 2019 CALIFORNIA ENERGY CODE BASED ON COMPLIANCE WITH TITLE 25, ARTICLE 3, SECTION 4369B (PLEASE LET US KNOW IF YOU NEED COMPLIANCE WITH 4369A). PMSI TAKES EXCEPTION TO ALL OTHER CODES, REGULATIONS AND JURISDICTIONS. CLIMATE ZONE 8.

NO PROVISIONS ARE MADE TO MEET WUI FIRE HAZARD ZONE REQUIREMENTS.

NO PROVISIONS FOR EXTERIOR FIRE RATING. PMSI ASSUMES THE MINIMUM REQUIRED DISTANCE FROM ANY AND ALL COMMON OR ASSUMED PROPERTY LINES.

PLUMBING MANIFOLD IS NOT INCLUDED.

JBOXES ARE PROVIDED WITH CONDUIT STUBBED TO THE CEILING CAVITY FOR FUTURE PHONE/DATA. WIRING AND DEVICES ARE BY OTHERS ON SITE.

FINAL FINISH, WAXING, SEALING, BUFFING, ETC OF VINYL FLOORING IS NOT PROVIDED IN PHOENIX MODULAR'S SCOPE OF WORK.

DUE TO LACK OF INFORMATION ON SHOWER USAGE AND DURATION, PHOENIX MODULAR CANNOT GUARANTEE ADEQUATE HOT WATER DURING PERIODS OF HEAVY USAGE.

LOCKERS AND CUBICLES ARE NOT INCLUDED.

PLEASE NOTE:

PMSI IS NOT RESPONSIBLE FOR CODE COMPLIANCE WITH ANY REGULATORY BODY OTHER THAN THE STATE AGENCY WHERE THE BUILDING WILL BE LOCATED. COMPLIANCE WITH ANY SPECIAL CODE OR REQUIREMENTS DUE TO OCCUPANCY OR USE OF SUCH BUILDING IS NOT THE RESPONSIBILITY OF PMSI. (CUSTOMER MUST PROVIDE ALL GOVERNMENTAL COMPLIANCE REQUIREMENTS THAT AFFECT ANY QUOTE REQUESTED). IF, DURING THE PERFORMANCE OF THIS CONTRACT, THE PRICE OF BUILDING MATERIALS SIGNIFICANTLY INCREASES, THROUGH NO FAULT OF THE MANUFACTURER, THE PRICE OF THESE BUILDING MATERIALS SHALL BE EQUITABLY ADJUSTED BY AN AMOUNT REASONABLY NECESSARY TO COVER ANY SUCH SIGNIFICANT PRICE INCREASES. SUCH PRICE INCREASES SHALL BE DOCUMENTED. WHERE THE DELIVERY OF BUILDING MATERIALS IS DELAYED, THROUGH NO FAULT OF THE MANUFACTURER, AS A RESULT OF A SHORTAGE OR UNAVAILABILITY, MANUFACTURER SHALL NOT BE LIABLE FOR ANY ADDITIONAL COSTS OR DAMAGES ASSOCIATED WITH SUCH DELAY(S).

Date: May 19, 2022

Quote Number: PM-0466-2022

Size: 12 x 60 Description: B 12X60 OFFICE W/RR & SHOWER LAKE FOREST, CA

<u>COMPONENT</u>	<u>SUB-COMPONENT</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
FRAME			
	OUTRIGGER	Chassis Basement 12' X 60' - 12" X 11.8# I-Beam OR/CM/MC	1.00
	AXLES	Quad Axle (4 Brake Axles)	1.00
FLOOR			
	JOIST	2 X 8 @ 16" O/C 50# Floor load	
	DECKING	3/4" T&G Plywood	
	INSULATION	R-19 Unfaced	
	COVERING	Sheet Vinyl .080 Commercial RR Only	
	COVERING	Floor Tile VCT - 1/8" X 12" X 12" Remainder	
	MISC	Bottom Board Mobile-Flex	
EXTERIOR WALL			
	STUDS	2 X 6 Ext. Wall Framing	
	SIDING	Smart Panel - 3/8" - 8" O/C Grooves - W/House Wrap	
	COVERING	1/2" Vinyl Covered Gypsum 8' Tall (Exterior Wall)	
	INSULATION	R-19 Kraft (Exterior Wall)	
INTERIOR WALL			
	STUDS	Upgrade to Plumbing Wall	
	STUDS	2 X 4 Wall Framing - 8' Tall	
	COVERING	1/2" Vinyl Covered Gypsum 8' Tall	
	COVERING	4' FRP Wainscot Per Code Only (RR)	
	MISC	Interior Shearwall - Add	

Date: May 19, 2022

Quote Number: PM-0466-2022

Size: 12 x 60 Description: B 12X60 OFFICE W/RR & SHOWER LAKE FOREST, CA

<u>COMPONENT</u>	<u>SUB-COMPONENT</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
INTERIOR WALL	MISC	2 x 4 Blocking - Future Lockers Top & Bottom (Customer to Verify Heights)	
COVE BASE	COVE BASE	Wall Base Vinyl 4" Remainder	
	COVE BASE	6" Self-Cove RR Only	
ROOF	JOIST	2 X 10 20# Complex (1/4" in 12" Slope)	
	INSULATION	R-30 Unfaced (W/ Support Netting)	
	DECKING	1/2" Drywall	
	DECKING	1/2" Wood Decking (Roof)	
	COVERING	EPDM .045 - White	
	CEILING	2 X 4 - T-Grid - Mineral Fiber #769A Nominal 8'	
WINDOW	WINDOW 4030 - VINYL	4030 - H/S - Dual Glazed - Vinyl Frame - Clear Low E No Mini Blinds	6.00
EXTERIOR DOOR	DOOR	36X80 - 18ga Door - W/ Tell Jamb	1.00
	LOCKSET	Deadbolt - Grade 2 - Single Cylinder	1.00
	LOCKSET	Passage - Lockset - Grade 2 (Ext)	1.00
	HARDWARE	Closer - Tell 600 Series	1.00
INTERIOR DOOR	DOOR	36X80 Legacy Oak - Hollow Core - W/ Timely Jamb	2.00
	LOCKSET	Privacy - Tell Grade 3 - Lever	1.00

Date: May 19, 2022

Quote Number: PM-0466-2022

Size: 12 x 60 Description: B 12X60 OFFICE W/RR & SHOWER LAKE FOREST, CA

<u>COMPONENT</u>	<u>SUB-COMPONENT</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
INTERIOR DOOR	LOCKSET	Passage - Tell Grade 3 - Lever	1.00
ELECTRICAL	PANEL	Nema 3R, External, 125 Amp Single Phase	1.00
	RACEWAY	Flex W/ Ground	
	LIGHT	Troffer 2 X 2 - LED - 3400 Lumen RR	2.00
	LIGHT	Troffer 2 X 4 - LED - 4000 To 6000 Lumen	8.00
	EXTERIOR LIGHTS	Exterior 30W LED Porch Light With Photocell	1.00
	SWITCH	Switch Sensor Dimming	1.00
	SWITCH	Occupancy Sensor Wall Mount (Single Relay)	1.00
	SWITCH	Switch Dimmer - Single	1.00
	SWITCH	Occupancy Sensor Ceiling Mount (Single Relay)	2.00
	RECEPTACLE	20A - Duplex	11.00
	RECEPTACLE	20A - GFCI Duplex - Dedicated Future Refrigerator, Microwave & Coffee Machine	3.00
	RECEPTACLE	20A - WR GFCI Protected W/ While In Use Cover	1.00
	RECEPTACLE	20A - GFCI Duplex	1.00
	PHONE/DATA	4X4 J-Box W/ Mud Ring & 3/4" Conduit	6.00
	PHONE/DATA	6X6 Nema 3R Entrance Box	1.00
PLUMBING	PIPE	Copper Plumbing Drop	
	WATER CLOSET	Water Closet - ADA - Low Flow - Elongated	1.00
	LAVATORIES	Lavatory - Wall Hung	1.00

SPEC SHEET

Date: May 19, 2022

Quote Number: PM-0466-2022

Size: 12 x 60 Description: B 12X60 OFFICE W/RR & SHOWER LAKE FOREST, CA

<u>COMPONENT</u>	<u>SUB-COMPONENT</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
PLUMBING			
	SHOWERS	Shower ADA - 60"	1.00
	KITCHEN SINKS	33" X 22" S.S. Double Bowl Sink	1.00
	FLOOR DRAIN	Floor Drain W/ Drip Primer	1.00
	WATER HEATERS	40-Gallon - Electric Water Heater	1.00
	ACCESSORIES	Grab-Bar Set	1.00
	ACCESSORIES	Mirror - 24" X 36" - W/Clips	1.00
	ACCESSORIES	Toilet Paper Dispenser	1.00
	MISC	Ice Maker Valve Box	1.00
	MISC	In-Line Strainer	1.00
	MISC	Restroom Sign	1.00
HVAC			
	H/P - WALL MOUNT	3.0-Ton - 5-KW Heat Strip - 1P - Bard, Eubank or Equal w/pgm t-stat	1.00
	DUCT	Fiberglass / Flex - Supply Air Duct	
	DUCT	Fiberglass / Flex Return Air Duct	
	EXHAUST FANS	140 CFM - Ceiling Mtd W/ Humidistat	1.00
	MISC	Plenum Wall	
FURNISHINGS			
	CABINETS	Prefinished - Base Cabinet	5.00
	CABINETS	Prefinished - Wall Cabinet	5.00
	CABINETS	Standard Laminate Countertop	5.00
STATES			
	STATE APP	CA Approvals	

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 1, 2022**

ENGINEERING MATTERS

ITEM 3: OTHER ENGINEERING AND OPERATIONS PROJECT UPDATES

1. Golf Club Sewer Lift Station
2. SCADA Upgrade-DWTP
3. Saddle Crest Development
4. South Orange County IRWM Grant Project
5. Other Projects

RECOMMENDED ACTION:

Committee to receive project status updates at time of the Committee Meeting.

EXHIBIT(S):

None

CONTACTS (staff responsible): PALUDI/PEREA/LAUSTEN

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 1, 2022**

OPERATIONAL MATTERS

ITEM 4: WATER SYSTEM UPDATES

The following is a brief report of the water system for **May 2022**.

Projects and Repairs

Water Operations staff performed and/or completed the following tasks and projects:

1. Repaired a two-inch water service line on Hamilton Trail in the Canyon Community.
2. Worked with the Meter department to relocate and rebuild two customers on Canyon Creek in the Canyon Community.
3. District Staff completed and successfully submitted the State Water Resources Control Board Electronic Annual Report.
4. Traveled to Sacramento to witness a SCADA field test system upgrade for the Dimension Water Treatment Plant.

Monthly Water System Operations Summary

The Monthly Water System Operations Summary is attached for the Committee's review. Any anomalies will be presented at the time of the Engineering/Operational Committee Meeting.

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.

EXHIBITS

1. Monthly Water System Operations Summary

CONTACTS (staff responsible): PALUDI/KESSLER

**TRABUCO CANYON WATER DISTRICT
MONTHLY WATER SYSTEM OPERATIONS SUMMARY**

2022													
DIMENSION WTP													
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
SAC METER AC/FT	138	151	51	0									340
BACKWASH AC/FT	4	4	1	0									9
FLUSHWATER AC/FT	6	7	2	0									15
WTP EFFLUENT AC/FT	141	151	47	0									339
WELLS													
TRABUCO CREEK GWTF	0	0	0	0									0
US WELL AC/FT	0	0	0	0									0
AMP WATER													
SMWD AC/FT	0	0	27	57									84
IRWD AC/FT	3	0	80	117									200
TOTAL SUPPLY													
AC/FT	144	151	154	174									623
CFS DAILY AVERAGE	2.3	2.7	2.6	2.9									2.6
AC/FT PER DAY	4.6	5.4	5.0	5.8									5.2
OPERATIONS in GAL.													
WTP DOMESTIC	38,672	31,715	11,070	374									81,831
WWTP DOM	710	750	1,181	1,655									4,296
OPERATIONS (AF)													
SUPPLEMENT TO RW	0	0	0	0									0
LOSSES in GAL.													
FLUSHING (gal.)	0	0	170,000	0									170,000
SEWER CLEANING (gal.)	5,000	5,000	5,000	5,000									20,000
LINE BREAKS (gal.)	100,000	50,000	0	300,000									450,000
SYSTEM DEMAND **													
CFS DAILY AVERAGE	2.3	2.6	2.6	2.9									2.6
AC/FT PER DAY	4.6	5.4	5.0	5.8									5.2
RESERVOIR STORAGE													
MONTHLY AVG (MG)	8.8	9.0	8.9	8.8									9
DAYS OF STORAGE	3	4	4	3									4
ZONES (AF)													
RIDGELINE PS	130	140	43	0									313
EL TORO P.S.	3	0	80	117									200
TOPANGA	2	2	2	2									8
FALCON	0.4	0.5	0.6	0.7									2
ROSE PRV/ OAKS	3	2	4	3									12
CANYON CREEK	0.2	0.5	0.3	0.3									1
ROSE P.S.	0.4	0.2	0.2	0.1									1
ROBINSON RANCH	32	39	42	43									156
DOVE CANYON	59	62	70	70									261
PORTOLA HILLS	10	10	10	11									41

* Usage estimated new meter installed

** Excludes Operational use, losses, and supplement to Recycled Water Reservoir (RW)

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 1, 2022**

**OPERATIONAL MATTERS
ITEM 5: WASTEWATER SYSTEM UPDATES**

The following is a brief report of the wastewater system for **May 2022**.

Projects and Repairs

Wastewater Operations staff performed and/or completed the following tasks and projects:

1. Assisted the Dam and Safety Inspector at the Wastewater plant reservoir and Dove Lake reservoir
2. Improved odor control for our sewer lift stations, by converting from chlorine to calcium nitrate
3. Replaced a pump with assistance from the Maintenance department at the Tick Creek Dry Season Recovery
4. Installed the mechanical checks and pump guide rails at the Golf Club lift station located in the Dove Canyon community.
5. Conducted the final phase of testing for the MCC at the Golf Club lift station with Tesco Controls
6. Assisted the Maintenance department in the replacement of a blower at the Wastewater Treatment Plant

Sewer System Management Plan (SSMP) Report

The purpose of the program is to communicate on a regular basis with the public on the development, implementation, and performance of TCWD's SSMP. Status updates on the work and type of work performed on the sewer system will be provided, including sewer line and manhole cleaning, system repairs, lift station cleaning, and updates from satellite facilities:

Sewer System Management Plan (SSMP) Monthly Update	
Total Sewer Line, Feet*	210,495
Total Sewer Line Cleaned (Ft) – Month	10,000
Total Sewer Line Cleaned (Ft) – Cleaning Cycle	121,695
Cleaning Cycle Period (Mos.) [Start date: 8/9/21]	10
Total Sewer Line Cleaned, %	57%
The Oaks at Trabuco – Pumping Frequency for the Month	13
O’Neill Park Sewer System Status	Ok
O’Neill Park Sewer System Repairs	None
SSMP Quarterly Report – <i>Next Quarterly Report</i>	2Q 2022
SSMP Program Audit – <i>Next Audit Report**</i>	February 2023

**This amount includes the OC Parks-owned O’Neill Park sewer system the District is contracted to clean.*

***Periodic internal audits shall be conducted, at a minimum every two years, with reports kept on file. The audit shall focus on evaluating the effectiveness of the SSMP and TCWD’s compliance with the mandatory elements of TCWD’s SSMP:*

Monthly Recycled Water System Operations Summary

The Monthly Recycled Water System Operations Summary is attached for the Committee’s review. Any anomalies will be presented at the time of the Engineering/Operational Committee Meeting.

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.

EXHIBITS

1. Monthly Recycled Water System Operations Summary

CONTACTS (staff responsible): PALUDI/PEREA/ULLOA

TRABUCO CANYON WATER DISTRICT | NON-DOMESTIC WATER SYSTEM SUMMARY - 2022

RECYCLED WATER SUPPLY

	MAX	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL	FIVE YEAR AVG
WWTP Reclaimed Water Production, AF	78.3	49.9	42.6	44.6	44.6									181.7	534.4
Reclaimed Reservoir Level, FT	1274.5	1,273.8	1,274.2	1,270.5	1,268.0									-	-
Reclaimed Reservoir Free Board, FT	25.5	0.7	0.3	4.0	6.5									-	-
Reclaimed Reservoir Storage, AF	145.5	138.6	140.5	122.8	108.9									-	-
Supplemental Domestic Water Added, AF	N/A	0.0	0.0	0.0	0.0									0.0	44.5

RECYCLED WATER SYSTEM DEMAND

NON DOMESTIC WATER USER	ALLOC. AF	8% JAN	17% FEB	25% MAR	33% APR	42% MAY	50% JUN	58% JUL	67% AUG	75% SEP	83% OCT	92% NOV	100% DEC	TOTAL	ALLOC. %
Dahlia Court	8.2	0.2	0.2	0.2	0.2									0.7	8.3%
Dove Canyon Golf Course	106.7	5.8	13.3	21.1	26.3									66.5	62.4%
Dove Canyon Master Association	279.3	13.0	5.0	14.0	21.7									53.7	19.2%
Robinson Ranch	80.2	0.8	1.0	1.2	1.7									4.6	5.7%
Trabuco Highlands	159.7	1.2	2.3	5.0	6.9									15.5	9.7%
City of RSM	0.1	0.01	0.0	0.00	0.00									0.01	6.9%
Construction Water	N/A	0.0	0.0	0.0	0.0									0.0	N/A
Sakaida Nursery	1.1	0.0	0.0	0.0	0.0									0.0	0.0%
SMWD	N/A	0.0	0.0	0.0	0.0									0.0	N/A
TY Nursery	17.9	0.0	0.0	20.8	0.1									20.9	116.7%
TOTAL, AF	653.2	21.1	21.7	62.2	56.8									161.8	24.8%
PERCENTAGE OF NDW ALLOCATION/YEAR		3.2%	6.6%	16.1%	24.8%										
TOTAL ANNUAL AVG. NDW AVAILABLE**	774.36														

URBAN RUNOFF CAPTURE AND REUSE

DISTRICT FACILITY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	FIVE YEAR AVG
Shadow Rock Detention Basin Production	0.01	0.01	0.03	0.01									0.06	14.2
Dove Tick Creek Production* <i>Dry Season</i>	7.4	7.1	1.1	4.6									20.2	58.8
TCWD Portion	7.4	7.1	1.1	2.3									17.9	-
SMWD Portion	0.0	0.0	0.0	2.3									2.3	-
Dove Lake Water Pumped	0.0	0.0	0.0	0.0									0.0	185.8
Dove Lake Free Board, Ft	3.9	3.1	1.2	0.8									-	-
Dove Lake Storage, AF	161.0	165.0	176.3	177.3									-	-
Total Rainfall, In.	0.0	0.5	1.5	0.01									2.0	14.7

* SMWD share of Dove/Tick Pump Station Dry Season Water is 50% of production.

** Based on 5-Year Average Reclaimed Water Reservoir Base Supply & Recycled Water Production

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 1, 2022**

OPERATIONAL MATTERS

ITEM 6: MAINTENANCE DEPARTMENT UPDATES

The following is a brief report of the wastewater system for **April 2022**.

Projects and Repairs

Maintenance staff performed and/or completed the following tasks and projects:

1. Worked with TESCO Controls on the annual EMASS program
2. Assisted the Wastewater department at the Tick Creek dry season recovery
3. Assist the Water department with a small pipeline leak on Hamilton Trail, located in the Canyon Community
4. Installed new batteries at the Plano Lift Station and El Toro Sewer Lift Station emergency generators
5. Attended a pump class at Evans Hydro
6. Worked with the County Inspector to update the Districts CERS program (CA Environmental Protection Program) and get an updated EPA number for the HAZMAT handling.
7. Began weed abatement on TCWD properties
8. Removed a failed PD (positive displacement) blower from the Wastewater Treatment Plant blower room for repairs, and replaced it with a spare.
9. Rebuilt an Ingersoll Rand air compressor pump
10. Vehicle maintenance on service truck #4 (oil change/inspection/tool box install) and service truck #2 (factory recall on headlight wiring)
11. Warrantied batteries on the new Mobile Emergency Generator

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.

EXHIBITS

None

CONTACTS (staff responsible): PALUDI/STROUD

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 1, 2022**

REGULATORY AND OTHER MATTERS

ITEM 7: OTHER MATTERS/REPORTS

Other Matters/Reports from the General Manager and/or District staff may be provided at the time of the Engineering/Operational Committee Meeting.

RECOMMENDED ACTION:

Hear Other Matters/Reports that may have arisen after the posting of the agenda.

EXHIBITS

None

CONTACTS (staff responsible): PALUDI