



Quail Valley Subarea 9, Phase 1 Sewer

Joe Mouawad, P.E.
March 23, 2017

Background

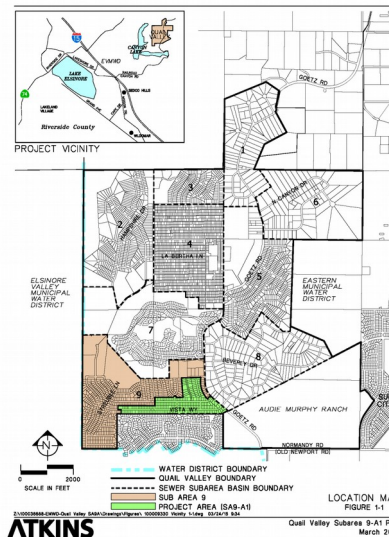
- Quail Valley Subarea 9, Phase 1 Sewer project will provide access to sewer services for 149 existing homes and 66 vacant lots.

- Existing septic tanks on private property will be abandoned place for participating property owners.

- Sewer laterals on private property will be installed connect the homes to the new sewer.

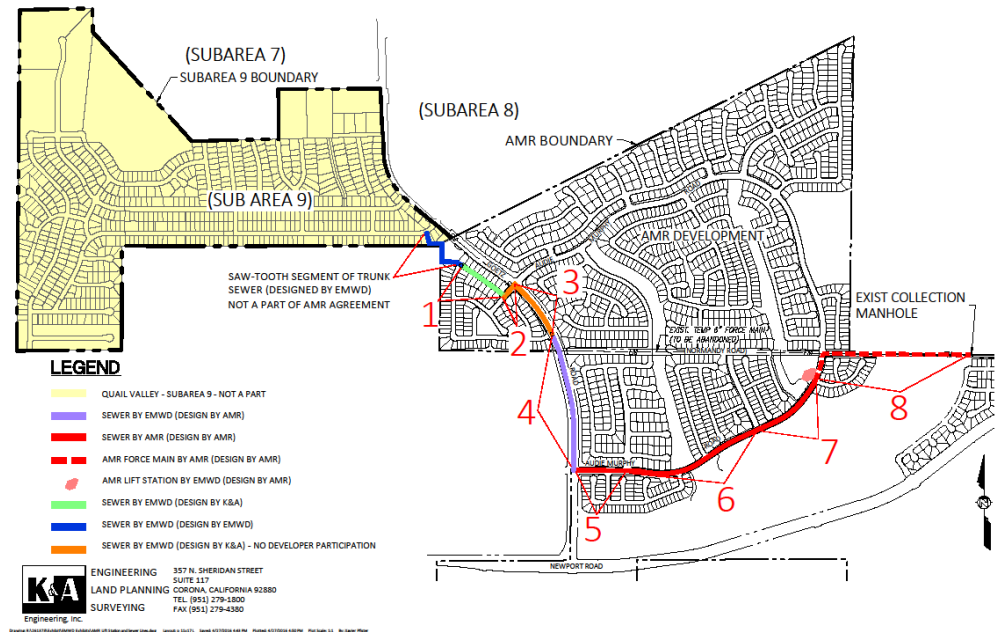
- The District and Audie Murphy Ranch (AMR) Development collaborated with offsite facilities to

2 provide a complete project supporting the Subarea 9,



Coordination with Adjacent Projects

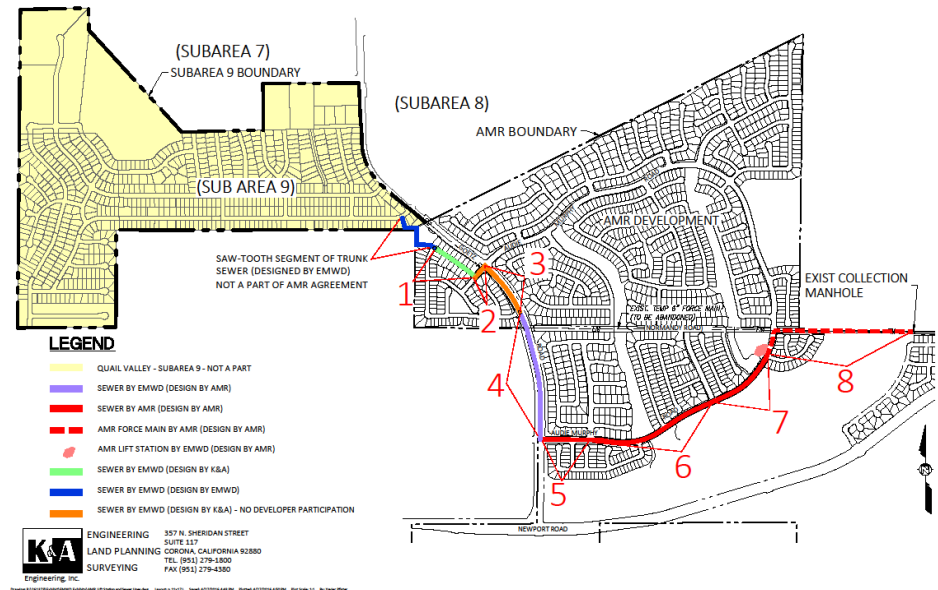
- Quail Valley Subarea 9, Phase 1 Sewer Project
 - Yellow residential area
 - Trunk sewer segments 1,2,3,4 and saw-tooth
- Audie Murphy Road Sewage Lift Station
 - Led by District with AMR participation
- Transmission Sewers (Trunks Sewer Segments 5,6,7, and Force Main)
 - Led by AMR with District participation



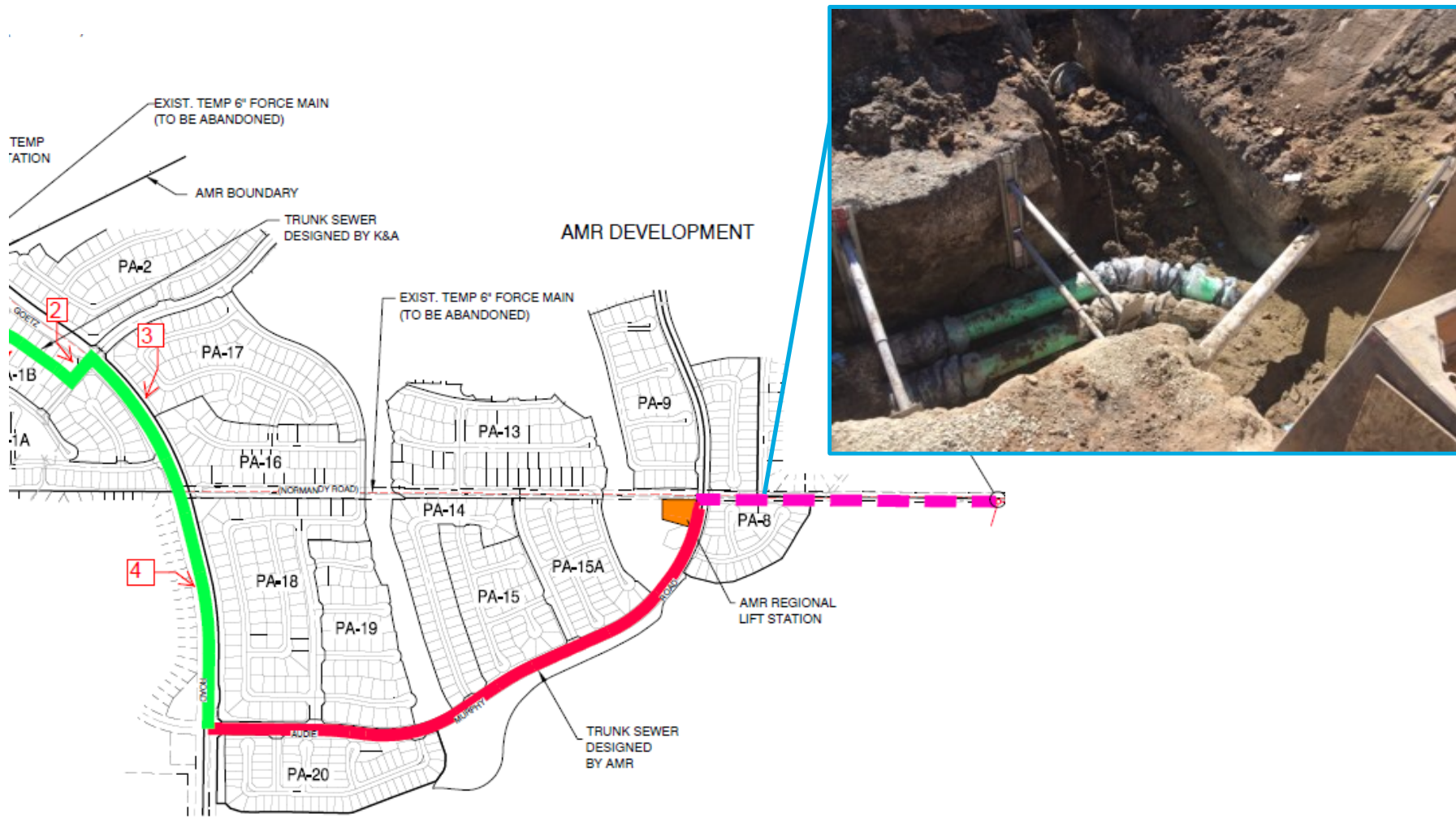
Developer Participation Agreement with the AMR (Sutter Mitland 01 LLC) to share cost of offsite facilities

Overview of Quail Valley Subarea 9, Phase 1 Sewer Project

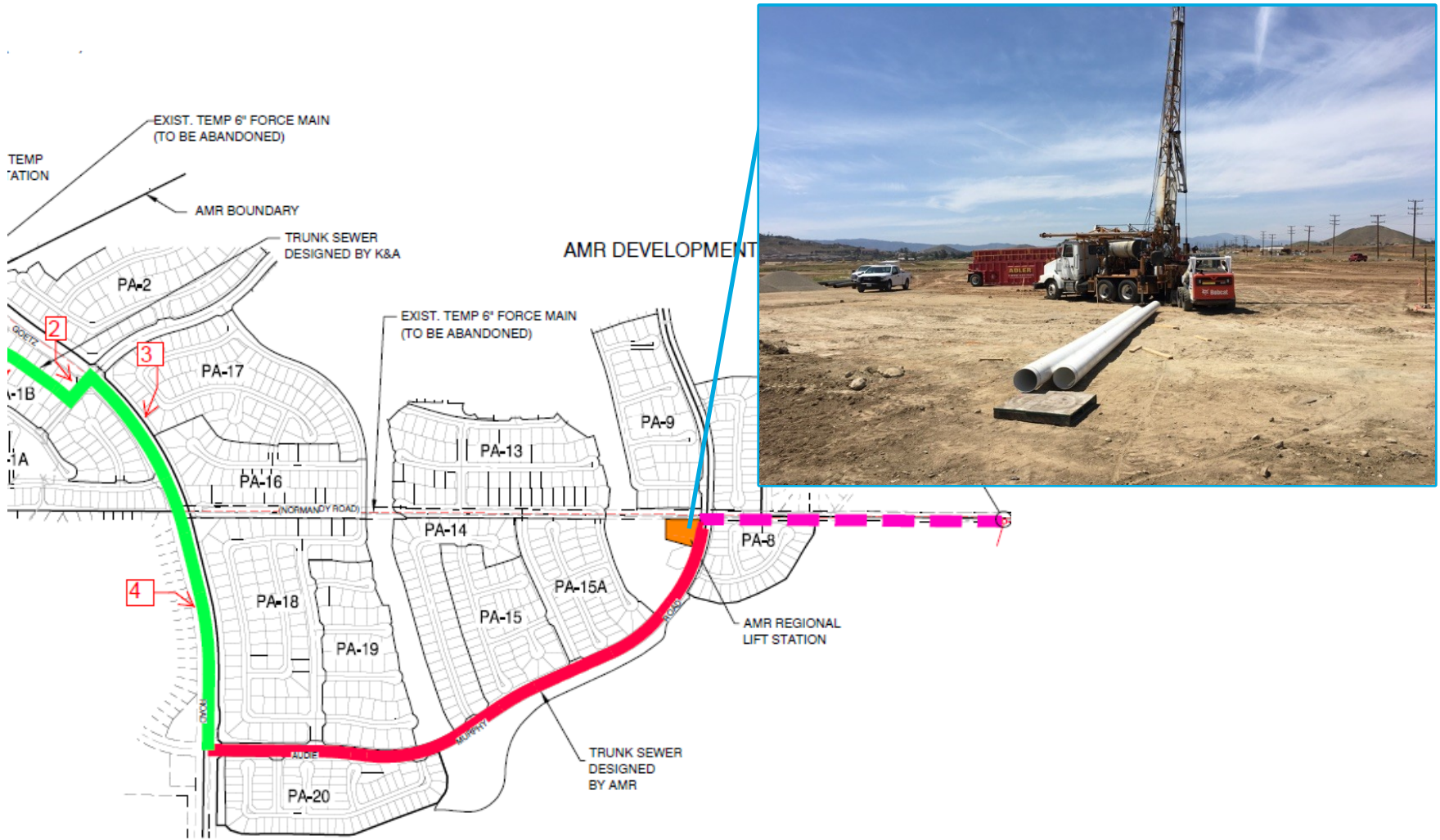
- Quail Valley Subarea 9, Phase 1 Sewer Project includes:
 - Sewer mains
 - Abandonment of septic tanks in private properties
 - Sewer laterals in private properties
 - Trunk Sewer: Saw-tooth segment
 - Trunk Sewers: Segments 1, 2, 3, and 4



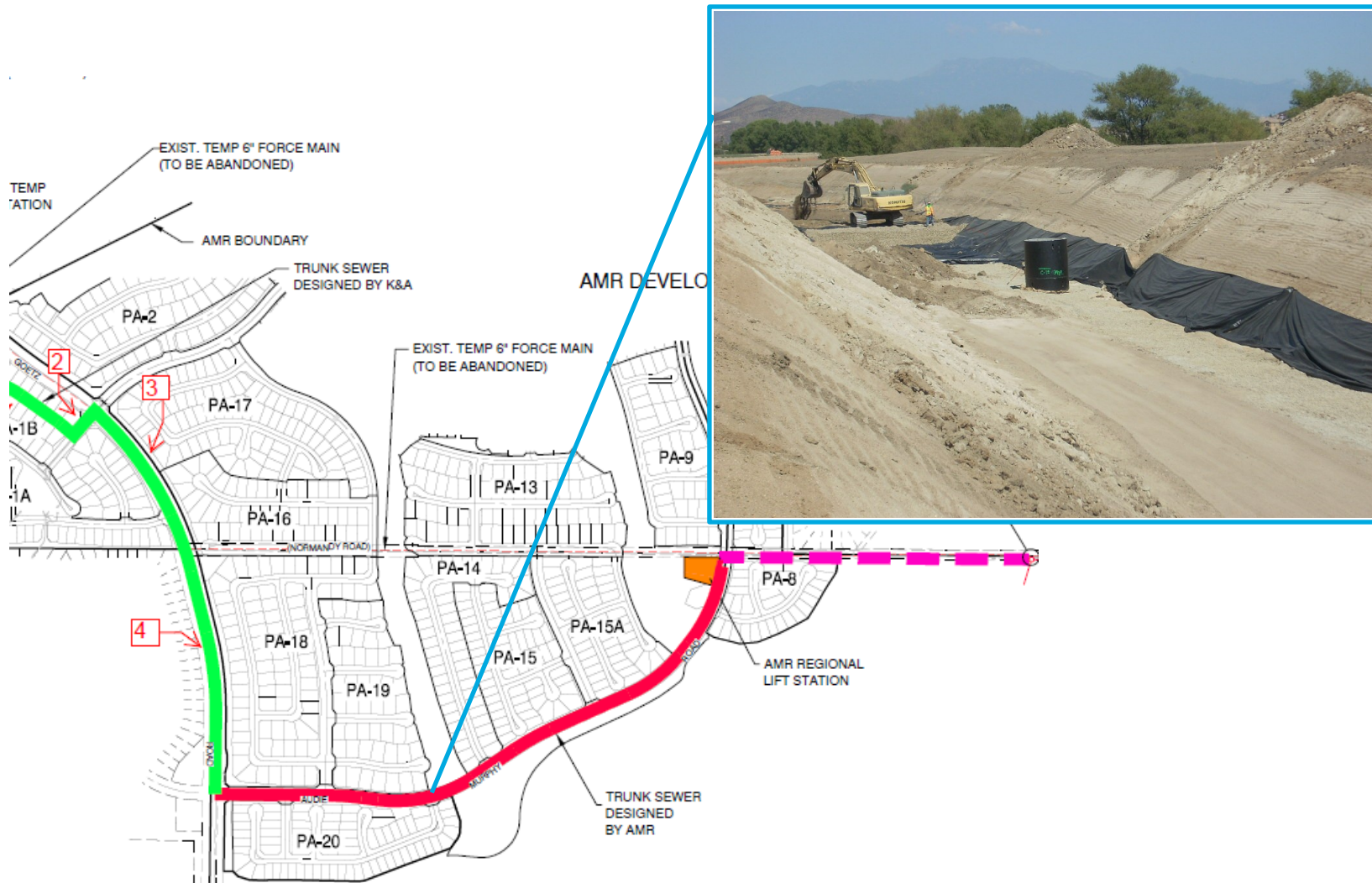
Force Main



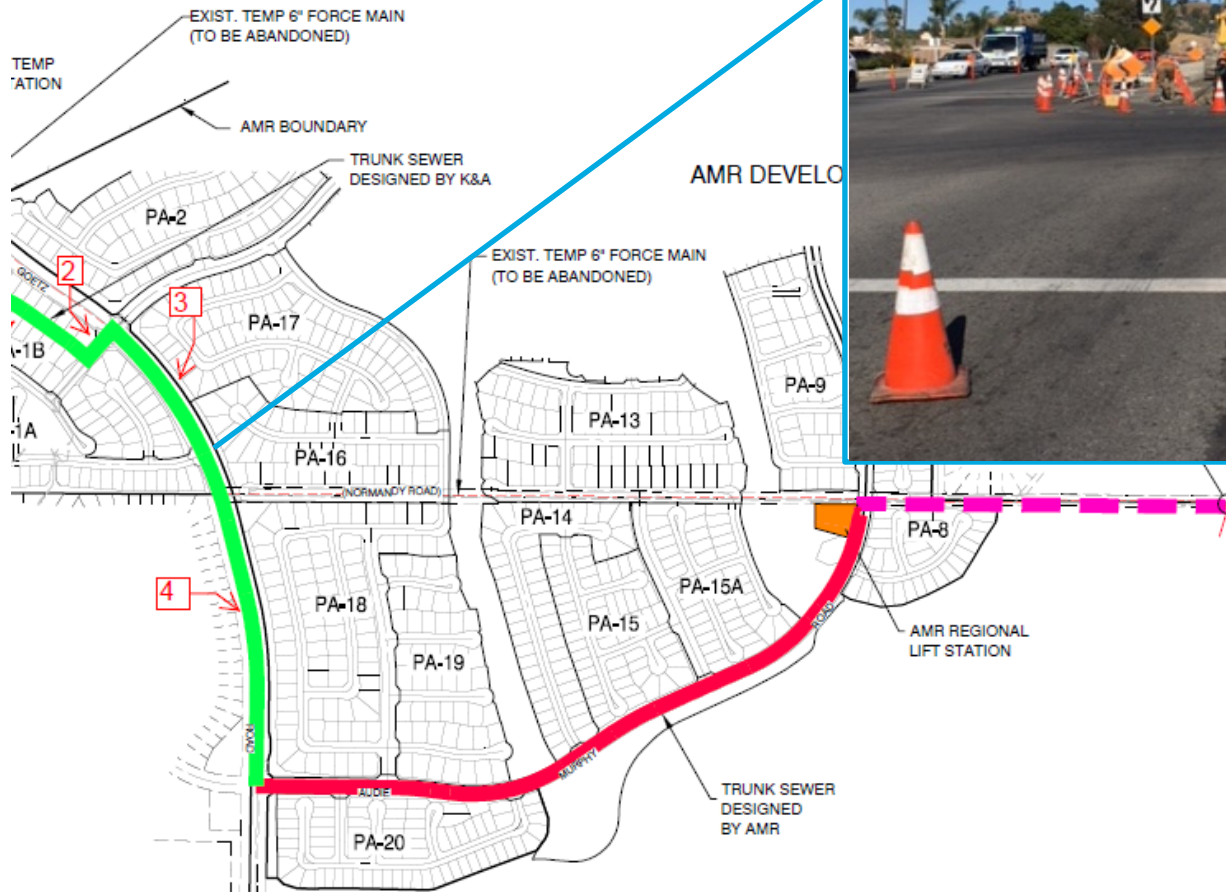
Audie Murphy Road Sewage Lift Station



Transmission Sewer



Transmission Sewer



Subarea 9, Phase 1 Sewer Downing Construction, Inc. - Project Contractor

- EMWD Board of Directors awarded the contract to Downing Construction, Inc. out of Redlands, CA
- Bid was \$7,308,134.00
- Downing Construction Inc. has successfully performed similar work for EMWD

Summary of Grants and Other Project Funds

- State Water Resources Control Board (SWRCB) Grants: \$8,000,000
- Santa Ana Watershed Project Authority (SAWPA) Grant: \$1,930,000
- Supplemental Environmental Project (SEP) Funds: \$455,814

- District's Regional Facilities Contribution
 - District's contribution for oversizing of shared facilities includes Sewer Mains in QV SA9, Phase 1 Area; Trunk Sewers in AMR Tract, Goetz Road, and Audie Murphy Road; Force Main; and Audie Murphy Road Sewage Lift Station.

- City of Menifee
 - Potential contribution from the City of Menifee for grind and overlay of impacted City streets outside the trench areas.

- Participating Property Owners
 - Property owners agreeing to participate in the project by allowing their septic tank systems to be abandoned and accepting sewer service from the District and agreeing to pay the regular monthly service fee could potentially be responsible for costs related to septic system abandonment, installation of private laterals, and sewer connection fees.

Reconciliation of Project Funding for SA9 and AMR Oversizing

- **Total estimated cost:**
\$17,828,063

• SA9 Phase 1 Project	\$10,458,171
• Additional Facilities within AMR	\$ 7,369,892

- **Available funding:**
\$17,036,747

SWRCB Grants:	\$ 8,000,000
SAWPA Gant:	\$ 1,930,000
SEP Funds:	\$ 455,814
City of Menifee (potential):	\$ 101,000
AMR Contribution:	\$ 3,906,246
Regional Oversizing(District):	\$ 2,643,687

Quail Valley Subarea 9, Phase I - Project Schedule

Final Design (complete)	December 2016
Advertise construction project (complete)	January 2017
Open Bids (complete)	February 2017
Bid Review (complete)	March 2017
Financial Reconciliation (complete)	March 2017
Board Award of Construction Contract/Financial Plan (complete)	April 2017
Award Construction Contract (complete)	May 2017
Construction Mobilization	September 2017
Public Outreach (private property access agreements)	Ongoing
Substantial Completion	December 2018

Public Outreach Effort - Meetings

Current Quail Valley Community Meetings:

- Quail Valley Community Group
 - Meets monthly
- Quail Valley Environmental Committee
 - Meets every other month

EMWD Informational Meetings:

- Scheduled for April and May
- Project overview
- Questions and Answer session
- Notaries available for property owners to sign agreements for onsite work
- Meetings to be held in English and Spanish

Stakeholders and Project Partners

- EMWD
- Quail Valley Community
- Quail Valley Environmental Coalition
- Canyon Lake POA
- EVMWD
- RWQCB
- County of Riverside
- City of Canyon Lake
- City of Menifee





Contact Information

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