



Quail Valley Subarea 9, Phase 1 Sewer Construction

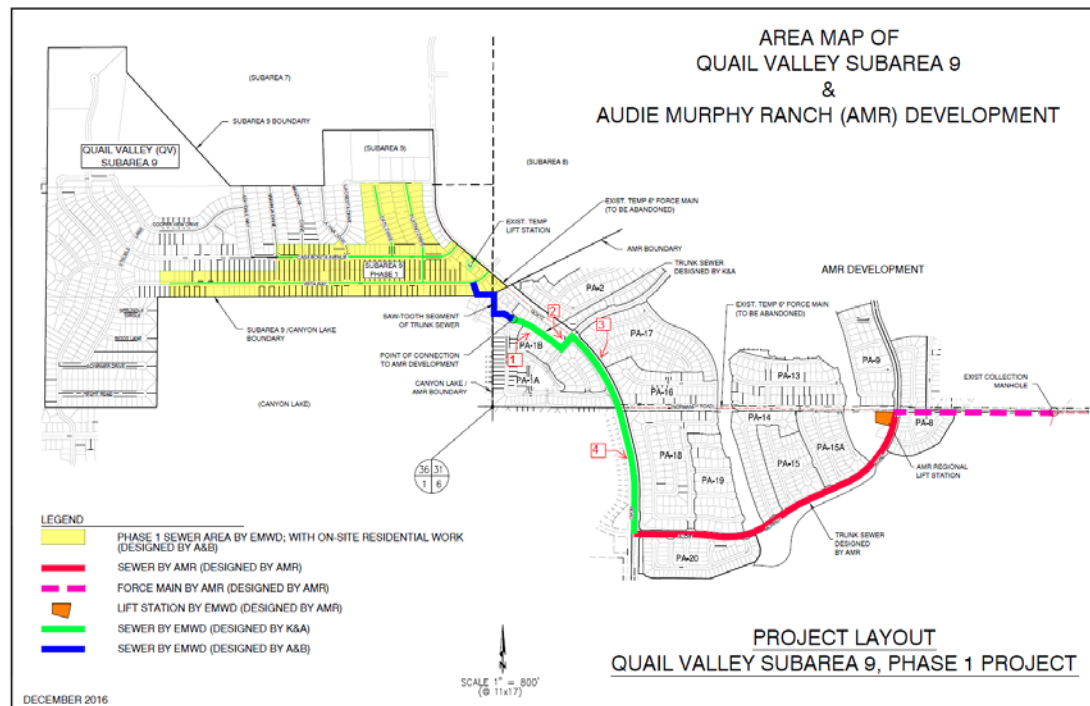
Quail Valley Subarea 9, Phase 1 Sewer Project

- Quail Valley Subarea 9, Phase 1 Sewer project will provide access to sewer services for 150 existing homes and 66 vacant lots.
- Existing septic tanks on private property will be abandoned in place for participating property owners.
- Sewer laterals on private property will be installed to homes to the new sewer.
- The District and Audie Murphy Ranch (AMR) Development collaborated with offsite facilities to provide a complete project supporting the Subarea 9, Phase 1 area, as well as, future Quail Valley sewer conversion projects.



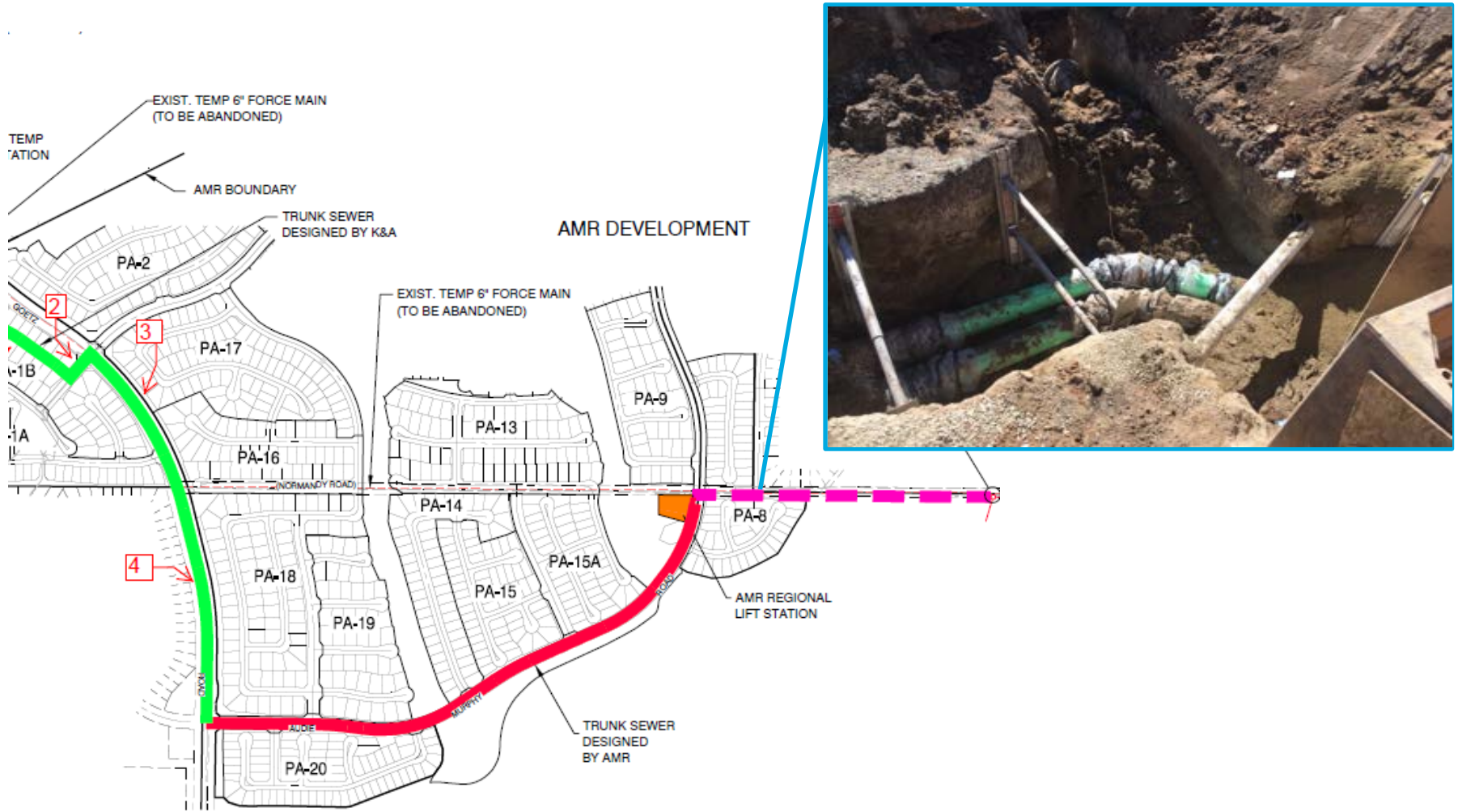
Coordination with Adjacent Projects

- Quail Valley Sewer Project
 - Subarea 9, Phase I
 - 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 Audie Murphy Ranch with EMWD participation

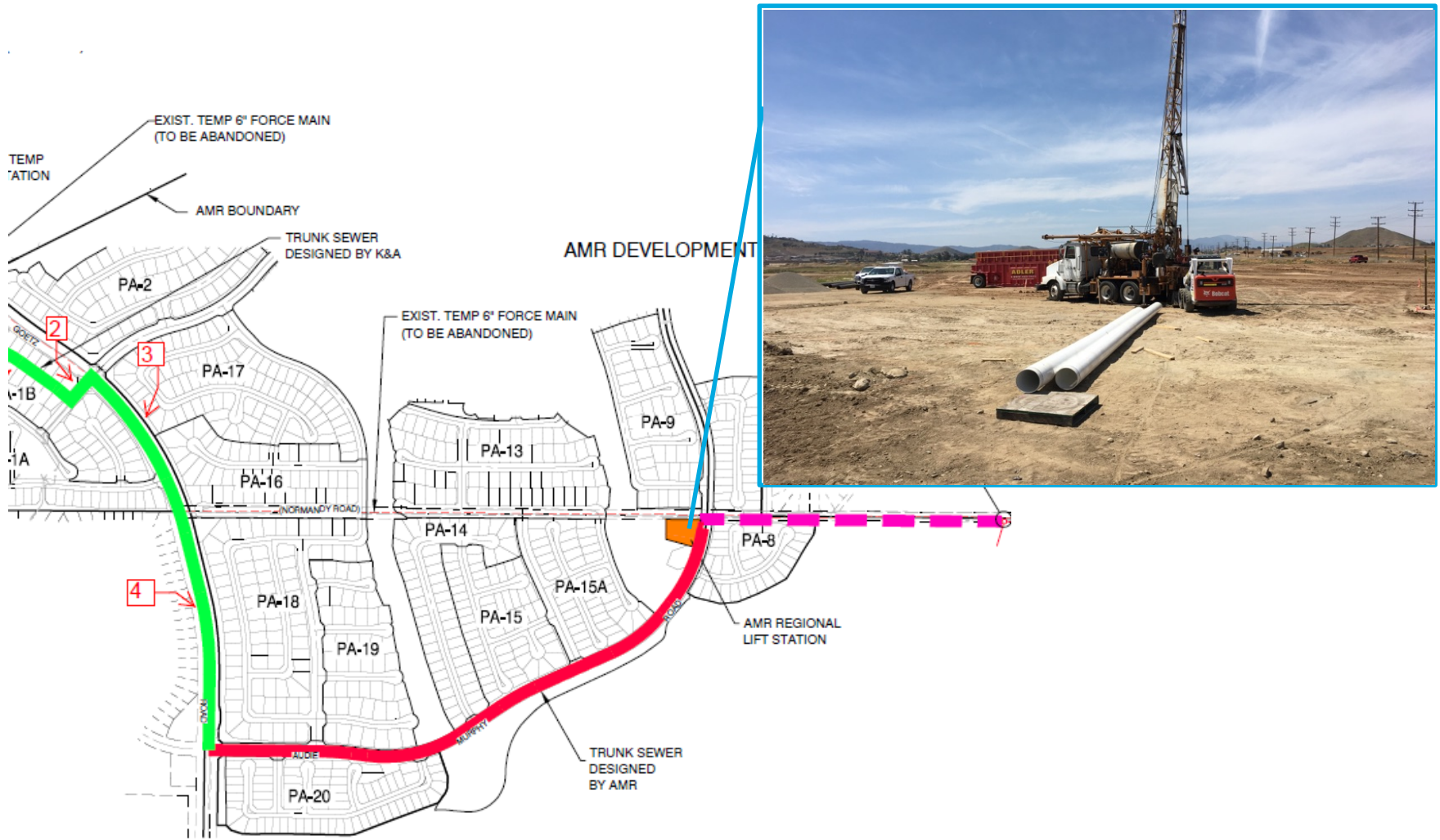


Developer Participation Agreement with the AMR (Sutter Mitland 01 LLC) to share cost of offsite facilities

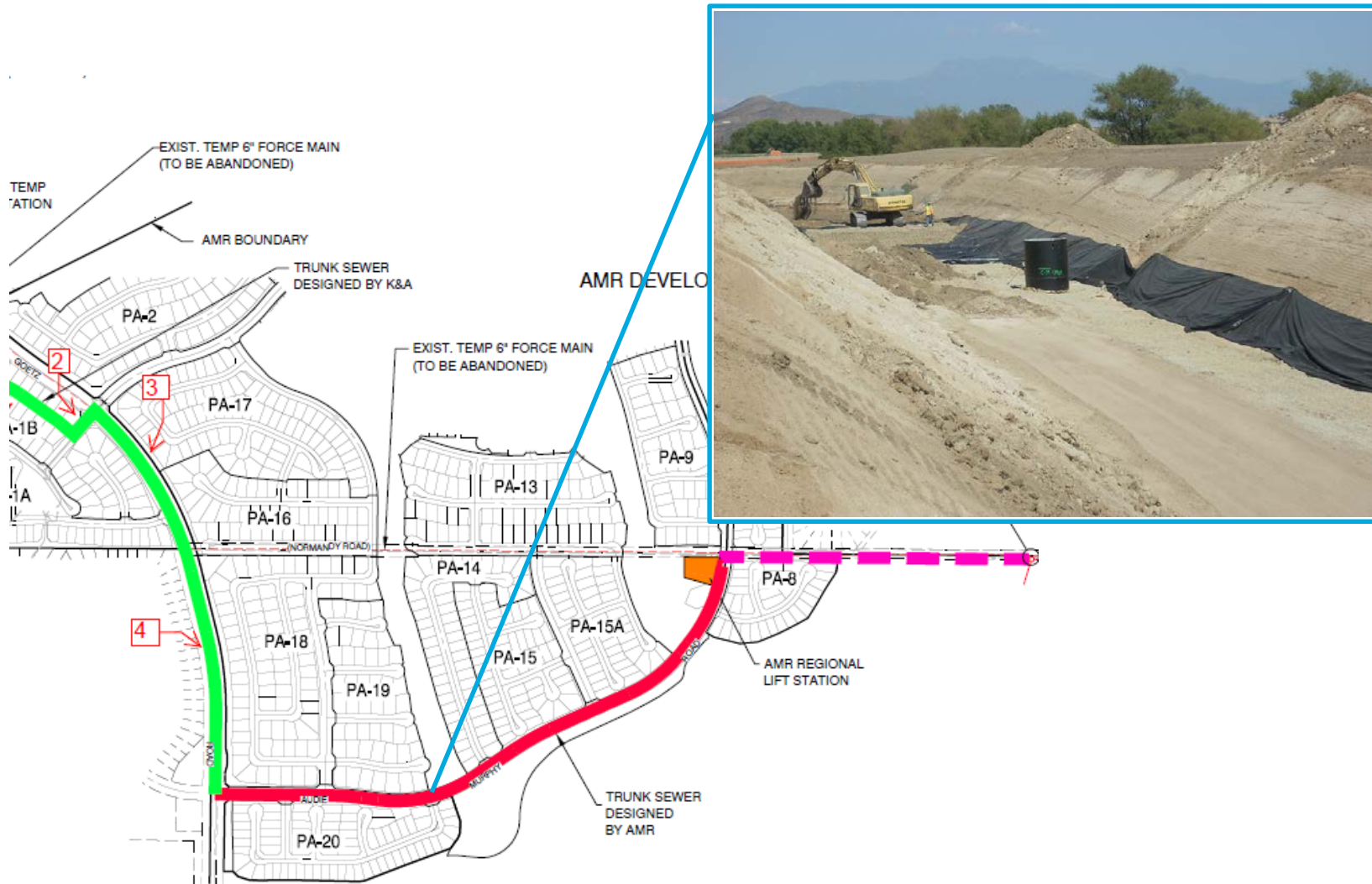
Force Main



Audie Murphy Road Sewage Lift Station



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.

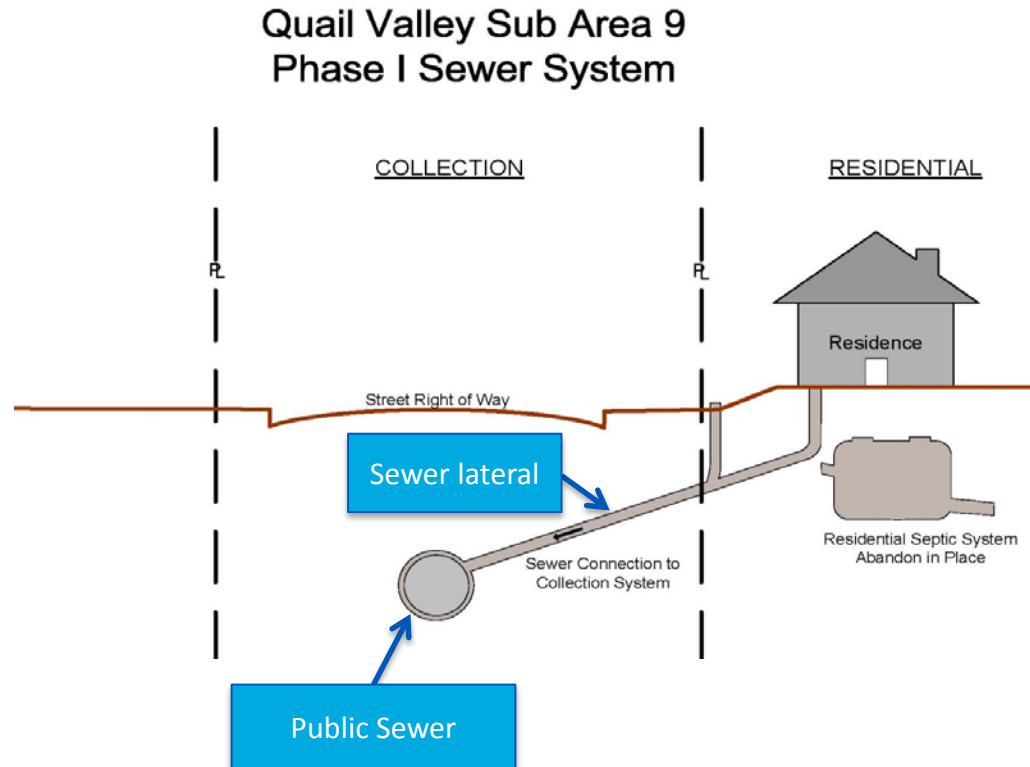
Summary of Grants and Project Funds

- 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
- **Total** **\$10,385,814**

- EMWD's Regional Facilities Participation - \$3,700,000
 - EMWD's participation for oversizing of shared facilities includes sewer mains in Quail Valley Subarea 9, Phase 1 Area; Trunk Sewers in Audie Murphy Ranch 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
 - No fees related to installation of sewer.
 - Sewer connection fees funded by project.
 - Monthly sewer service fee on water bill.

Customer Agreements

- EMWD is asking homeowners to sign Septic to Sewer Agreements.
- Agreements allow crews on homeowner's property to abandon existing septic system and connect to the sewer; and
- Agreements also state that customers consent to regular monthly sewer service.
- Agreements will be recorded on property titles.



Quail Valley Subarea 9, Phase I - Project Schedule

Final Design	December 2016 (complete)
Advertise construction project	January 2017 (complete)
Open Bids	February 2017 (complete)
Bid Review	March 2017 (complete)
Financial Reconciliation	March 2017 (complete)
Board Award of Construction Contract/Financial Plan	May 2017 (complete)
Public Outreach (septic to sewer access agreements)	May to July 2017 (ongoing)
Construction Contract Notice to Proceed	June 2017
Construction Mobilization	September 2017
Substantial Completion	Winter 2018-19



Contact Information

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