

PROVOST & PRITCHARD CONSULTING GROUP

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Memorandum

To: Julia Stornetta/Board of Directors – Root Creek Water District

From: Brian Ehlers

Subject: Status report for Activities through the first week November 2023

Date: November 6, 2023

Riverstone Development

Construction status:

1. **Waste Water Treatment Plant Expansion** – No response from Contractor
Punch list items remain incomplete.

2. **Agricultural System**
 - a. **Expansion** – Project complete. Notice of Completion signed on October 30 and recorded on November 2, 2023.
Need to execute agreement with Main Ranch Partners
Cost Summary:
Costs estimated February 1, 2023

Item	Description	Cost
1	Base bid	\$1,509,655
2	Add Alternate 1	\$610,551
3	Tree Removal	\$20,000
4	Engineering	
	Design	\$157,000
	Construction Management	\$150,000
	TOTAL	\$2,447,206

Actual costs

Item	Description	Cost
1	Contractor - Award	\$2,120,216.00
2	Change Orders	\$205,429.15
3	Tree Removal	\$20,000.00
4	Engineering	
	Design	\$163,668.90
	Other phases	\$76,520.10
	Construction Management	\$139,674.00
	TOTAL	\$2,725,508.15

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Grant Amount - \$2,340,100.00
Estimated out of pocket - \$ 107,106.00
Actual Out of Pocket - \$ 385,408.15





b. County – Road 40 – In process of receiving estimate to complete work.

3. Municipal System -

a. Sequestering Study – The pilot study continues.

Projects in Design

Project Status:

1. **Groundwater Blending Facility** – Notice to proceed issued October 23, 2023.
Issues to be resolved:
 - a. Purchase of property APN 049-052-006
 - b. Tree and chip removal
 - c. Raw water pipeline installation started November 1, 2023

2. **Well 277** – Contracting for furnish and install pump to be included in blending facility due to coordination of work tasks.
Issues to be resolved include:
 - a. blending facility being operational.
 - b. Coordination with Lennar on raw water pipeline construction
 - c. Purchase of outlot

3. **Wastewater Treatment Expansion**
 - a. **Disinfection** – Preparing Report of Waste Discharge
 - b. **Planning for expansion to 800 K.**- draft of memorandum in progress.

4. **80-acre recharge basin** – Nothing to report.

5. **Proposition 1 Grant Administration** – Have initiated and submitted multiple quarterly reports and pay estimates.

Operational Issues:

1. Municipal –
 - a. **Water Accounting** –
 - i. Quarterly drought reporting continues
 - b. Tank site
 - i. Booster station check valves – slam shut recommend modifying
 - c. Water Use
 - i. Working with DDW to modify permit conditions

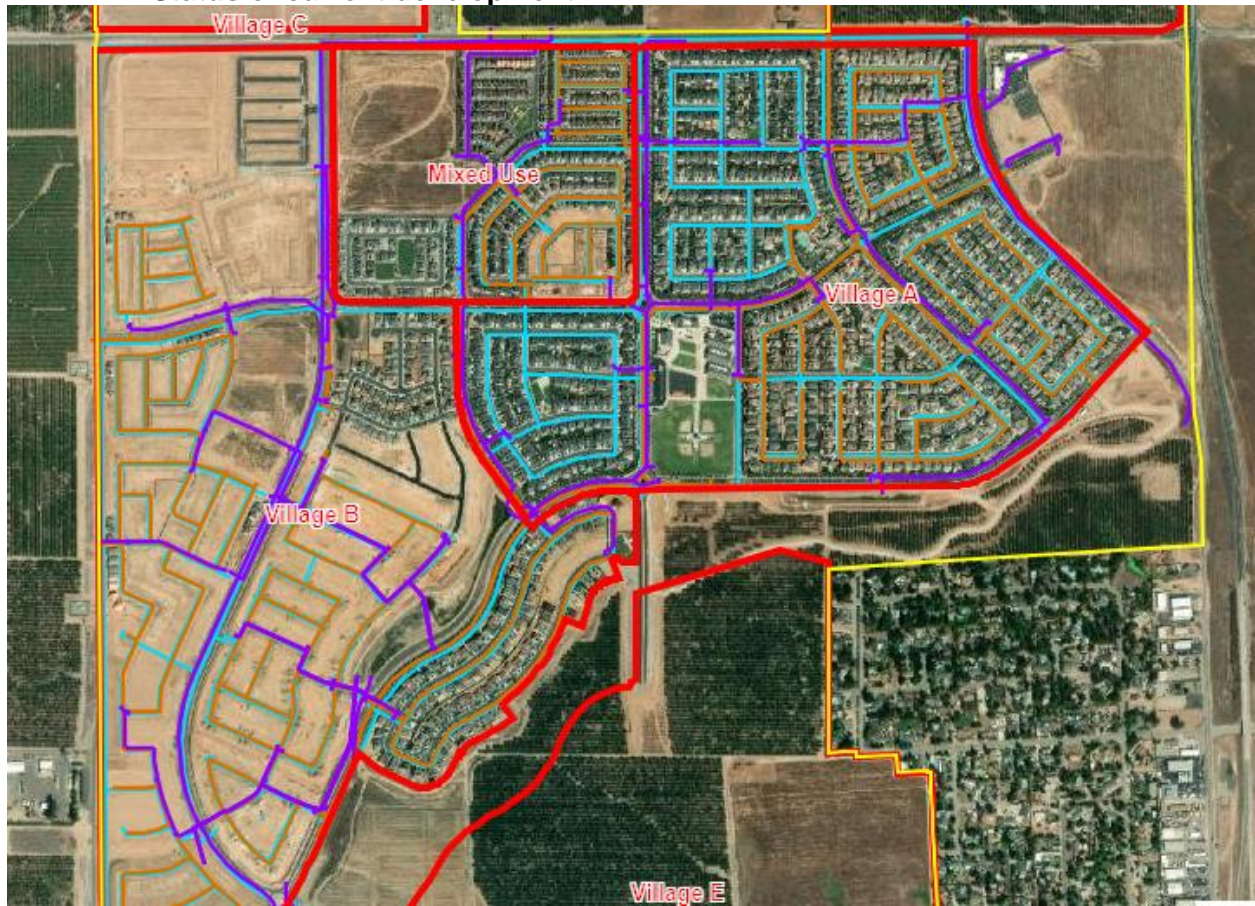
2. Wastewater – Nothing to report

3. Storm Water – Trashracks on inlets cleaned

4. Agriculture –
 - a. Water deliveries total 5,063.7 af for the year
 - b. Rd 40 – In process of receiving estimate from contractor to complete work
 - c. Awaiting water masterplan on expanded water system to serve municipal demands to complete water assessment.

5. Overall –
 - a. Need to finalize ownership of land for project features under acquisition agreement
 - b. Need to finalize transfer of in block facilities for Village A blocks 3, 4, 5, 7, 8 and 9 as well as Village B parcels 18, 19, 23, 24, 25, 26, 27, 28, 32, 33.

Status of current development



- Water Mainline
- Sewer Mainline
- Storm Mainline

6. Developer Reviews –

- a. Received, Reviewed and Responded to the following submittals:
 - i. Village E
 - b. Phase 1-Precision
 - c. Phase 2-Precision
 - d. Phase 3A-Precision
 - e. Phase 3B-Precision
 - f. Backbone – 2nd phase - Precision

Issues : a. None

- b. Purchase of Well 277 outlot

1. Construction Review-issues with construction in support of the following construction.

d. Village B

- i. Parcel 8,9 Wilson
- ii. Parcel 23 Wilson
- iii. Parcel 5-7 Wathen
- iv. Parcel 2-4 Granville
- v. Parcel 14-17, 21 Lennar
- vi. Parcel 1 Lennar

e. Village E

- i. Backbone
- ii. Phase 1

Issues: a. Storm drain basin outlets at Parkway and Road 40 need to be incorporated into requirements for Village B Parcel 1.

10. Other Subjects

- a. Acquisition of construction in progress – At request of Legal counsel work with Precision Engineering to develop deeds and easement for transfer of properties.
- b. Infrastructure – Gather shape files from developers to build a GIS map of facilities.
- c. Execution and acceptance of developer in tract improvements
- d. Water Supply Assessment ongoing