



MARINA COAST WATER DISTRICT

11 RESERVATION ROAD, MARINA, CA 93933-2099

Home Page: www.mcwd.org

TEL: (831) 384-6131 FAX: (831) 883-5995

DIRECTORS

THOMAS P. MOORE
President

JAN SHRINER
Vice President

HOWARD GUSTAFSON
WILLIAM Y. LEE
PETER LE

Agenda

Special Board Meeting, Board of Directors

Project Workshop

Marina Coast Water District

City of Marina Council Chambers

211 Hillcrest Avenue, Marina, California

Saturday, February 23, 2013, 9:00 a.m. PST

This meeting has been noticed according to the Brown Act rules. In March, the Board of Directors will begin meeting regularly on the first and third Monday of each month. The meetings normally begin at 6:45 p.m. and will be held at the City of Marina Council Chambers at 211 Hillcrest Avenue, Marina, California.

Mission: *Providing high quality water, wastewater and recycled water services to the District's expanding communities through management, conservation and development of future resources at reasonable costs.*

Vision: *The Marina Coast Water District will be the leading public supplier of integrated water and wastewater services in the Monterey Bay Region.*

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Oral Communications** *Anyone wishing to address the Board on matters not appearing on the Agenda may do so at this time. Please limit your comment to three minutes. The public may comment on any other items listed on the agenda at the time they are considered by the Board.*
5. **Project Workshop**
 - A. Discussion of New Water Supply Options
 - B. Recycled Water Project
 - C. Imjin Office Park Building Project
 - D. CIP Projects for Water and Wastewater

This agenda is subject to revision and may be amended prior to the scheduled meeting. A final agenda will be posted at the District office at 11 Reservation Road, Marina, 24 hours prior to the meeting. Copies will also be available at the Board meeting. A complete Board packet containing all enclosures and staff materials will be available for public review on Wednesday, February 20, 2013 at the District office, Marina and Seaside City Halls, and at the Marina and Seaside Libraries. Information about items on this agenda or persons requesting disability related modifications and/or accommodations can contact the Board Clerk at: 831-883-5910. The next regular meeting of the Board of Directors is scheduled for February 26, 2013.

6. Director's Comments

7. Adjournment *Set or Announce Next Meeting(s), date(s), time(s), and location(s):*

Regular Meeting:

*Tuesday, February 26, 2013, 6:45 p.m.,
11 Reservation Road, Marina*

Marina Coast Water District
Staff Report

Agenda Item: 5-A-1

Meeting Date: February 23, 2013

Prepared By: Andrew Sterbenz, PE

Reviewed By: Brian Lee, PE

Subject: 2010 Urban Water Management Plan Demand Projections

Summary: The demand projections from the 2010 Urban Water Management Plan (UWMP) and current water usage data are provided to the Board of Directors for information. The 2010 UWMP was adopted by the Board on June 14, 2011.

The water demand projections in the attached slides are based upon the FORA FY2010/11 development projections. Table C1 from the UWMP is provided below.

Table C1: 2010 Water Demand by Jurisdiction (AFY)

	Jurisdiction	Existing*	2010	2015	2020	2025	2030	Notes	Allocation
Ord	CSUMB	621	403	441	631	754	778	1	1,035
	Del Rey Oaks	0	0	326	527	527	527		243
	City of Monterey	0	0	0	92	92	92		65
	County of Monterey	4	4	627	1,087	1,087	1,087		710
	UCMBEST	2	2	93	276	474	474	2	230
	City of Seaside	430	792	1,130	1,351	1,664	2,093		1,012
	U.S. Army	658	752	792	838	997	997		1,577
	State Parks and Rec.	0	0	12	18	20	25		45
	Marina Ord Comm.	280	281	812	1,537	1,738	1,739		3
	Marina Sphere	10	10	10	10	10	10	10	
	FORA Strategic Res.	0	0	0	0	0	0	0	
	Assumed Line Loss	71	348	348	348	348	348	348	348
	Marina	Armstrong Ranch	0	0	0	550	680	680	920
RMC Lonestar		0	0	0	0	0	500	500	
Marina Central		1,962	1,962	2,324	2,630	2,746	2,864	3,020	
Subtotal - Ord		2,076	2,592	4,591	6,715	7,712	8,172	6,900	
Subtotal - Marina		1,962	1,962	2,324	3,181	3,426	4,044	4,440	
Total		4,038	4,554	6,915	9,896	11,137	12,216	11,340	

*Actual demands from calendar year 2009

1. 2010 demands reflect 100% metered use
2. 2010 demands include Seaside Resort Golf
3. Allocation includes 1325 AFY groundwater and 300 AFY existing pilot desalination plant

Attachment: 2010 UWMP Slides

Marina Coast Water District
Staff Report

Agenda Item: 5-A-2

Meeting Date: February 23, 2013


Prepared By: Andrew Sterbenz, PE

Reviewed By: Brian Lee, PE

Subject: Project Update for RUWAP Desalinated Water Project

Summary: The Board of Directors is requested to receive an update on the Desalinated Water component of the Regional Urban Water Augmentation Project (RUWAP).

Project Description: The RUWAP Desalinated Water Project would produce new potable water supply by extracting seawater through beach wells and desalinating it.

- Source of Water Supply: Pacific Ocean seawater through wells. Considering the use of seawater-intruded groundwater from the 180-ft aquifer.
- Type of Water Supply: potable
- Amount of Water Supply: 1,500 acre-feet/year (1,200 ac-ft/yr of new supply and 300 ac-ft/yr to replace the existing pilot desalination plant)
- Water Rights/Authorizations: None required for seawater use. MCWD has the right to use Salinas Valley  groundwater.
- Facility Location: initial study placed the treatment facility at the MCWD office on Reservation Road. The basis of design study considered locating the treatment facility at the former Fort Ord wastewater treatment plant. The current option being considered is North Marina adjacent to the MRWPCA Regional Wastewater Plant
- Infrastructure Components: Intake wells near the beach (seawater intake) or into the intruded 180-ft aquifer; a reverse-osmosis treatment facility with the associated tanks and pre- and post-treatment systems; brine disposal using beach injection wells or the MRWPCA ocean outfall pipeline; potable water pipeline to connect the plant to the existing distribution system.

CEQA Status: RUWAP EIR adopted in 2005. EIR amendment required to address final system location and components.

Permitting Status: Coastal development permit required if facilities in the Coastal Development Zone. NPDES permit modification required for brine disposal.

Expenditures to Date:

Contract (Name & No.)	Contract Value	Paid to Date	Deliverables
RBF Consulting 2001-29	\$129,000	\$129,000	RUWAP Engineering Feasibility Study Report (2003)
DD&A 2002-17, 2004-08	\$843,090	\$838,125	RUWAP EIR
DD&A 2012-57	\$71,500	\$57,590	CEQA support for revised project location
RMC Water & Environ. 2005-56, 2006-02	\$3,098,200	\$2,854,586	RUWAP Program Management Desalination Plant Basis of Design Report (2007) Technical studies in support of project planning Public outreach for RUWAP
ESA 2006-46	\$194,529	\$12,246	CEQA support for revised project location
RMC Water & Environ. 2012-81	\$25,000	\$0	Support for D-B RFQ process
Armstrong Land Purchase	NA	\$5,600,000	224-acre parcel
DD&A 2008-21, 2008-26, 2009-01	\$120,000	\$88,251	Armstrong CEQA/Annexation
Marina Water Alliance (HDR) 2012-89	\$253,000	\$0	Engineering Feasibility Study Report for revised project
Total	\$4,734,319	\$9,579,798	

Note: Armstrong purchase and CEQA appears on all water supply projects. RUWAP Program Costs (Program Mgt., CEQA and Initial Feasibility Study) appear on 5A2 and 5B.

Timeline/Milestones:

Item	Started	Completed
Marina Pilot Desal Plant	1992	1997
RUWAP Engineering Feasibility Study Report	2002	2003
RUWAP EIR	2003	2005
Desalination Plant Basis of Design Report	2006	2007
REPOG Public Outreach Meetings	2007	2011
Transition to Regional Desalination Project	2009	2012
Brackish Water Source Planning Agreement with MCWRA		2009
Outfall Agreement with MRWPCA		2010
Desalination Plant Design-Build RFQ	2012	2012
Basis of Design for Revised Project	TBD	
CEQA for Revised Project	TBD	
Detailed Design	TBD	
Construction	TBD	

Remaining Capital Components:

CIP No.	Description	Estimated Cost	Estimated Duration
GW-0157	Detailed Design	\$2,940,000	18 mos
GW-0157	CEQA EIR Update/Amendment	\$200,000	9 mos
GW-0157	Desalination Plant Construction	\$38,200,000	24 mos
OS-_____	Demolish Ord WWTP	\$1,000,000	12 mos
	Total	\$42,340,000	

Note: Costs are from FY 2007/08 CIP

Attachment: Locations Figure

Marina Coast Water District
Staff Report

Agenda Item: 5-A-3

Meeting Date: February 23, 2013

Prepared By: Andrew Sterbenz, PE

Reviewed By: Brian Lee, PE

Subject: Project Update for Regional Desalination Facility

Summary: This summary is provided for comparison with the other water supply options.

Project Description: The Regional Desalination Project was intended to meet the needs of MCWD and California American Water Company.

- Source of Water Supply: Pacific Ocean seawater or seawater-intruded groundwater from the 180-ft aquifer
- Type of Water Supply: potable
- Amount of Water Supply: 10,500 acre-feet/year total, 1,700 acre-feet/year to MCWD
- Water Rights/Authorizations: None required for seawater use. MCWD has the right to use Salinas Valley Groundwater. Original concept was to utilize MCWRA groundwater rights.
- Facility Location: North Marina adjacent to the MRWPCA Regional Wastewater Treatment Plant
- Infrastructure Components: Intake wells near the beach (seawater intake) or into the intruded 180-ft aquifer; a reverse-osmosis treatment facility with the associated tanks and pre- and post-treatment systems; brine the MRWPCA ocean outfall pipeline; potable water pipeline to connect the plant to the existing CAWC distribution system; lateral pipeline to connect to the MCWD distribution system.

CEQA Status: The PUC originally adopted the EIR for the CAWC Coastal Water Project.

Permitting Status: Coastal development permit required if facilities are located in the Coastal Development Zone. Modified NPDES permit required for brine disposal.

Expenditures to Date:

Contract (Name & No.)	Contract Value	Paid to Date	Deliverables
RMC Water & Environ. 2008-52, 2009-16, 2009-30, 2010-09, 2010-10, 2010-42, 2010-75, 2011-11, 2011-19	\$25,166,400	\$5,099,528	Program Management Technical studies in support of the project (GW modeling) Preliminary Plant Design Public Outreach Program (Contract value includes CAWC/MCWRA participation)
ESA 2009-17	\$70,000	\$0	CEQA Support for Regional Project
DD&A 2010-54, 2010-50	\$700,000	\$57,590	CEQA Support for Regional Project
Gauger + Associates 2011-91, 2012-24	\$35,000	\$23,778	Public Outreach
Evans Group Int'l 2011-60	Retainer	\$0	Technical Review/ Assistance
Armstrong Land Purchase	NA	\$5,600,000	224-acre parcel
DD&A 2008-21, 2008-26, 2009-01	\$120,000	\$88,251	Armstrong CEQA/Annexation
Noland, Hamerly, Etiene & Hoss	Retainer	Not available	Litigation Support/ District Counsel
Griffith & Masuda	Retainer	Not available	Litigation Support/ District Counsel
Richards, Watson & Gershon	Retainer	Not available	Litigation Support
Friedman & Springwater	Retainer	Not available	Litigation Support
DLA Piper	Retainer	Not available	Litigation Support
Total	\$26,091,400	\$10,869,147	

Note: Armstrong purchase and CEQA appears on all water supply projects.

Timeline/Milestones:

Item	Started	Completed
Marina Pilot Desal Plant	1992	1997
RUWAP Engineering Feasibility Study Report	2002	2003
RUWAP EIR	2003	2005
Desalination Plant Basis of Design Report	2006	2007
REPOG Public Outreach Meetings	2007	2011
Transition to Regional Desalination Project	2009	2012
Brackish Water Source Planning Agreement with MCWRA		2009
Outfall Agreement with MRWPCA		2010
MOU with MCWRA regarding cooperative planning and joint analysis for a Regional Water Supply Project		2009
Water purchase Agreement by and among MCWD, MCWRA and CAWA		2010
MOU with MRWMD for Renewable Energy Facility in support of a Regional Water Supply Project		2010
Coastal Water Project EIR certified by CPUC		2010

Remaining Capital Components:

CIP No.	Description	Estimated Cost	Estimated Duration
	CEQA Update	\$200,000	NA
RD-0101	Detailed Desalination Design	\$8,200,000	NA
RD-0101	Desalination Plant Construction	\$226,000,000	NA
GW-0211	Trunk Main Construction	\$8,610,000	NA
	Total	\$243,010,000	

Costs from the FY 12/13 CIP

Marina Coast Water District
Staff Report

Agenda Item: 5-B

Meeting Date: February 23, 2013

Prepared By: Andrew Sterbenz, PE

Reviewed By: Brian Lee, PE

Subject: Project Update for RUWAP Recycled Water Project

Summary: The Board of Directors is requested to receive an update on the Recycled Water component of the Regional Urban Water Augmentation Project (RUWAP).

Project Description: RUWAP Recycled Water Project would supply recycled water for landscape irrigation and urban non-potable use within the Ord Community.

- Source of Water Supply: recycled wastewater produced by the MRWPCA at the regional wastewater treatment plant in North Marina
- Type of Water Supply: non-potable recycled water (tertiary-treated and disinfected per Title 22 of the California Public Health Code)
- Amount of Water Supply: initially up to 1,727 acre-feet/year, expandable with seasonal storage. Of the initial 1,727 acre-feet/year, 300 acre-feet/year may be wheeled through the MCWD system to MRWPCA customers in Seaside and the Monterey Peninsula.
- Water Rights/Authorizations: the 1989 MCWD-MRWPCA Annexation Agreement allows MCWD to receive a volume of recycled water equal to the volume of wastewater sent to the plant. The 2009 MOU between MCWD, MRWPCA and MCWRA authorizes additional recycled water supply to the project, up to the initial 1,727 acre-feet/year.
- Facility Location: existing MRWPCA facility in North Marina, new recycled water trunk main through Marina and the Ord Community, new recycled water tank next to Reservoir D1.
- Infrastructure Components: 2 booster pump stations, 57,000-LF of recycled water trunk main, and a new 1.5 MG recycled water tank (operational storage). The District has completed construction of 12,800-LF of recycled water pipeline in General Jim Moore Blvd from Normandy Ave to South Boundary Road.

CEQA Status: RUWAP EIR adopted in 2005, amended in 2007 to address final pipeline alignment


Permitting Status: Plant is permitted to produce recycled water. EIS will be required to use supply from plant which has USBR funding. MCWD will need a recycled water operations plan before initiating service. Customers will need a Recycled Water User Plan.

Expenditures to Date:

Contract (Name & No.)	Contract Value	Paid to Date	Deliverables
RBF Consulting 2001-29, 2002-18, 2003-39, 2004-09	\$325,260	\$325,260	RUWAP Engineering Feasibility Study Report (2003) Regional Urban Recycled Water Distribution Project Basis of Design Report (2003) Marina Airport Area Recycled Water Pipeline Project, Facilities Plan Report (2003)
DD&A 2002-17, 2004-08	\$843,090	\$838,125	RUWAP EIR
DD&A 2006-08, 2006-79, 2007-33	\$200,224	\$179,462	RUWAP EIR Amendments and NEPA EIS for RW System
RMC Water & Envir. 2005-56, 2006-02	\$3,098,200	\$2,854,586	RUWAP Program Management Recycled Water Project Basis of Design Report (2006) Public Outreach for RUWAP
Carollo Engineers 2006-68, 2009-31, 2010-26	2,461,290	\$2,317,121	Detailed design of the RW pipeline, pump station and storage tank ROW acquisition support
Schaaf & Wheeler 2007-41	\$59,400	\$19,790	RUWAP Project Manager
Steve Kasower 2008-16	\$3,880	\$3,880	Public outreach for RUWAP
Ryan Co. 2007-64	\$490,000	\$490,000	1,950 LF of RW pipeline on CSUMB
Creegan + D'Angelo 2006-22, 2006-89, 2009-22	\$90,264	\$90,264	Design of RW pipeline as part of FORA GJMB Project
FORA 2006-33, 2008-53, 2009-81	\$1,762,315	\$1,762,315	12,800 LF of RW pipeline in GJMB (Normandy to South Boundary)
Armstrong Land Purchase	NA	\$5,600,000	224-acre parcel
DD&A 2008-21, 2008-26, 2009-01	\$120,000	\$88,251	Armstrong CEQA/Annexation
Total	\$9,453,923	\$14,569,054	

Note: Armstrong purchase and CEQA appears on all water supply projects. RUWAP Program Costs (Program Mgt., CEQA and Initial Feasibility Study) appear on 5A2 and 5B.

Timeline/Milestones:

Item	Started	Completed
RUWAP Initial Studies	2002	2003
RUWAP EIR	2003	2005
RW Basis of Design Report 	2006	2007
EIR Amendment – RW yield and Pipeline alignment	2006	2007
Pipeline Easement – Armstrong Ranch	2006	2006
Pump Station Easement (City Corp Yard)	2006	2007
RW Detailed Design	2007	2010
REPOG Public Outreach Meetings	2007	2011
Pipeline R.O.W. Acquisition	2007	On-going
Pipeline construction in GJMB (w/FORA)	2006	2010
Pipeline construction in CSUMB	2007	2007
Recycled Water 3-way MOU (MCWD, MCWRA, MRWPCA)	2008	2009
MOU with MRWPCA for RW Project		2009
CEQA Update	TBD	
Construction	TBD	

Remaining Capital Components:

CIP No.	Description	Estimated Cost	Estimated Duration
RW-0156	RW Pump Station and Pipeline	\$29,200,000	18-24 mos
RW-0156	RW Reservoir	\$5,400,000	9 mos
OW-0119	Demolish D Reservoir	\$167,000	4 mos
RW-0156	Recycled Water Operations Plan	\$75,000	6 mos
RW-0156	Ord RW Laterals	\$6,200,000	18 mos
	Total	\$41,042,000	

Costs from FY 12/13 CIP

Attachment: Recycled Water System Map

Marina Coast Water District
Staff Report

Agenda Item: 5-C

Meeting Date: February 23, 2013

Prepared By: Patrick Breen

Reviewed By: Brian Lee, PE

Subject: Update on the Imjin Office Park



Summary: The Board of Directors is requested to receive an update on the Imjin Office Park Project.

The Imjin Office Park project is located at the northeast corner of Imjin Parkway and 2nd Avenue in Marina, CA. The project consists of four office buildings, a conference building, parking space and landscaping. The Project originally consisted of four partners (FORA, AMBAG, the Carpenters Union and the Central Coast Builder's Exchange). Each Partner was to fund and construct their office building within the Office Park. The Carpenters Union constructed their office building "A" and the Conference building "B". The other partners were affected by the economic downturn and did not proceed.

In 2009, MCWD purchased the FORA lot and constructed Building C (the current FORA Office) under a lease-back agreement. Also in 2009 the District purchased the AMBAG lot. The District is currently proposing to the General Services Administration to construct Building "E" for the Bureau of Land Management under a similar lease-back arrangement.

CEQA Status: The FORA Board approved a Mitigated Negative Declaration under CEQA for the Imjin Office Park project on November 18, 2005.

Prior Board Actions:

Res. No.	Date	Action
2006-35	5/24/2006	Approving the Infrastructure Agreement between the Fort Ord Reuse Authority and MCWD for the Imjin Parkway Office Park
2009-34	5/12/2009	Approving Agreements with Fort Ord Reuse Authority to Purchase Property and Lease Back Space in the Imjin Office Park and Authorizing Filing a Notice of Determination for the Imjin Office Park Purchase and Lease Agreements
2009-80	12/8/2009	Authorizing the General Manager to Sign Contracts Relating to the Imjin Office Park Project
2010-27	5/11/2010	Authorizing a Professional Services Agreement with Paul Davis Partnership for the Design of the MCWD Imjin Office Park Building and to Amend the FY 2009/2010 Budget
2010-38	6/22/2010	Authorizing a Construction Contract and Related Expenses for Construction of the FORA Building at Imjin Office Park Building
2010-39	6/22/2010	Providing for the Creation of the Imjin Office Park Owners Association and to Appoint Two Owners Association Directors
2010-57	8/10/2010	Approving a Professional Services Agreement with Enovity Inc. for

		LEED Commissioning Services for Imjin Office Park Building C Within a Not-to-Exceed Amount of \$34,500
2010-73	11/9/2010	Approving a Certificate of Deposit Secured Non-Revolving Line of Credit from Rabobank, N.A. for \$3,276, 000 to Fund Construction of Office Building C and Site Improvements within the Imjin Office Park Project
2011-44	6/14/2011	Approving an Amendment to the Construction Contract with Dilbeck & Sons for Construction and Related Expenses of the Imjin Office Park Building C
2011-73	9/13/2011	Authorizing Staff to Issue a Request for Proposal for Professional Services Related Real Estate Services for District Owned Property at Imjin Office Park
2011-82	11/8/2011	Authorizing an Amendment to the Professional Services Agreement with The Paul Davis Partnership for the Design of the MCWD Imjin Office Park Building C
2012-62	12/11/2012	Authorize the General Manager to Sign a City of Marina Application Affidavit Allowing the Covenant Orthodox Presbyterian Church to Apply for a Zoning Clearance from the City of Marina for Imjin Office Park
2012-77	11/13/2012	Authorize the General Manager to Take Any and All Actions Necessary to Provide a Conditional Commitment to the General Services Administration to Construct an Imjin Office Park Building to House the Bureau of Land Management Regional Office

Attachment: IOP Site Plan

Marina Coast Water District
Staff Report

Agenda Item: 5-D

Meeting Date: February 23, 2013

Prepared By: Brian True
Reviewed By: Brian Lee, PE

Subject: CIP Projects for Water and Wastewater

Summary: The Board of Directors is requested to receive an update on the Capital Improvements Program for Water and Wastewater.

The Capital Improvements Program (CIP) is updated annually in conjunction with the annual budget process. This update is provided early at the request of the Directors.

The CIP is derived from several master plan documents, as well as three basis of design reports:

- MCWD Water Systems Master Plan, 2007
- Marina Wastewater Collection System Master Plan, 2005
- Ord Community Wastewater System Master Plan, 2005
- Water Distribution System Master Plan, Ord Community, 2004
- Well 33 (and Eastern Distribution System) Basis of Design Report, 2006
- Recycled Water Project Basis of Design Report, 2006
- Desalination Plant Basis of Design Report, 2007

Within the master plan documents, capital projects are generally identified as needed to address existing deficiencies or to meet the needs of projected development. As part of the annual CIP update, staff coordinates with the land use jurisdictions to update the development projection schedule and the schedule of related road improvements. It is the District's practice to construct projects concurrent with City/County/Developer road improvements wherever possible.

Additional capital projects are identified as capitalized maintenance and replacement costs, such as periodic tank inspections, SCADA technology upgrades and master plan updates.

Attachment: CIP Summary