

Bayview Water & Sewer District

16401 E. Emerson Dr., Bayview, ID 83803
Broadcasted over ZOOM

SPECIAL MEETING MINUTES

August 12, 2021

Call to Order and Roll Call: Chairperson Ali Spahn opened the meeting at 3:08 PM and a roll call confirmed Vice-Chair Colleen Dahlseid and directors Shon Luoma, and Ted Bare were also present.

Others Present: District operator Bob Kuchenski, District treasurer Jessie Roe, and District engineers Kyle Meschko and Ben Davis.

Guests Present: None.

Agenda Items

Water Improvements Project - Progress Meeting: Mr. Davis reported to the Board that the Preliminary Engineering Report (PER) was delivered to Department of Environmental Quality (DEQ) on Monday, August 9, 2021. The District has until Monday, August 16, 2021 to provide comments and feedback. Then, Keller will address any and all District comments and submit to DEQ by Tuesday, August 31, 2021. Next, Mr. Davis reported that Keller submitted a pre-application to Kootenai County for the new Dromore booster station on July 26, 2021. Kootenai County is expected to finish the review by August 31, 2021.

Full notes from Keller have been attached to these minutes.

The Board discussed all options and ideas Keller presented. This allowed Keller to continue working to a 60% design phase. At which point, another meeting will be expected between December 2020 or January 2021 to discuss the next steps and progress made to-date.

With no further business to discuss the special meeting was adjourned at 4:33 PM following a motion from Mr. Luoma and seconded by Mr. Bare. All were in favor, motion carried.

Respectfully Submitted and Approved:

Jessie Roe
Administrative/Treasurer

Ted Bare
Vice-Chairperson of the Board

Bayview Water and Sewer District
Water System Improvements
Preliminary Design Review Meeting Agenda

Project: Water System Improvements Date: August 12, 2021

Client: BWSD Project No: KA# 220100 Meeting No: 2

Attendees:

BWSD - Ted, Colleen, Ali, Shaun, Jessie, Bob
Keller Associates - Kyle Meschko, Ben Davis
Other Attendees - n/a

PROJECT OVERVIEW

1. Follow up from Kickoff Meeting
 - a. Status of PER (Preliminary Engineering Report)
 - i. Keller submitted Draft PER to District on Aug. 9, 2021
 - ii. District to provide comments by Aug. 16, 2021
 - iii. Keller will address any District comments and submit PER to DEQ by Aug. 31, 2021
 - b. Status of setback variance for new Dromore booster station
 - i. Keller submitted a pre-application to Kootenai County on July 26, 2021
 - ii. Kootenai County to finish review by Aug. 13, 2021

Keller will update the District on setback variance next steps as soon as Kootenai County finishes their review.

- c. Distribution pipeline on E. Perimeter Road and E. Cape Horn Road
 - i. Originally thought to be 2" and 4" line – is actually 6"
 - ii. Possible Add Alternative

District agrees with this idea as a potential Add Alternative. Keller will give more consideration to this once the project is further along and costs are dialed in.

- d. Keller is proceeding with New Dromore Booster Station design per District's selection of Alternative 2
 - i. Keller is planning for a 35% growth buffer in this area

2. Preliminary Design Review

- a. PER
 - i. BWSD comments on PER

District requested that a figure be added to the report showing the four pressure zones.

- b. 30% Design Drawings
 - i. Water line pipe layouts
 1. BWSD easements for pipes in roadways



District has 30-foot easement from road centerline for water lines.

2. Need conduit size for SH54 crossing near Well #7

District to provide this to Keller.

3. Lakes Highway District does not allow open cut for water lines
 - a. Bore crossings
 - b. Pipes in road shoulder

Keller's design assumes open cut and water lines are in the road shoulder. Keller will coordinate with Lakes Highway District throughout design. Due to a future project on Cape Horn Road, the District may be able to get an open cut variance from Lakes Highway District to perform water line installations.

4. Accuracy of existing water line locates
 - a. Need to understand for separation and abandonment

Keller noted the risks associated with existing water line locations being approximate because many of the lines do not have locate wire. Risks are that during construction, contractor may need to perform additional potholing or adjust alignments that may or may not result in a change order.

- ii. Booster station
 1. Review site plan
 - a. Building footprint was able to be reduced in size
 - i. Pending setback application results with County, proposed building size may be reduced.
 - b. Preference on shared wall vs. separate building

District's preference is the cheaper of the two options.

- c. Parking/access preferences
2. Pump layouts
 - a. 4-pump vs. 5-pump booster

District's preference is a 4-pump booster station.

- b. Accessing the pumps

District would like a hoist and chain system for accessing and removing the pumps from the building.

3. SCADA location inside of building

District's preference is whatever locations allows for ease of access and isn't up against pipes.

4. Door locations
5. Generator
 - a. Keller is proceeding with propane per District preference

District confirmed and Keller will proceed with propane generators sized to handle both boosters. Existing generator is 60kW.

District would like Keller to coordinate with Kootenai Electric on transformers.

6. Would District like an additional chlorination point in the new booster?

Yes. The District would like to add an additional chlorination point to the new Dromore Booster Station. Additionally,

- iii. Wells
 1. Keller to add pump-to-waste drywells



- a. Location for drywells
- 2. Flow Meters per DEQ comments on facility plan
 - a. DEQ will want to see these replaced

District will send quote for these and Keller will see if this can fit within the existing budget.

- b. Not budgeted for in project currently
- 3. Generator (Well #8)
 - a. Keller is proceeding with propane per District preference

Same comment as above regarding propane generators.

iv. Tank

- 1. Project phasing during construction
 - a. Keller was able to contact Dennis at the State Park for info on their tank
- 2. Plan is to use the State Park tank for water supply during construction
 - a. Plan for when park is closed (prior to Memorial Day)
 - b. Tank location
 - c. Pipe size for the intertie

District has used the State Park tank as temporary storage successfully in the past. The State Park drains the tank every winter.

Keller pointed out potential water quality differences when combining separate systems.

- 3. District would also like Keller to research running well to pressure during construction as an additional option

Keller will provide the District with an approximate cost for this option the week of Aug. 16. To be included in the final PER. The District felt the well to pressure option would give optimum timing flexibility in planning the stages of the total project. As it is anticipated that we may experience significant delays at IDEQ in review, this option would allow us to proceed with rehab of the tank in our own timeframe, given weather constraints, whether we are awarded the Defense Community Infrastructure Grant monies or in response to IDEQ delays.

v. PRV's

- 1. Keller to add info on Dromore PRV
- 2. PRV to the North of Tank Junction
 - a. Information needed to decide on using State Park tank
 - i. Has it been serviced or tested recently?
 - ii. Current setpoint
 - iii. PRV size

Keller will contact Marty Walker of Prestige Worldwide.

- 3. Planning for 65 individual PRVs for the Dromore area
- c. Opinion of Probable Cost



ID	Description	Estimated Cost
S.2	Supply Well #7 Upgrades	\$60,000
S.3	Supply Well #8 Upgrades	\$50,000
S.4	Supply Well #8 Generator	\$55,000
T.2	Storage Rehabilitate Existing Farragut Tank	\$520,000
D.1	Distribution General Improvements	\$75,000
D.2	Distribution New Transmission Main (Well #7 to Bayview)	\$389,200
D.3	Distribution Extension to Dromore Area	\$98,400
D.4	Distribution (E Perimeter Road and E Cape Horn Rd)	\$108,250
D.5	Distribution (E Cape Horn Rd, West Dromore)	\$82,200
D.6	New Dromore Booster Station	\$435,000
D.7	Installation of Individual PRVs and New PRV (Dromore Area)	\$72,500
D.8	Distribution (N Lime Kiln Road to E Cape Horn Road)	\$86,250
D.9	Distribution (Farragut Tank to Tank Junction)	\$184,400
	Mobilization (10%)	\$227,420
	Construction Traffic Control	\$20,000
	Sediment Control	\$15,000
	Surveying	\$15,000
	Clearing & Grubbing	\$10,000
	Subtotal	\$2,501,620
	Contingency (25%)	\$625,405
	Total Construction Cost	\$3,127,180
	Legal & Administrative (1%)	\$31,300
	Engineering	\$505,463
	Total Project Cost	\$3,663,863

d. Additional Items

i. Easements

1. District to provide Keller with easements for pipelines, Well #7 and Well #8, and Farragut Tank

District has already provided Keller with this information.

Keller to provide District with exhibit and cost for easements near the Lime Kiln booster station where easements need adjusted.

ii. Utilities

1. Mapping

Keller discussed the risks associated with missing utility locates and reliance on electronic information including potential revisions during construction that may or may not result in a change order. District gave Keller the go-ahead to proceed with utilities as-is.

e. Project Schedule



- i. August 16, 2021 – District to provide comments on Draft PER to Keller by
- ii. August 31, 2021 – Keller submit final PER to DEQ by
- iii. September 2021 – DEQ Review
- iv. September to November 2021 – 60% Design Phase

The District gave Keller the go-ahead to proceed to 60% design phase prior to having PER approval from DEQ due to potential for long review times at DEQ causing project delays.

- v. December to January 2021 – Final Design Phase
 - vi. Bidding in February/March
 - vii. Construction to begin in Spring of 2022
- f. Questions