



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

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JOINT ADMINISTRATIVE AND WATER/WASTEWATER OVERSIGHT COMMITTEE (WWOC)

8:15 A.M. WEDNESDAY, DECEMBER 18, 2013

920 2nd Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
4. **PUBLIC COMMENT PERIOD:**
Members of the audience wishing to address the Fort Ord Reuse Authority (FORA) WWOC on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period. Public comments are limited to three minutes. Public comments on specific agenda items will be heard under that item.
5. **APPROVAL OF MEETING MINUTES**
 - a. October 30, 2013 Joint Administrative/WWOC Minutes ACTION
6. **DECEMBER 13, 2013 BOARD MEETING FOLLOW UP** INFORMATION/ACTION
7. **OLD BUSINESS**
 - a. Follow up from the Colloquium INFORMATION
 - b. FY 2013/14 Ord Community Budget INFORMATION/ACTION
 - i. MCWD Draft Rate Study
8. **SCHEDULE NEXT MEETING**
9. **ADJOURNMENT**

For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the Deputy Clerk by 5:00 p.m., one business day prior to the meeting. Agendas are available on the FORA website at www.fora.org.



FORT ORD REUSE AUTHORITY

JOINT ADMINISTRATIVE AND WATER/WASTEWATER OVERSIGHT COMMITTEE

Wednesday, October 30, 2013

920 2nd Avenue, Suite A, Marina, CA 93933 (FORA Conference Room)

MINUTES

1. CALL TO ORDER

FORA Executive Officer Michael A. Houlemard, Jr. called the meeting to order at 8:20 AM. The following were present, as indicated by signatures on the roll sheet:

Committee Members:

John Dunn, City of Seaside
Elizabeth Caraker, City of Monterey
Benny Young, County of Monterey
Graham Bice, UCMBEST
Mike Lerch, CSUMB
Tim O'Halloran, City of Seaside
Anya Spear, CSUMB
Diana Ingersoll, City of Seaside

Staff:

Michael Houlemard, FORA
Steve Endsley, FORA
Jim Arnold, FORA
Crissey Maras, FORA
Brian Lee, MCWD
Kelly Cadiente, MCWD
Patrick Breen, MCWD

Others:

Bob Schaffer
Crisand Giles
Don Hofer
John Ford
Chuck Lande
Patrick Kelly
Vicki Nakamura
Beth Palmer
Rick Riedl

2. PLEDGE OF ALLEGIANCE

Josh Metz led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Houlemard announced that he and FORA Principal Analyst Robert Norris both recently had their fifth grandchildren born within two hours of each other, and that FORA Associate Planner Josh Metz welcomed his first child earlier in the month.

4. APPROVAL OF MEETING MINUTES

a. October 16, 2013 Joint Administrative/WWOC Minutes

There were no objections to approving the October 16, 2013 minutes as presented.

5. PUBLIC COMMENT PERIOD

None

6. AGENDA REVIEW - NOVEMBER 8, 2013 BOARD MEETING

a. Consistency Determination: 2010 Monterey County General Plan

Monterey County staff member John Ford introduced the item and explained that the Consistency Determination was on the October FORA Board agenda, but the Board received late comment letters from the Sierra Club and Jane Haines which prompted the request for additional Administrative Committee review. County staff attempted to address all questions or concerns raised in the letters. Mr. Ford additionally noted that the language at issue was adopted in their 2001 General Plan and that nothing in the 2010 update had been questioned in the comment letters.

FORA Assistant Executive Officer Steve Endsley noted that the Board would have options in November, including: concurring with the FORA staff finding of consistency as currently presented, concurring with the FORA staff finding of consistency with specific changes, or, not concurring with the

FORA staff finding. Mr. Ford explained that if the Board requested specific changes, those would have to also be approved by the Board of Supervisors. If the FORA Board does not find the 2010 plan consistent, the County would revert to the 2001 plan already in place.

Concerns were raised about the applicability of comments received less than 24 hours before a Board meeting. Executive Officer Houlemard explained that the FORA Executive Committee would be reviewing their policies on comment submittal at their meeting later in the afternoon. The Executive Committee will also review the policy on distribution of lengthy documents.

MOTION: Graham Bice moved to maintain the prior Administrative Committee recommendation to concur with the FORA staff finding that the 2010 Monterey County General Plan was consistent with the Base Reuse Plan and additionally requested that FORA counsel be prepared to address any questions, specifically those raised by the Sierra Club and Jane Haines.

MOTION PASSED: Unanimous

7. OLD BUSINESS

a. FY 2013/14 Ord Community Budget

i. Marina Coast Water District Financial Plan and Rate and Fee Study

MCWD Interim General Manager Brian Lee apologized that answers to committee member questions were not ready for distribution. He noted that their questions had raised his own questions to rate study consultant Carollo Engineers, prompting MCWD to defer FORA Board review of the Ord Community budget.

The committees discussed MCWD Proposition 218 requirements. MCWD held a protest hearing on October 21st. 569 parcels in the Ord Community receive service. 285 protests (50% of total customers, plus one) from Ord Community customers are required to block the proposed rate increase; MCWD received 246 valid protests.

MCWD is unsure whether the answers will be prepared in time for the next meeting packet, however, staff did commit to timely distribution prior to a future meeting.

8. NEW BUSINESS (ITEMS FROM MARINA COAST WATER DISTRICT)

a. Utilization of Unused Water Allocation

An MCWD Board member requested these items be placed on the FORA Board agenda, however, protocol requires Water/Wastewater Oversight or Administrative Committee and Executive Committee review first. MCWD staff noted that the MCWD Board as a whole did not authorize the request. For the next meeting, MCWD staff will prepare a table outlining the current status of water allocation.

b. Regional Urban Water Augmentation Program

MCWD staff is reviewing alternatives, including groundwater recharge and a request to Monterey County Water Resources Agency for Salinas River water.

9. ITEMS FROM MEMBERS

None

10. ADJOURNMENT

Executive Officer Houlemard adjourned the meeting at 10:47 a.m.

Minutes prepared by Crissy Maras, Grants and Contracts Coordinator

Approved by: _____
Michael A. Houlemard, Jr.

Ord Community Water/Wastewater Systems

Proposed Compensation Plan

For FY 2013-2014

Presented to

Fort Ord Reuse Authority

Water Wastewater Oversight Committee

December 18, 2013

by

Marina Coast Water District



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Draft FY 2013-2014 Ord Community Service Area Compensation Plan Summary

Introduction. This summary provides an overview of the FY 2013-2014 Compensation Plan, outlining key assumptions used in developing this plan.

In, accordance with Article 7 of the Water Wastewater Facilities Agreement between Marina Coast Water District (MCWD) and Fort Ord Reuse Authority (FORA), the District maintains separate cost centers to ensure that revenues and expenses are appropriately segregated and maintained for the Marina systems, the Ord Community systems, and the accruing costs for the Regional Water Augmentation Project. On October 25, 2006, the MCWD Board adopted Ordinance No. 43 which also requires the cost centers to remain separated after the expiration of the Agreement between MCWD and FORA.

District costs that are not dedicated to a specific cost center are shared among the four primary cost centers – Marina Water, Marina Wastewater Collection, Ord Community Water and Ord Community Wastewater Collection. Sharing of these expenses, in turn, creates efficiencies and cost savings for administrative functions for the two service areas that would otherwise not be realized. The District uses the operating expenses ratio to allocate the shared expenses. The allocation rate for the proposed fiscal year has changed based on previous year (FY 2011-2012) audited expenditure figures.

The FORA Board adopts the Ord Community Compensation Plan by ordinance or resolution concurrent with MCWD Board adopting the Plan by resolution at a joint meeting of the FORA and MCWD Boards.

MCWD conducts a financial plan and rate study every five years to establish rates that provide sufficient and predictable revenues to adequately fund the maintenance and operations, and capital improvement/replacement of its water and sewer systems. The 2008 Study recommended rate increases for the Ord Community water and sewer rates of 7.8% for FY 2011/2012 and 2012/2013 however, a 4.9% rate increase was implemented in FY 2011/2012 and no rate increase was implemented for FY 2012/2013. This resulted in the deference of needed maintenance and capital improvement of both systems.

In September 2013, the District completed the current five-year financial plan and rate study which recommended rates for FY's 2013/2014 through 2017/2018. The 2013 Study includes recommendations to increase residential water rates 22.5% and wastewater rates 4.9% for FY 2013/2014 in order to meet operating and capital needs of the Ord Community systems. The increases are the result of not implementing previous years' recommended rate increases and implementation of professional recommendations from the 2013 Study.

The 2013 Study also recommended increases to the Capacity Charges for both the water and wastewater systems however; the District is conducting further analyses on its Capacity Charges and therefore proposes no change to Capacity Charges in this Compensation Plan.

Cost Centers:

- Ord Community Water
- Ord Community Wastewater Collection (Sewer)

Assumptions:

- Total Revenues:
 - Ord Community Water \$9.203 million
 - Operating Revenue \$5.935 million
 - Capacity Charges \$2.818 million
 - Capital Surcharge and Other Non-Operating \$0.213 million
 - Funding Source to be Obtained \$0.237 million
 - Ord Community Wastewater Collection \$3.141 million
 - Operating Revenue \$1.864 million
 - Capacity Charges \$1.138 million
 - Capital Surcharge and Other Non-Operating \$0.073 million
 - Funding Source to be Obtained \$0.066 million

- Total Expenses:
 - Ord Community Water \$7.159 million
 - Operating (including payments to Land Use Jurisdictions/FORA) \$5.147 million
 - CIP Projects and General CIP \$1.136 million
 - Debt Service (Principal Only) \$0.676 million
 - Capital Replacement Reserve Fund \$0.200 million

 - Ord Community Wastewater Collection \$2.437 million
 - Operating (including payments to Land Use Jurisdictions/FORA) \$1.349 million
 - CIP Projects and General CIP \$0.703 million
 - Debt Service (Principal Only) \$0.285 million
 - Capital Replacement Reserve Fund \$0.100 million

Ord Community Water Rates (monthly):

	FY 2012-2013	FY 2013-2014
Meter Service Charge	\$17.11	\$28.96
First Tier (0-8 hcf)	2.33	2.22
Second Tier (8-16 hcf)	3.27	3.40
Third Tier (16+ hcf)	4.22	4.59
Average Monthly bill (13 units)	\$52.10	\$63.72
Flat Rate Billing	84.34	98.36

Ord Community Wastewater Collection Rates (monthly):

	FY 2012-2013	FY 2013-2014
Monthly Flat Fee Bill	\$25.56	\$26.49

Capacity Charge:

Capacity charges are one-time charges collected from new connections to the water and wastewater systems based on equivalent dwelling units (EDU).

- Ord Community Water Capacity Charge \$5,750 per EDU
- Ord Community Wastewater Collection Capacity Charge \$2,150 per EDU

Monthly Capital Surcharge*:

- Ord Community Water Monthly Capital Surcharge for NEW Customers (\$20.00 per EDU)
- Ord Community Wastewater Monthly Capital Surcharge for NEW Customers (\$5.00 per EDU)

* Monthly Capital Surcharge applies to all new customers effective July 2005

Annual Capital Improvement Programs:

- Ord Community Water \$0.986 million
- Ord Community Wastewater Collection \$0.671 million

District Staffing:

The proposed plan reduces staff support from 36 to 34 positions.

- Support for a staff of 34 positions:
 - Administration – 10
 - Operations & Maintenance – 16
 - Laboratory – 1
 - Conservation – 1
 - Engineering – 6

Annexation Efforts:

Initial correspondence from LAFCO to the District indicated that the Municipal Service Review (MSR) would be completed by year end 2012. MCWD has complied with all requests from LAFCO to complete the MSR and continues to coordinate with LAFCO staff regarding the Municipal Service Review (MSR). The District's intent is to use the final MSR as a starting point for discussions with jurisdictions and LAFCO regarding the potential Sphere of Influence modification and annexation of the Ord Community. A final MSR is planned for release by LAFCO late this year or early 2014. A Sphere of Influence application could begin immediately afterward.

**ORD COMMUNITY
WATER & WASTEWATER SYSTEM
RATES, FEES and CHARGES
FY 2013 - 2014
Effective January 1, 2014**

Water Consumption Charge

0 - 8 hcf	First Tier	2.22	per hcf
8 - 16 hcf	Second Tier	3.40	per hcf
16+ hcf	Third Tier	4.59	per hcf
	Monthly Capital Surcharge ¹	20.00	per EDU
	Flat Rate	98.36	per unit

Monthly Minimum Water Charges

<u>Size</u>	<u>Fee</u>
5/8" or 3/4"	28.96 per month
1"	45.18 per month
1 1/2"	72.21 per month
2"	104.64 per month
3"	180.37 per month
4"	288.45 per month
6"	558.75 per month
8"	1,099.66 per month

Monthly Fire Service Charges

<u>Size</u>	<u>Fee</u>
1"	1.69 per month
1 1/2"	4.90 per month
2"	10.44 per month
2 1/2"	18.78 per month
3"	30.34 per month
4"	64.65 per month
6"	187.79 per month
8"	400.18 per month

Monthly Minimum Sewer Charges

Monthly Wastewater Charge	26.49	per EDU
Monthly Capital Surcharge ¹	5.00	per EDU

Temporary Water Service

Meter Deposit Fee	\$650.00
Hydrant Meter Fee (Set/Remove Fee)	\$140.00 one time fee
Hydrant Meter Fee (Relocate Fee)	\$140.00 per occurrence
Minimum Monthly Service Charge	87.33 per month
Estimated Water Consumption Deposit	\$1,100.00 minimum

Repair, Replacement and Maintenance of Private Fire Hydrants (Monthly Charge)

Single/Double Outlet, All Sizes	\$13.50 per month
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Capacity Charges

Water	\$5,750.00 per edu
Sewer	\$2,150.00 per edu

**MARINA & ORD COMMUNITY
WATER & WASTEWATER SYSTEM
RATES, FEES and CHARGES
FY 2013 - 2014
Effective January 1, 2014**

General Manager	\$192.00 per hour
Deputy General Manager/District Engineer	\$128.00 per hour
Director of Administrative Services	\$94.00 per hour
Capital Projects Manager	\$81.00 per hour
Projects Manager	\$87.00 per hour
Associate Engineer	\$77.00 per hour
Assistant Engineer	\$56.00 per hour
Engineering Administrative Assistant	\$52.00 per hour
Lab Supervisor	\$75.00 per hour
O&M Superintendent	\$91.00 per hour
O&M Supervisor	\$89.00 per hour
Operations & Maintenance System Operator 3	\$74.00 per hour
Operations & Maintenance System Operator 2/Backflow Specialist	\$72.00 per hour
Operations & Maintenance System Operator 2	\$66.00 per hour
Operations & Maintenance System Operator 1	\$65.00 per hour
Conservation Specialist	\$54.00 per hour

Work Truck	\$20.00 per hour
Backhoe Tractor	\$30.00 per hour
Front Loader Tractor	\$58.00 per hour
Vactor Truck	\$30.00 per hour
Dump Truck	\$30.00 per hour
Ground Penetrating Radar Uit	\$10.00 per hour
CCTV Camera	\$65.00 per hour

Photocopy Charges \$0.20 per copy

<u>Size</u>	<u>Fee</u>
5/8" or 3/4"	\$350.00
1"	\$400.00
1 1/2"	\$450.00
2"	\$700.00
3" or Larger	Actual direct and indirect cost to district. Advance payment to be based on estimated cost.

Preliminary Project Review Fee (large projects)	\$500.00
Plan Review Fees:	
Existing Residential Modifications	\$200.00 per unit plus additional fees
Existing Commercial Modifications	\$400.00 per unit plus additional fees
Plan Review	\$500.00 per unit plus additional fees
Water/Sewer Permit Fee	\$30.00 each
Small Project Inspection Fee (single lot)	\$400.00 per unit
Large Project Inspection Fee (large projects)	\$500.00 per unit plus 3% of water & sewer construction cost
Building Modification/Addition Fee	\$200.00 per unit
Deposit for a Meter Relocation	\$200.00 deposit, plus actual costs
Mark and Locate Fee (USA Markings)	\$100.00 first mark and locate at no-charge, each additional for \$100
Backflow/Cross Connection Control Fee	\$45.00 per device
Additional Backflow/Cross Connection Device	\$30.00 per device
Deposit for New Account	\$35.00 per edu
Meter Test Fee	\$15.00 for 3/4" meter, actual cost for 1" and larger

Ord Community Water System

**MARINA COAST WATER DISTRICT
ORD COMMUNITY WATER SYSTEM OPERATIONS
SUMMARY**

EXHIBIT W-1

		Actual FY 2010-2011	Actual FY 2011-2012	Adopted FY 2012-2013	Estimated FY 2012-2013	Proposed FY 2013-2014	BUD vs BUD %	BUD vs EST %
Number of water services								
# Flat Rate Customers		1,200	1,200	1,100	1,100	1,100		
# Metered Customers		2,808	2,808	2,908	2,813	2,813		
	Total Customers	4,008	4,008	4,008	3,913	3,913		
Annual Water Usage (in AF)								
Metered use		1,650	1,650	1,800	1,820	1,820		
Unmetered use / Losses		800	800	770	770	770		
	Total Water Usage	2,450	2,450	2,570	2,590	2,590		
Monthly Service Charges								
Flat Rate Billing		\$80.40	\$80.40	\$88.56	\$84.34	\$98.36		
Metered Service Charge - 3/4" Meter		\$16.31	\$16.31	\$17.97	\$17.11	\$28.96		
Monthly Quantity Rates								
Tier 1 (0-8 hcf)		\$2.22	\$2.22	\$2.45	\$2.30	\$2.22		
Tier 2 (8 - 16 hcf)		\$3.12	\$3.12	\$3.43	\$3.27	\$3.40		
Tier 3 (16+ hcf)		\$4.02	\$4.02	\$4.43	\$4.22	\$4.59		
	Monthly Capital Surcharge (per EDU)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00		
Annual Revenue Calculations								
Flat Rate Accounts		1,196,319	1,121,129	1,177,545	1,065,214	1,330,526	13.0%	24.9%
Metered Accounts		3,059,444	3,196,497	3,021,466	3,148,649	3,422,361	13.3%	8.7%
Other Water Sales		928,836	881,793	915,000	824,196	960,750	5.0%	16.6%
Fire System Charge		0	0	0	0	64,514	0.0%	0.0%
	Other Fees & Charges	423,922	185,273	59,500	182,239	156,869	163.6%	-13.9%
A	Total Operating Revenue	\$5,608,521	\$5,384,692	\$5,173,511	\$5,220,298	\$5,935,020	14.7%	13.7%
B	Capacity Charges (Based on \$5,750 per EDU)	351,099	472,476	50,000	23,949	2,817,500	5535.0%	11664.6%
C	Capital Surcharge Revenue	78,815	81,874	80,000	82,299	86,089	7.6%	4.6%
D	Bond Revenue	22,567	25,675	22,580	22,565	22,580	0.0%	0.1%
E	Grant Revenue	783,326	1,185,312	0	11,680	0	0.0%	-100.0%
F	Non-operating Revenue (Including Interest Income)	117,212	113,620	90,540	122,037	104,022	14.9%	-14.8%
G	Funding Source to be Obtained					237,500		
	TOTAL REVENUE (A through G)	\$6,961,540	\$7,263,649	\$5,416,631	\$5,482,828	\$9,202,711	69.9%	67.8%
H	Operating Expenditures	4,136,536	4,044,983	4,543,060	4,381,021	4,800,656	5.7%	9.6%
I	CIP Projects	3,804,699	3,804,699	611,250	1,100,000	986,045	61.3%	-10.4%
J	General Capital Outlay	75,993	75,993	159,940	90,200	150,183	-6.1%	66.5%
K	Debt Service	682,500	682,500	656,931	612,500	675,824	2.9%	10.3%
L	Capital Replacement Reserve Fund	200,000	200,000	200,000	200,000	200,000	0.0%	0.0%
M	Payments to Land Use Jurisdictions/FORA							
	Reimb. to Land Use Agencies	49,803	38,120	34,000	33,039	34,000	0.0%	2.9%
	FORA Admin/Liaison Fees	25,000	25,000	25,000	25,000	25,000	0.0%	0.0%
	Reimbursements to FORA	197,252	116,752	250,000	230,016	250,000	0.0%	8.7%
	Mmbrshp on FORA Bd. of Directors	37,000	37,000	37,000	37,000	37,000	0.0%	0.0%
	TOTAL EXPENDITURES (H through M)	\$9,208,783	\$9,025,047	\$6,517,181	\$6,708,776	\$7,158,708	9.8%	6.7%
	TRANSFER FROM/(TO) RESERVES	\$2,247,243	\$1,761,398	\$1,100,550	\$1,225,948	(\$2,044,003)		
	NET REVENUE	\$0	\$0	\$0	\$0	\$0		

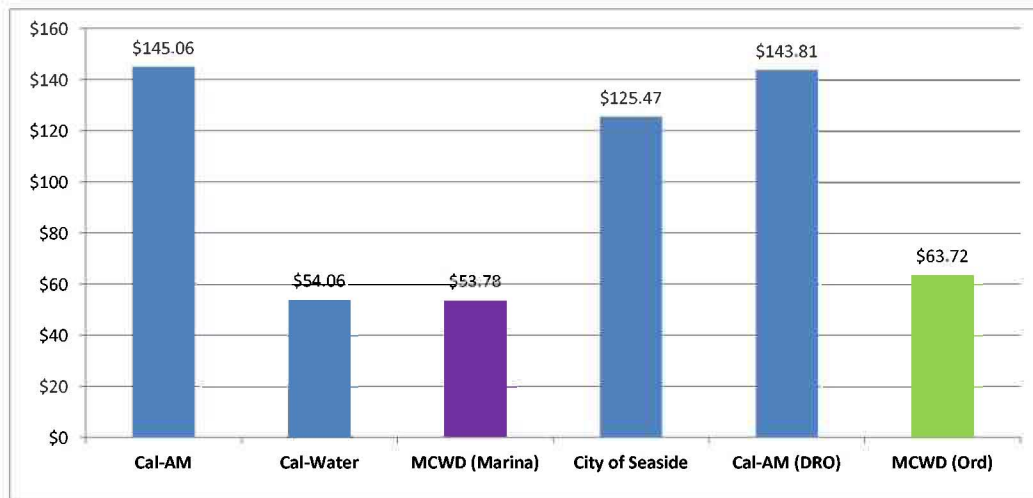
MONTHLY WATER RATES FOR REGION SURROUNDING THE ORD COMMUNITY

HCF = 100 cubic feet

TYPE OF FEE	CAL-AM ¹	California Water Service Company ²	Proposed MCWD City of Marina ³	Seaside Mun. Water ²	City of Del Rey Oaks (Cal-Am) ¹	Proposed MCWD Ord Community ³	Median Rates
Quantity Rate per 100 cu.ft.							
1st tier	\$0.3096	\$1.9298	\$2.47	\$3.67	\$0.3096	\$2.22	\$2.07
2nd tier	\$0.6193	\$2.0314	\$2.83	\$7.94	\$0.6193	\$3.40	\$2.43
3rd tier	\$1.2385	\$2.2752	\$5.00	\$12.87	\$1.2385	\$4.59	\$3.43
4th tier	\$2.4771			\$18.36	\$2.4771		\$2.48
5th tier	\$2.9474			\$25.18	\$2.9474		\$2.95
6th tier				\$32.86			
Breakpoint for 1st tier	40	600	800	400	40	800	500
Breakpoint for 2nd tier	80	1,100	1,600	1,000	80	1,600	1,050
Breakpoint for 3rd tier	120	1700+	1600+	2,000	120	1600+	1,600
Breakpoint for 4th tier	160			3,000	160		
Breakpoint for 5th tier	200			4,000	200		
				4,000 +			
Meter Service Charge per month							
3/4-inch	\$14.93	\$24.79	\$19.87	\$24.54	\$14.93	\$28.96	\$22.21
Service Charge (hcf)		0.200					\$0.20
Service Charge (monthly)	3.8100	1.547			2.5600		\$2.56
Surcharges (%)	11.1467				11.1467		\$11.15
Surcharges	3.71	-1.163			3.71		\$3.71
For illustrative purposes only, monthly rates based on 13 hcf/month, or 0.358 acre feet/year	\$145.06	\$54.06	\$53.78	\$125.47	\$143.81	\$63.72	\$74.04

- 1. Rates effective as of January 1, 2013.
- 2. Rates effective as of May 1, 2013.
- 3. Proposed rates effective as of January 1, 2014.

MONTHLY WATER RATES FOR REGION SURROUNDING THE ORD COMMUNITY - 13 hcf



2012 Ord Community Water Consumption vs. Allocation (in Acre Feet per year)

EXHIBIT W-3

Entity	2011 Consumption	2012 Consumption	Fort Ord Reuse Plan Allocation (AFY)	% of
OMC				
Nonresidential	36	25		
Residential	201	228		
Residential (e)	410	377		
Irrigation	39	39		
Subtotal	686	669	1,577.0 (1) (4)	42%
Construction Water - Army	0	0		
CSUMB				
Main Campus	182	179		
CSUMB Housing (metered)	244	212		
CSUMB Housing (e)	0	0		
CSUMB Irrigation	35	35		
CSUMB Irrigation (e)	0	0		
Subtotal	461	426	1,035.0	41%
UC MBEST	2	4	230.0	
County	10	8	710.0 (7)	
County/State Parks	0	0	45.0	
Cty/Del Rey Oaks	0	0	242.5 (6)(7)	
Cty/Monterey	0	0	65.0	
Cty/Marina (Sphere)	0	0	10.0	
Subtotal	12	12	1,302.5	1%
Seaside				
Golf Course	430	265		
MPUSD	78	79		
Brostrom	59	61	85.0 (4)	
Thorson	69	67	120.0 (3)	
Seaside Highlands	166	153		
Monterey Bay Land, LLC	0	0	114.0 (5)	
Other	5	7	693.0 (7)	
Subtotal	806	632	1,012.0 (4)	62%
Construction Water - Seaside	1	0		
Marina				
Preston/Abrams	174	187		
Airport	7	5		
Other	78	65		
Subtotal	258	257	1,325.0 (7)	19%
Construction Water - Marina	5	8		
Total	2,230	2,004	6,251.5	32%
Assumed Line Loss	118 (8)	365 (8)	348.5 (7)	
Total Extracted	2348	2369		
Reserve	4252	4231	0 (7)	
Total	6600	6600	6,600	

Notes:

(e) indicates water use is estimated; meters are not installed.

Footnotes:

(1) The 1996/1998 FORA Board Allocation Plan reflects 1410 afy that considers future conservation on the POM Annex. The OMC's current reservation of 1577 afy reflects the decrease of 38 afy and 114 afy (see footnote [4]) from the original 1729 afy. The FORA Board has not yet revised the allocation numbers to reflect this change.

(3) The Sunbay/Thorson property was given its own allocation (120 afy) as part of the transfer of real estate from the US Army to the Southwest Sunbay Land Company.

(4) Seaside's original allocation of 710 afy was augmented by 38 afy by agreement with the OMC and Brostrom, and by 114 afy under final terms of the land exchange agreement among the City of Seaside, Monterey Bay Land, LLC and the US Army.

(5) 114 afy of Monterey Bay Land, LLC controlled potable water includes the proviso that the City of Seaside shall use no less than 39 afy of such water for affordable or workforce housing.

(6) The FORA Board approved an additional 17.5 afy for Del Rey Oaks on 05/13/2005.

(7) In January 2007, the FORA Board changed the 150 afy interim use loans to Marina, Seaside, Del Rey Oaks and Monterey County in October 1998 to add to their permanent allocations.

(8) Line loss figures include water transferred from Ord to Marina system through the inter-tie. The transferred numbers are tracked in the SCADA system and will be repaid back to Ord from Marina over time.

**MARINA COAST WATER DISTRICT
ORD COMMUNITY WATER SYSTEM OPERATIONS
PROPOSED BUDGET**

EXHIBIT W-4

	Actual Ord Community Water Expenses FY 2010-2011	Actual Ord Community Water Expenses FY 2011-2012	Adopted Budget Ord Community Water Expenses FY 2012-2013	Estimated Ord Community Water Expenses FY 2012-2013	Proposed Budget Ord Community Water Expenses FY 2013-2014	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
Administration/Management							
Personnel	\$621,526	\$645,037	\$692,801	\$844,015	\$850,090	22.7%	0.7%
Expenses	\$533,849	\$497,959	\$696,100	\$611,159	\$688,959	-1.0%	12.7%
Insurance	\$54,712	\$57,479	\$62,000	\$58,570	\$60,945	-1.7%	4.1%
Legal	\$70,818	\$60,681	\$15,000	\$97,659	\$89,250	495.0%	-8.6%
Interest Expense	\$1,214,441	\$1,143,740	\$1,072,122	\$1,083,684	\$1,070,771	-0.1%	-1.2%
subtotal	\$2,495,346	\$2,404,896	\$2,538,023	\$2,695,087	\$2,760,015	8.7%	2.4%
Operations & Maintenance							
Personnel	\$665,258	\$649,492	\$796,995	\$606,119	\$742,645	-6.8%	22.5%
Maintenance Expenses	\$222,368	\$117,424	\$226,900	\$222,893	\$268,151	18.2%	20.3%
Power Costs	\$431,469	\$402,579	\$539,450	\$420,603	\$573,100	6.2%	36.3%
Annual Maintenance	\$61,067	\$5,352	\$50,000	\$3,237	\$28,050	-43.9%	766.5%
subtotal	\$1,380,162	\$1,174,847	\$1,613,345	\$1,252,852	\$1,611,946	-0.1%	28.7%
Laboratory							
Personnel	\$134,898	\$91,122	\$107,679	\$99,852	\$107,682	0.0%	7.8%
Equipment/Expenses	\$29,522	\$29,050	\$49,961	\$23,139	\$50,858	1.8%	119.8%
Lab Contract Services	\$17,633	\$8,996	\$37,800	\$17,660	\$37,200	-1.6%	110.6%
subtotal	\$182,053	\$129,168	\$195,440	\$140,651	\$195,740	0.2%	39.2%
Conservation							
Personnel	\$131,848	\$76,266	\$91,320	\$78,964	\$89,351	-2.2%	13.2%
Expenses	\$39,200	\$33,925	\$48,460	\$32,554	\$63,446	30.9%	94.9%
subtotal	\$171,048	\$110,191	\$139,780	\$111,518	\$152,797	9.3%	37.0%
Engineering							
Personnel	\$169,798	\$350,568	\$337,472	\$352,999	\$272,571	-19.2%	-22.8%
Expenses	\$33,438	\$4,374	\$1,250	\$90,672	\$51,587	4027.0%	-43.1%
Outside Consultants	\$13,746	\$87,811	\$63,750	\$62,297	\$102,000	60.0%	63.7%
subtotal	\$216,982	\$442,753	\$402,472	\$505,968	\$426,158	5.9%	-15.8%
Total Operating Expenses	\$4,445,591	\$4,261,855	\$4,889,060	\$4,706,076	\$5,146,656	5.3%	9.4%

Ord Community Wastewater System

**MARINA COAST WATER DISTRICT
ORD COMMUNITY WASTEWATER SYSTEM OPERATIONS
SUMMARY**

EXHIBIT WW-1

		Actual FY 2010-2011	Actual FY 2011-2012	Adopted FY 2012-2013	Estimated FY 2012-2013	Proposed FY 2013-2014	BUD vs BUD %	BUD vs EST %
	Estimated # of EDU's	5,599	5,522	5,595	5,571	5,848		
	Flat Rate Billing per EDU	\$24.36	\$25.56	\$25.56	\$25.56	\$26.49		
	Monthly Capital Surcharge (per EDU)	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00		
	Annual Revenue - Flat Rate Billing	1,636,658	1,693,668	1,693,559	1,708,648	1,858,904	9.8%	8.8%
	Other Fees & Charges	15,075	12,790	5,000	25,669	5,531	10.6%	-78.5%
A	Total Operating Revenue	1,651,733	1,706,458	1,698,559	1,734,316	1,864,435	9.8%	7.5%
B	Capacity Fee (Based on \$2,150 per EDU. Proposed rate = \$7,636 per EDU)	40,632	146,673	4,000	5,591	1,137,995	28349.9%	20254.1%
C	Capital Surcharge Revenue	18,370	18,630	18,000	18,712	19,370	7.6%	3.5%
D	Bond Revenue	8,561	9,431	8,550	8,552	8,550	0.0%	0.0%
E	Non-Operating Revenue (Including Interest Income)	54,674	64,384	44,760	46,076	44,727	-0.1%	-2.9%
F	New Funding Source to be Obtained	0	0	0	0	66,500	0.0%	0.0%
	TOTAL REVENUE (A through E)	\$1,773,970	\$1,945,576	\$1,773,869	\$1,813,247	\$3,141,577	77.1%	73.3%
G	Operating Expenditures	1,090,808	1,190,053	1,141,673	1,198,632	1,334,850	16.9%	11.4%
H	CIP Projects	351,564	35,229	659,135	245,534	671,180	1.8%	0.0%
I	General Capital Outlay	13,715	11,514	27,555	14,715	31,523	14.4%	114.2%
J	Debt Service (principal)	277,700	277,700	272,896	265,300	285,547	4.6%	7.6%
K	Capital Replacement Reserve Fund	100,000	100,000	100,000	100,000	100,000	0.0%	0.0%
L	Reimb. To Land Use Agencies	11,936	-24,413	12,000	9,551	14,300	19.2%	49.7%
	TOTAL EXPENDITURES (G through L)	\$1,845,723	\$1,590,083	\$2,213,259	\$1,833,732	\$2,437,400	10.1%	32.9%
	Transfer From/(To) Reserves	\$71,753	(\$355,493)	\$439,390	\$20,485	(\$704,177)		
	BALANCE	\$0	\$0	\$0	\$0	\$0		

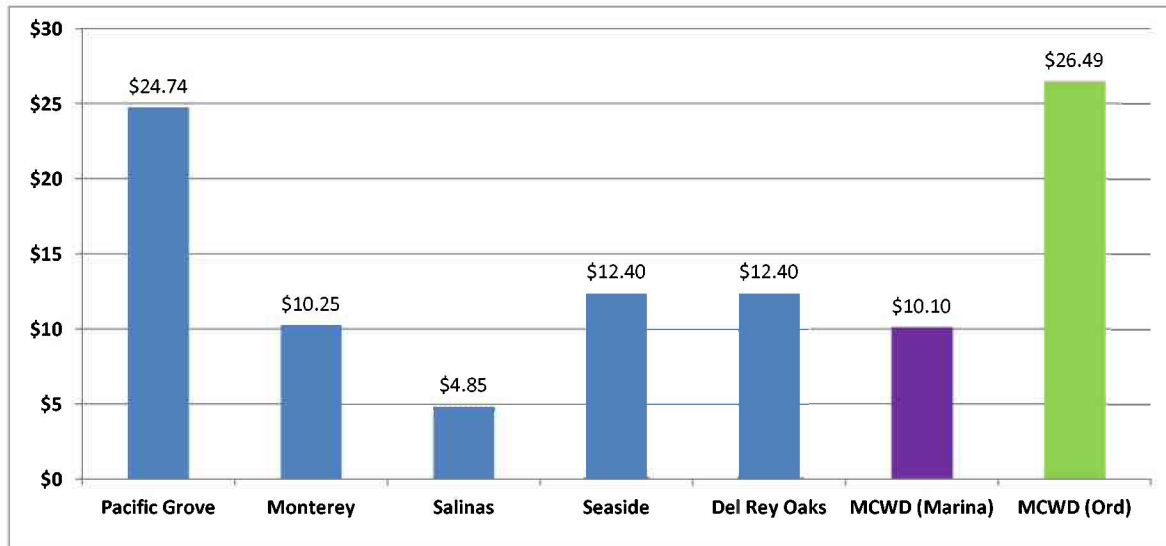
MONTHLY WASTEWATER COLLECTION RATES FOR REGION SURROUNDING THE ORD COMMUNITY

SERVICE DESCRIPTION	City of Pacific Grove ¹	City of Monterey ²	City of Salinas ²	SCSD City of Seaside ²	SCSD City of Del Rey Oaks ²	Proposed MCWD City of Marina ³	Proposed MCWD Ord Community ³
Residential - per Living Unit	\$24.74	\$10.25	\$4.85	\$12.40	\$12.40	\$10.10	\$26.49
Business - 15 employees	\$33.74	\$15.79	\$7.50	\$19.14	\$19.14	\$15.15	\$39.74
Church - over 100 members	\$33.74	\$15.79	\$9.70	\$19.14	\$19.14	\$10.10	\$26.49
Laundromat - each washing machine	\$13.58	\$6.87	\$3.26	\$8.33	\$8.33	\$6.06	\$15.89
General Hospital - each bed	\$37.97		\$8.21	\$20.99	\$20.99	\$8.08	\$21.19
Motel/hotel - each room	\$10.29	\$4.41	\$2.10	\$5.38	\$5.38	\$2.53	\$6.62
Restaurant - each seat	\$4.67	\$1.13	\$0.54	\$1.38	\$1.38	\$0.71	\$1.85
High School/University - each student/faculty	\$0.35	\$0.21	\$0.10	\$0.26	\$0.26	\$0.71	\$1.85
Supermarket - 30 Employees	\$167.46	\$43.26	\$20.45	\$52.29	\$52.29	\$30.30	\$79.47

¹Rate is 173% of MRWPCA rate

²Rate is for FY 2013/2014 published by MRWPCA

³Rate is proposed for FY 2013/2014



MCWD (Ord) rate will decrease as rate base increases. Current rate base must support operating costs and debt service on system.

**MARINA COAST WATER DISTRICT
ORD COMMUNITY WASTEWATER SYSTEM OPERATIONS
PROPOSED BUDGETS**

	Actual Ord Community Wastewater Expenses FY 2010-2011	Actual Ord Community Wastewater Expenses FY 2011-2012	Adopted Budget Ord Community Wastewater Expenses FY 2012-2013	Estimated Ord Community Wastewater Expenses FY 2012-2013	Proposed Budget Ord Community Wastewater Expenses FY 2013-2014	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
Administration/Management							
Personnel	\$160,948	\$132,377	\$152,424	\$184,573	\$183,353	20.3%	-0.7%
Expenses	\$66,664	\$43,206	\$89,030	\$77,403	\$93,034	4.5%	20.2%
Insurance	\$13,736	\$12,377	\$13,640	\$12,521	\$13,145	-3.6%	5.0%
Legal	\$16,865	\$13,264	\$3,300	\$17,608	\$19,250	483.3%	9.3%
Interest Expense	\$331,321	\$458,249	\$395,300	\$440,550	\$431,908	9.3%	-2.0%
subtotal	\$589,534	\$659,473	\$653,694	\$732,655	\$740,690	13.3%	1.1%
Operations & Maintenance							
Personnel	\$198,580	\$254,542	\$227,588	\$254,328	\$312,692	37.4%	22.9%
Maintenance Expenses	\$93,134	\$44,139	\$109,510	\$80,171	\$139,102	27.0%	73.5%
Power Costs	\$50,056	\$46,528	\$52,825	\$45,727	\$58,700	11.1%	28.4%
Annual Maintenance	\$809	\$9,068	\$15,000	\$2,237	\$6,050	-59.7%	170.5%
subtotal	\$342,579	\$354,277	\$404,923	\$382,463	\$516,544	27.6%	35.1%
Engineering Department							
Personnel	\$159,077	\$95,222	\$76,931	\$78,345	\$58,790	-23.6%	-25.0%
Expenses	\$994	\$1,999	\$275	\$1,145	\$11,126	3945.8%	871.7%
Outside Consultants	\$10,560	\$54,669	\$17,850	\$13,575	\$22,000	23.2%	62.1%
subtotal	\$170,631	\$151,890	\$95,056	\$93,065	\$91,916	-3.3%	-1.2%
TOTAL	\$1,102,744	\$1,165,640	\$1,153,673	\$1,208,183	\$1,349,150	16.9%	11.7%

Ord Community Capital Improvement Projects

**MARINA COAST WATER DISTRICT
ORD COMMUNITY WATER AND WASTEWATER SYSTEMS
CAPITAL IMPROVEMENT PROJECT BUDGET FOR FY 2013-2014**

EXHIBIT CIP-1

Project No.	Project Name		Amount
WD-0203	MCWD Fort Ord Office Landscape Project		\$12,710
		Ord Community Water	\$10,455
		Ord Community Sewer	\$2,255
WD-0115	SCADA System Improvements - Phase I		\$82,350
		Ord Community Water	\$67,500
		Ord Community Sewer	\$14,850
WD-0202	IOP Building (BLM)		\$553,600
		Ord Community Water	\$432,500
		Ord Community Sewer	\$121,100
GW-0212	Potable Water Tank Compliance Project		\$64,890
		Ord Community Water	\$64,890
GW-0112	A1 & A2 Zone Tanks & B/C Booster Station @ CSUMB		\$198,900
		Ord Community Water	\$198,900
OW-0223	Well 30 Pump Replacement		\$210,000
		Ord Community Water	\$210,000
OW-0201	Gigling Transmission from D Booster to JM Blvd		\$1,800
		Ord Community Water	\$1,800
OS-0150	East Garrison Lift Station Improvements		\$101,000
		Ord Community Sewer	\$101,000
OS-0200	Clark Lift Station Improvement		\$403,975
		Ord Community Sewer	\$403,975
OS-0150	Imjin LS & Force Main Improvements - Phase I		\$28,000
		Ord Community Sewer	\$28,000
TOTALS			<u>\$1,657,225</u>
Ord Community Water			\$986,045
Ord Community Sewer			\$671,180
TOTALS			<u>\$1,657,225</u>

Capital Improvement Project Sheet

Project:	MCWD Fort Ord Office Landscape Project
Project No:	WD-0203
Cost Center:	Marina Water; Marina Sewer; Ft Ord Water; Ft Ord Sewer

Project Description
 This project is for completing the installation of landscaping at MCWDs' Fort Ord Office located at 2840 4th Avenue in Marina, CA. the project scope includes installing a "water-wise" irrigation system and the planting of native plant species and other low water use plants.

Project Justification
 A landscape installed as a demonstration "garden", which will be open to the general public, will enhance the public's understanding of the District's landscape and conservation ordinances.

PROJECT COSTS:	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services								0
Design								
External Services								0
Internal Services								0
Construction								
External Services		11,500						11,500
Internal Services		9,000						9,000
Property / Easement Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	0	20,500	0	0	0	0	0	20,500

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
01 - Marina Water	01-00-160-402	31%	0	6,355	0	0	0	0	0	6,355
02 - Marina Sewer	02-00-160-402	7%	0	1,435	0	0	0	0	0	1,435
03 - Ft Ord Water	03-00-160-402	51%	0	10,455	0	0	0	0	0	10,455
04 - Ft Ord Sewer	04-00-160-402	11%	0	2,255	0	0	0	0	0	2,255
										0
Funding By Fiscal Year			0	20,500	0	0	0	0	0	20,500

Capital Improvement Project Sheet

Project:	SCADA System Improvements - Phase I
Project No:	WD-0115
Cost Center:	Marina Water; Marina Sewer; Ft Ord Water; Ft Ord Sewer

Project Description
 This project is for improving the Supervisory, Control, and Data Acquisition (SCADA) facilities. MCWD has more than 40 (current) remote water and sewer infrastructure sites that need SCADA improvement. The current phase of the project will result in functional and expandable SCADA "hubs" that will transmit signals to MCWD's O&M control room while the future phases will up-grade the remote sites.

Project Justification
 This project is needed to increase the reliability of the SCADA facilities. A well-functioning SCADA system is fundamental to efficient operation of water and wastewater systems and reliable SCADA facilities reduce risk because problems with remote infrastructure can be identified, communicated and/or prevented prior to failure.

PROJECT COSTS:	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services								0
Design								
External Services								0
Internal Services								0
Construction								
External Services	954,890	125,000	127,500	130,050	132,651			1,470,091
Internal Services		10,000	10,200	10,404	10,612			41,216
Property / Easement Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	954,890	135,000	137,700	140,454	143,263	0	0	1,511,307

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
01 - Marina Water	01-00-160-402	30%	286,467	40,500	41,310	42,136	42,979	0	0	453,392
02 - Marina Sewer	02-00-160-402	9%	85,940	12,150	12,393	12,641	12,894	0	0	136,018
03 - Ft Ord Water	03-00-160-402	50%	477,445	67,500	68,850	70,227	71,632	0	0	755,654
04 - Ft Ord Sewer	04-00-160-402	11%	105,038	14,850	15,147	15,450	15,759	0	0	166,244
										0
Funding By Fiscal Year			954,890	135,000	137,700	140,454	143,263	0	0	1,511,307

Capital Improvement Project Sheet

Project:	IOP Building E (BLM)
Project Number:	WD-0202
Cost Center:	Marina Water; Marina Sewer; Ft Ord Water; Ft Ord Sewer

Project Description
 Construction of a building at the Imjin Office Park to house the BLM Regional Offices.
 The project cost will be recouped via a long term lease with the Government.

Project Justification
 This project takes advantage of property owned by the District intended for future use beyond the lease term.
 The majority of this project will be financed and the expenses will be recouped via lease revenue.
 The BLM would like to occupy the building as soon as it becomes available.

PROJECT COSTS:	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services	75,000							75,000
Internal Services	10,000							10,000
Design								
External Services		300,000	150,000					450,000
Internal Services		70,000	20,000					90,000
Construction								
External Services		475,000	2,000,000					2,475,000
Internal Services		20,000	80,000					100,000
Property Easement / Acquisitions								0
								0
Other Project Costs								0
								0
Estimated Cost By Fiscal Year	85,000	865,000	2,250,000	0	0	0	0	3,200,000

Project Funding / Cost Centers	G L CODE	% Cost Splits	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
01 - Marina Water	01-00-163-050	28%	23,800	242,200	630,000	0	0	0	0	896,000
02 - Marina Sewer	02-00-163-050	8%	6,800	69,200	180,000	0	0	0	0	256,000
03 - Ft Ord Water	03-00-163-050	50%	42,500	432,500	1,125,000	0	0	0	0	1,600,000
04 - Ft Ord Sewer	04-00-163-050	14%	11,900	121,100	315,000	0	0	0	0	448,000
Funding By Fiscal Year			85,000	865,000	2,250,000	0	0	0	0	3,200,000

Capital Improvement Project Sheet

Project:	Potable Water Tank Compliance Project
Project No:	GW-0212
Cost Center:	Marina Water; Ord Community Water

Project Description
 All of MCWD's potable water tanks/reservoirs will be inspected, cleaned, and maintained within FY 13/14. The inspection will be conducted by a diver and cleaned with a vacuum operation such that the tanks will not require draining.

Project Justification
 CA DPH requires this activity based on their December, 2012 report reviewing MCWD's permitted potable water system.

PROJECT COSTS:	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
Cost Category / Phasing								
Planning								0
External Services								0
Internal Services								
Design								
External Services								0
Internal Services		10,000						10,000
Construction								
External Services		85,000				108,243		193,243
Internal Services		8,000						8,000
Property / Easement Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	0	103,000	0	0	0	108,243	0	211,243

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
01 - Marina Water -		37%		38,110	0	0	0	40,050	0	78,160
03 - Ft Ord Water		63%		64,890	0	0	0	68,193	0	133,083
										0
										0
Funding By Fiscal Year			0	103,000	0	0	0	108,243	0	211,243

Capital Improvement Project Sheet

Project:	A1 & A2 Zone Tanks & B/C Booster Station
Project Number:	GW-0112
Cost Center:	Ord Community Water; Marina Water

Project Description
 Two A-Zone storage tanks with a total usable storage capacity of 5.2 Million Gallons, B-Zone and C-Zone Booster Pump Station, and associated piping and facilities.
 The project location is currently being negotiated with CSUMB at the time of preparing this document. At least one Tank will be placed at or near CSUMB main campus.

Project Justification
 The District has minimal "A" Zone storage capacity. The A1/A2 Zone Tanks are to provide operational, fire, and emergency water storage for Zone A in the Ord Community and Central Marina. The B and C booster pumps will pump water from Zone A to Zones B and C. The facilities currently serving these functions are over sixty years old and are approaching the end of their useful life.

PROJECT COSTS: 1	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
Cost Category / Phasing₂								
Planning								
External Services	131,000	123,924	82,616			77,050		414,590
Internal Services		26,940	8,980			13,400		49,320
Design								
External Services		75,250	107,500	32,250		25,000		240,000
Internal Services		89,600	85,120	71,680		91,000		337,400
Construction								
External Services			3,205,563	3,071,391		3,072,699		9,349,652
Internal Services			120,680	120,802		114,000		355,482
Property Easement / Acquisitions								0
Property rights have been paid for through a settlement agreement with CSUMB								
Other Project Costs								0
Estimated Cost By Fiscal Year	131,000	315,714	3,610,459	3,296,123	0	3,393,149	0	10,746,444

Project Funding / Cost Centers	G L CODE	% Cost	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
01 - Marina Water	01-00-160-327	37%	48,470	116,814	1,335,870	1,219,565	0	1,255,465	0	3,976,184
03 - Ft Ord Water	03-00-160-327	63%	82,530	198,900	2,274,589	2,076,557	0	2,137,684	0	6,770,260
Funding By Fiscal Year			131,000	315,714	3,610,459	3,296,123	0	3,393,149	0	10,746,444

1 Budget Estimates are based on a specific project site location at the N/W corner of Intergarrison Rd & Sixth Avenue, additional Site Preparation, Environmental Studies & Piping costs maybe incurred if a different site is selected. In addition, it's assumed that the tank construction material will be Steel, a prestressed concrete tank will entail a 33% increase in the initial capital costs

Capital Improvement Project Sheet

Project:	Well 30 Pump Replacement
Project No:	OW-0223
Cost Center	Ord Community Water

Project Description
 Replacement of Well 30 pump, casing, and shaft assembly and the installation of a transducer to monitor water levels.

Project Justification
 The Well 30 Pump and casing have reached the end of their useful life and require replacement. O & M staff removed the pump and casing after abnormal vibrations were encountered. Once extracted it was determined the assembly was no longer operating properly and would require replacement. This work is required to get the well back online.

PROJECT COSTS:	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services								0
Design								
External Services								0
Internal Services								0
Construction								
External Services		200,000						200,000
Internal Services		10,000						10,000
Property / Easement Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	0	210,000	0	0	0	0	0	210,000

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
01 - Marina Water -		0%	0	0	0	0	0	0	0	0
03 - Fort Ord Water -		100%	0	210,000	0	0	0	0	0	210,000
										0
										0
Funding By Fiscal Year			0	210,000	0	0	0	0	0	210,000

Capital Improvement Project Sheet

Project:	Gigling Transmission from D Booster to JM Blvd
Project No:	OW-0201
Cost Center	Ord Community Water

Project Description
 This project entails the construction of approximately 1,800-LF of 12-inch PVC potable water pipeline to replace an existing 12-inch AC pipeline installed by the Army. The section of pipeline being installed will be within the Gigling Road alignment from the D-BPS and extending to the west of the General Jim Moore Boulevard intersection.

Project Justification
 This project was originally identified in the Ord Community Water Distribution Master Plan (2004, RBF). Staff identified the need to increase the scope of the project based on the existing condition and installation failings of the facility. The condition and installation failings were discovered in 2011 through a significant water outage event. Staff has re-estimated the cost of this CIP based on the new scope (thus the Source of the project is now Internal).

PROJECT COSTS:	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services		1,800						1,800
Design								
External Services			107,100					107,100
Internal Services								0
Construction								
External Services			321,300					321,300
Internal Services			10,800					10,800
Property / Easement Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	0	1,800	439,200	0	0	0	0	441,000

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
01 - Marina Water -		0%	0	0	0	0	0	0	0	0
03 - Fort Ord Water -		100%	0	1,800	439,200	0	0	0	0	441,000
										0
										0
Funding By Fiscal Year			0	1,800	439,200	0	0	0	0	441,000

Capital Improvement Project Sheet

Project:	East Garrison Lift Station Improvements
Project Number:	OS-0150
Cost Center:	Ord Community Sewer

Project Description
 This project is for the East Garrison sanitary sewer lift station. The second phase of the project will consist of performing certain upgrades when East Garrison Development reaches 950 units occupancy.

Project Justification
 This first phase of the project included underground work, SCADA system, new pumps and site preparation; the remaining work rolled over from FY12-13 budget includes installing a Generator Set and possibly an Odor Control System, the requested funds for FY 13-14 were authorized expenditures from the FY 12-13
 The following phase will include the installation of another wetwell, a new MCC and additional pumps, the need for these upgrades is based on the pace of the development in EG.

PROJECT COSTS:	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services	11,224							11,224
Internal Services	1,600							1,600
Design								
External Services	113,000					21,649		134,649
Internal Services		1,500				9,000		10,500
Construction								
External Services	443,796	95,000				216,486		755,282
Internal Services	19,000	4,500				12,000		35,500
Property Easement / Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	588,620	101,000	0	0	0	259,135	0	948,755

Project Funding / Cost Centers	G L CODE	% Cost	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
04 - Fort Ord Sewer	04-00-160-025	100%	588,620	101,000	0	0	0	259,135	0	948,755
										0
										0
										0
										0
Funding By Fiscal Year			588,620	101,000	0	0	0	259,135	0	948,755

Capital Improvement Project Sheet

Project:	Clark Lift Station Improvement
Project Number:	OS-0200
Cost Center:	Ord Community Sewer

Project Description
 This project is for replacing the current sanitary sewer lift station with an improved lift station. The project scope includes an up-graded concrete below-grade we-well, a dual submersible pump, and a valve vault. A back-up generator is also included in the scope. The project is located at the intersection of Brostrom and Clark Court in the Former Fort Ord portion on eastern Marina.

Project Justification
 This project is needed because the existing lift station is beyond its useful life. The lift station is costly to maintain and operate; replacement will result in lower operational expense.

PROJECT COSTS:	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 7/18	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services								0
Design								
External Services	12,770	10,956						23,726
Internal Services	1,840	10,000						11,840
Construction								
External Services		375,019						375,019
Internal Services		8,000						8,000
Property Easement / Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	14,610	403,975	0	0	0	0	0	418,585

Project Funding / Cost Centers	G L CODE	% Cost	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 7/18	OUT YEARS	Total
04 - Fort Ord Sewer		100%	14,610	403,975	0	0	0	0	0	418,585
										0
										0
										0
Funding By Fiscal Year			14,610	403,975	0	0	0	0	0	418,585

Capital Improvement Project Sheet

Project:	Imjin LS & Force Main Improvements - Phase I
Project Number:	OS-0205
Cost Center:	Ord Community Sewer

Project Description
 The first phase of this project includes constructing another wetwell, installing two pumps with all accessories and appurtenances.

Project Justification:
 The existing lift station and forcemain can't handle all the anticipated wastewater flows from East Garrison, UCMBEST, Marina Airport, Existing Marina lift Station as was stated in the Ord Community Wastewater Master Plan; the project will be split into two phases and is necessary to accommodate near to long term future development

PROJECT COSTS:	Prior Years	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	OUT YEARS	Total
Cost Category / Phasing								
Planning								
External Services								0
Internal Services								0
Design								
External Services		20,000						20,000
Internal Services		8,000						8,000
Construction								
External Services			490,000					490,000
Internal Services			40,000					40,000
Property Easement / Acquisitions								0
Other Project Costs								0
Estimated Cost By Fiscal Year	0	28,000	530,000	0	0	0	0	558,000

Project Funding / Cost Centers	G L CODE	% Cost	Prior Years	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	OUT YEARS	Total
02 - Marina Sewer										0
04 - Fort Ord Sewer		100%		28,000	530,000	0	0	0	0	558,000
										0
										0
										0
Funding By Fiscal Year			0	28,000	530,000	0	0	0	0	558,000

Ord Community Reserves

**MARINA COAST WATER DISTRICT
ORD COMMUNITY RESERVE DETAIL
PROJECTED AS OF JUNE 30, 2013**

EXHIBIT RES-1

	Ord Water	Ord Sewer	TOTALS
<u>Description</u>			
Debt Reserve Fund (2006 Bond)*	1,664,919	649,091	2,314,010
Debt Reserve Fund (2010 Bond)*	433,245	101,940	535,185
IOP CD Account*	1,689,201	397,459	2,086,660
Sub-total	3,787,365	1,148,490	4,935,855
Capital Reserves			
Bond Series 2006 Construction Funds**	-	680,456	680,456
Capacity Charge/Capital Surcharge**	1,136,069	25,053	1,161,122
Capital Replacement**	1,216,335	608,167	1,824,502
Sub-total	2,352,404	1,313,677	3,666,081
General Operating Reserve (#)	675,958	1,046,736	1,722,694
Total Projected Reserve as of 06-30-2013	6,815,727	3,508,903	10,324,630
<u>FY 2013-2014 Operating Reserve</u>			
Beginning operating reserve	675,958	1,046,736	1,722,694
A Proposed transfers to operations	(111,041)	-	(111,041)
Due to/(Due From) Interfund Transfers	290,000	(522,815)	(232,815)
B Proposed transfers from operations		151,492	151,492
Projected Ending Balance @ 06-30-2014	854,917	675,413	1,530,330
6 mths avg operating expenses required by Board***	2,573,328	674,575	3,247,903
Projected available Operating Reserve @ 06-30-2014	(1,718,410)	837	(1,717,573)
<u>FY 2013-2014 Capital Reserve</u>			
Beginning capital reserve	2,352,404	1,313,677	3,666,081
Proposed transfer to capital reserve	200,000	100,000	300,000
C Proposed transfer from capital reserve	2,155,044	552,685	2,707,729
Projected Ending Balance @ 06-30-2014	4,707,448	1,966,362	6,673,810
Capital minimum balance required by Board***	1,000,000	1,000,000	2,000,000
Projected available Capital Reserve @ 06-30-2014	3,707,448	966,362	4,673,810
Proposed Net Transfers from (To)/From Reserves (A+B+C)	2,044,003	704,177	2,748,180
\$11,672,133 is expected to be reimbursed to Ord Operating Reserves through Regional Project financing/settlement			
* Held by external Agencies			
** Restricted to only capital spending			
***Per Board Policy			
Operating Expenses plus Interest & Bond Amortization - 2011/2012	5,146,655	1,349,150	6,495,805

BIA Questions from the October 11th FOR A Board Meeting	District Responses
<ul style="list-style-type: none"> Why did you exclude FORA funding contributions? When the FORA funding is collected, how will the over-payment of fees be reimbursed or credited? 	<p>The District excluded the FORA Water Voluntary Contribution (in the FORA CIP) as there is currently no mechanism for receipt of these funds. Upon completion of a formal means to collect the contributions from FORA, MCWD will apply the contribution as a credit to the calculated capacity charge to new customers who will then pay the net capacity charge.</p>
<ul style="list-style-type: none"> Why are the Ord Community water and sewer capital surcharges being eliminated and being passed through to capacity charges? Why the significant change from the 2008 approach? 	<p>They are being eliminated for new users to reflect that a new user is fully bought into the system, rather than paying a surcharge (over time).</p>
<ul style="list-style-type: none"> Since new development is a more water efficient than existing housing stock, how is this recognized in the proposed rate and capacity fee updates? 	<p>Consistent with industry standards, Meter equivalents were utilized as a basis. Although a usage assumptions could be developed, the fee reflect the possible demand of the meter, rather than actual usage.</p>
<ul style="list-style-type: none"> What is the basis for the land assumptions in Appendix D? 	<p>No land assumptions were made. Rather CIP would provide sufficient capacity to the system to 2030 (based on UWMP growth assumptions).</p>
<ul style="list-style-type: none"> What is the basis for allocating the outstanding bond debt? Why is the debt coverage paid by rate payers higher than required by debt covenants? What is the use of the excess revenue generated due to these higher debt coverage(s)? 	<p>Debt is allocated to each cost center, based on funding of capital (use of debt). The Debt Coverage is higher to provide/enable easier funding of future projects and to reduce the risk of falling below coverage requirements. Revenues are largely variable (consumption dependant) and need a buffer in case of wet/cool weather or increased conservation.</p>
<ul style="list-style-type: none"> Can you provide an example differentiating between circumstances in which capital improvements are deemed operating costs vs. capital costs? 	<p>No.</p>
<ul style="list-style-type: none"> Why did Ord water capacity fees increase by \$9,919 / meter equivalent while Marina water capacity fees decreased by \$924 / meter equivalent? 	<p>MCWD provided an updated asset valuation study which increased the value of the Ord systems. Marina decreased as the system depreciated faster than capital was reinvested and/or reduced capital funding needs.</p>
<ul style="list-style-type: none"> Why did Ord sewer capacity fees increase by \$5,486 / EDU while Marina sewer capacity fees decreased by \$1,617 / EDU? 	<p>Same as above.</p>
<ul style="list-style-type: none"> Under the “buy-in” methodology, how is “bought” capacity being quantified? Where is the engineering information that went into the “buy-in” calculations? In other words, have all of the improvements been assigned an existing share and a future share? Is that result the amounts identified in appendix D? 	<p>Units are quantified based on a Meter Equivalent. A connection is paying its share of existing and future capital costs.</p>
<ul style="list-style-type: none"> How are the existing deficiencies (from prior year under collections) funded in Marina and Ord? 	<p>Existing deficiencies are funded with reserves / delay of capital. Proposed increases for Ord are greater than would otherwise be necessary if previously proposed increases were fully adopted.</p>

CSUMB Questions from the October 16 th WWOC Meeting	District Responses
<ul style="list-style-type: none"> page 38 In setting of Capacity Charges Buy in Component: How were replacement cost values established for assets received through no cost conveyances? Have these assets been depreciated in the methodology? What is the \$ contribution to the buy in component of assets received through no cost conveyances (ie replacement cost - depreciation)? 	<ul style="list-style-type: none"> This seems to be a repeated question. To confirm, the asset values provided to us (in the 2013 Replacement Analysis) DO NOT include conveyed assets. Yes, assets from the 2013 replacement cost analysis include depreciation. The value of the system is replacement cost new less depreciation. My understanding is this is the number shown. We do not include costs associated with Free assets. Replaced or repaired assets would/should show up. Assets conveyed and untouched, should not be included.
<ul style="list-style-type: none"> In future cost component (CIP): What amount of the CIP cost is related to replacing or extending the life of assets received through no cost conveyances? 	<ul style="list-style-type: none">
<ul style="list-style-type: none"> For each asset received through no cost conveyance can you show a listing of: Replacement cost, accumulated depreciation, Associated CIP cost. 	
<ul style="list-style-type: none"> What would the Capacity Charge be if assets that were received at no cost were excluded from buy in component? 	<ul style="list-style-type: none"> Assuming the System had NO EXISTING VALUE (no Conveyed assets or recognition of improvements) the fee would be \$7415 for water and \$3425 for sewer.
<ul style="list-style-type: none"> Please explain the methods that the District uses to estimate the volume of water required by proposed development in calculating capacity charges and how the actual usage is ultimately reconciled. 	<ul style="list-style-type: none"> For the Fee development a meter equivalent is determined based on a ¾" meter capacity. The purchased capacity in the system and the actual usage isn't reconciled as a user may under utilize the full demand capacity of the meter.
<ul style="list-style-type: none"> Why do FORA and the District not reach agreement on offsetting Capacity Charges BEFORE the rates are enacted? 	<ul style="list-style-type: none"> The District contracted Carollo to calculate the capacity fee to connect to the system(s) because the FORA contribution is a finite amount. Once the contribution is exhausted, the District needs to know what the true charge should be to connect.
<ul style="list-style-type: none"> Will the District lower Capacity Charges if an agreement is reached with FORA? 	<ul style="list-style-type: none"> No. The Capacity Charge does not change. When an agreement is reached on how the District will receive the contribution from FORA, the contribution will be a credit to the capacity charge and the Developer will pay the net charge.
<ul style="list-style-type: none"> page 5 Fire Service Charges: if only 29 of 289 accounts have been billed it would seem that this charge is not in place and arbitrarily applied. Perhaps a refund to these 29 accounts is due? 	<ul style="list-style-type: none"> No. there is a current existing fee in place.

<ul style="list-style-type: none"> page 18 Water for Land: It seems overly optimistic that this revenue stream will be converted to cash. Will the District ask for equivalent offsetting revenue from rate payers if this cash flow does not materialize? 	<ul style="list-style-type: none"> No.
<ul style="list-style-type: none"> Page 30: Rate Structure: There is no analysis supporting the assertion that the current rate structure is appropriate. The rate structure appears to be solely geared for residential. Please provide some justification for retaining this structure and explain how it is equitable for institutional/multifamily housing. 	<ul style="list-style-type: none"> Although the District maintains various account types, the existing and proposed rate structure does not differentiate between users or billing classes– other than metered and non-metered accounts. The tiered rate structure is designed to recover the agency’s variable costs. A larger user of water pays more as they take more – the district incurs greater costs to serve greater quantities of water. A smaller user will subsequently pay less, as they use a smaller amount of water. This rate structure encourages efficient use of water and should help the District achieve its conservation objectives.
<p>City of Seaside Questions from the October 16th WWOC Meeting</p>	<p>District Responses</p>
<ul style="list-style-type: none"> City believes that it would be beneficial to complete the review of the CIP finalizing the Fee and budget discussions. 	<ul style="list-style-type: none"> The existing CIP is District staff’s best estimate of necessary projects to serve new development as well as continued repair and replacement needs. While a “complete review” or update master plans may provide additional detail, it is reasonable and within industry norms to utilize staff’s professional judgment.
<ul style="list-style-type: none"> It is unclear how the expenses for the defunct regional water project being reimbursed. Please clarify. 	<ul style="list-style-type: none"> The District is pursuing legal avenues for reimbursement of the regional project expenses.
<ul style="list-style-type: none"> Please clarify the following statement in Section 1.2, on Page 5, “Residential users with upsized meters currently pay the monthly meter charged associated with the larger meter.” 	<ul style="list-style-type: none"> Upsized meters refer to meters that are only “upsized” to meet fire regulations and are not due to the daily demands of the meter. The updated methodology recommends upsized meters only pay for the “daily demand” portion of the meter and implement a separate charge (fire service charge) for the portion of the meter that is “upsized”.
<ul style="list-style-type: none"> In Section 2.1.1, the Study states that one of the objectives is to “Conduct a cost of service study...” However, in Section 1.3, the Fee Study states “Additionally, Carollo did not audit nor verify the accuracy of the District’s customer billing or financial records used as the foundation of this analysis.” In order to perform a valid cost of service study, Carollo should have either performed an audit or reviewed audited financial statements to verify accuracy of billing and financial records. Please verify that either of these activities were performed by Carollo. 	<ul style="list-style-type: none"> The District’s audited financials were utilized as a basis of the study (CAFR, Budget, financial records). Carollo did not independently validate the figures; however, based on the consistency of revenues and customer records between the years reviewed, the figures appear reasonable.

<ul style="list-style-type: none"> In Section 2.1.2, the Fee Study states that “The population of the Ord Community service area is expected to increase from approximately 15,300 in 2010 to approximately 34,000 in 2020, an annualized growth rate of 7.6 percent. Given the realized growth rate since 2010 is considerably lower, Carollo has adjusted the analysis with a forecasted annual customer growth of 4.3 percent.” However, the Fee Study states in Section 1.1 that the “Ord Community service area has a current (2013) population of approximately 20,500 residents.” If these numbers in the Fee Study are correct, the annualized growth rate would be approximately 10 percent over the three years from 2010 to 2013. Since 10 percent is greater than 7.6 percent, the reduction to 4.3 percent in the Fee Study and corresponding analysis do not make sense. Please either provide further justification for reducing growth rate to 4.3 percent or use the FORA estimate of 7.6 percent. 	<ul style="list-style-type: none"> Over the 30-year period, the annualized growth rate of 7.6% is correct. As the Ord experienced over 10% annualized growth from FY10-FY13, the remaining future growth rate must collectively fall below 7.6%. However, the population growth did not correlate with the realized customer account growth (which was almost flat over the same period). In order to minimize a potential under collection of rate revenue (due to optimistic growth forecasting), the Customer Account growth rate was reduced.
<ul style="list-style-type: none"> In Section 3.2.1, the Fee Study states “The budget was compared with prior year actual [emphasis added] financial information to identify any anomalies or one-time expenditures not appropriate for forecasting in future years.” Audited financial statements for at least the prior three years should be used to determine actual financial information and potential anomalies. Please confirm that at least three years of audited financial statements were evaluated. 	<ul style="list-style-type: none"> Carollo reviewed multiple years of data and held numerous conversations with District staff to confirm existing and future budget adjustments.
<ul style="list-style-type: none"> In Table 3-1, the Construction Cost Inflation is 3.5 percent. The FORA CIP uses 2.8 percent based upon ENR data. Please submit compelling reason for using 3.5 percent or change to an acceptable industry standard, such as ENR, which is estimate to be 2.8 percent. 	<ul style="list-style-type: none"> While the 2.8% CIP projection used by FORA is one reasonable figure, the use of a long-term ENR-CCI average of 3.5% is also reasonable. Both ENR amounts are based on a historical basis and not a predictor of future cost inflation. Also, typically lulls in the CPI (as we are in currently) are followed by greater than average inflation.
<ul style="list-style-type: none"> In Section 3.2.2, the Fee Study states “each debt obligation is allocated to each cost center, based on use of funds within each series, to reflect the benefit received.” Please clarify the nexus between use of funds and the benefits received. <ul style="list-style-type: none"> What are the O&M costs for each cost center? Are there audited financial statements for each of these cost centers? What activities and projects are covered by the current debt service? What are the associated amounts for these activities and projects under the current debt service? 	

<ul style="list-style-type: none"> In Section 3.2.3, the Fee Study states “District’s adjusted net revenues shall amount to at least 135 percent of the annual debt service.” Based upon other statements in the Fee Study, the net revenues should be adjusted to either 135 or 120 percent according to the debt obligation and District Policy of increasing the actual obligation by 10 percent. The adjustment should be calculated according to the requirements of the debt service and District policy and not to an arbitrary amount of 135 percent. 	<p>9. Carollo analyzed the rates to generate a 1.35x coverage ratio to provide additional financial flexibility. This is particularly important as the District is considering issuing new debt, a higher coverage ratio would allow for additional debt to be issued. Additionally, as much of the District’s revenues are variable (consumption based) a higher target will provide an allowance for meeting ratios during moderate drought conditions.</p>
<ul style="list-style-type: none"> In Section 3.2.4, the Fee Study states “...only projects related to supporting the existing infrastructure are included in the rate analysis and proposed rates.” Please submit additional information to support this statement since this is not clear from the information given to date. Also, recent California Superior Court decisions would indicate that costs associate with projects undertaken for the benefit of specific users need to be allocated to those users and not spread across the entire cost center. Please submit additional specific information to indicate who benefits from projects listed in Appendix B to the Fee Study. That is, the CIP should be vetted for development-specific versus existing infrastructure benefits. Please clarify the calculations which incorporate the CIP projects for each of the user rates and capacity fees. 	<p>10. Question is unclear</p>
<ul style="list-style-type: none"> The third paragraph in Section 3.2.4 indicates that there are difficulties in developing a rate model to adequately support specific projects and that several alternatives were evaluated. Please clarify what these alternatives are. This paragraph may indicate that the Fee Study does not meet the Prop 218 requirements to determine “... the basis upon which the amount of the proposed fee or charge was calculated ... {California Constitution, Article XIII D, Section 6}.” Please specify projects that would be supported by the proposed user rates and projects that would be supported by the proposed capacity fees. 	<p>11. Projects solely related to future expansion (need) are not funded through monthly rates and charges. The proposed CIP related to R&R far exceeds the revenues or funding capacity without significant rate increases (above and beyond those proposed). The timing and funding of these projects are within the District’s discretion. The proposed rates will generate additional revenues to fund some, not all, of the outlined R&R needs. This is consistent with Proposition 218 as the basis of the analysis is the proposed R&R and does not exceed the reasonable cost of service.</p>
<ul style="list-style-type: none"> In Section 3.2.4, the Fee Study states “Over the next five years, the District has identified a significant CIP program for Ord Sewer. However, looking to years 6-10, there are no proposed CIP expenditures. As such, the identified CIP is assumed to be spread over a 10-year horizon to smooth expenditures and minimize costs.” Could this CIP be spread over more years to help keep the costs down? For example, why does \$1.5 million need to be spent in FY 2015 and 2016 on “Misc. Lift Station Improvements?” Please submit more information on how the CIP program was developed and who the beneficiaries are of each project. 	<p>12. The Proposed CIP has already been scaled down and prioritized by District staff. It is unlikely that the projects could be further delayed without possible degradation or risk in water deliveries. As recommended in the study and discussed by Staff at recent Board meetings, an asset management plan would better define the possible risk and criticality of system assets. The CIP was developed by District staff based on their expertise and understanding of the system.</p>

<ul style="list-style-type: none"> In Section 3.2.5, the Fee Study states “The minimum capital reserve target is \$1 million for each cost center, again as dictated by District policy.” What are the amounts of capital reserves recommended by Carollo? Can these amount be revisited by the MCWD Board? 	<p>13. See #14</p>
<ul style="list-style-type: none"> In Section 3.2.5, the Fee Study states “The analysis explored and presented to the board multiple financial scenarios exploring the effects of lowered reserve targets on revenue needs and capital funding potential.” Please provide these analyses. 	<p>14. As part of the financial review, Carollo analyzed the potential use/ lowering of capital funding levels (minimums). These scenarios were presented to the District’s Board to enable greater funding of capital, through a reduction of reserve levels. These scenarios did not reduce the proposed revenues or rates; simply they enabled a greater and immediate funding of the underfunded capital program.</p>

<ul style="list-style-type: none"> • In Section 6.0, the Fee Study states that “there are two basic components to the District’s capacity charge – the “buy-in component” (or existing cost basis); and the “future component” (or future cost basis).” The Fee Study also states “The term “future component” shall refer to future facilities (i.e., facilities in the CIP) that may be recovered through the capacity charge.” and “The future component incorporates the present value of the District’s CIP.” This leads to questions about both of these components to the calculation. <ul style="list-style-type: none"> • For the buy-in component, why do future users need to buy in to the existing infrastructure that was received at no cost to the District as a public benefit conveyance (PBC)? That is, Appendix D shows several assets that may have been received at no cost to the District. For example, how was the “Total Replacement Cost of Existing System Infrastructure” established? And is it appropriate that the District receive compensation for assets accrued through a PBC? • In Appendix D, what is the “Total Value of Water/Sewer Rights Assets” and how was it established? If these rights were accrued through a PBC, how is it that the District would seek compensation for these? • In Appendix D, what are the components to “Land” assets and what are their values? If these assets were accrued through a PBC, how is it that the District would seek compensation for these? • What does ‘Adjusted’ RCNLD mean? How was RCNLD adjusted? • For the future component, what are the future facilities that may be recovered through the CIP? Are any of these facilities also accounted for in any other District fees? If so, please explain how this is not double counting. Also, if any of these facilities directly attributable to planned development, then the cost of these facilities should be removed from the calculation and charged directly to the users benefiting from these improvements. 	<p>15.</p> <ul style="list-style-type: none"> • Carollo utilized the District’s 2013 Capital Replacement Funding study to determine the replacement value of the system. • Carollo utilized the District’s CAFR to determine the amounts. • Carollo utilized the District’s CAFR to determine the amounts. • RCNLD is replacement cost new less depreciation, the “adjustment” in Figure 6.1 refers updating the amounts to current (today’s) values. • The Future component refers to the proposed CIP. This amount is divided by existing and future users. New users will fund their portion of the future system with a capacity charge and then subsequently pay for their portion of continued R&R through the monthly service charges.
<ul style="list-style-type: none"> • In Section 6.0, the Fee Study states that “Staff also provided direct guidance on the allocation of assets among each of the four cost centers.” Please provide additional information regarding the guidance and identify possible independent studies or analyses that would support the allocations made. 	<p>16. The District provided debt allocations between the cost centers. Also, allocations utilized to distribute General Water or General Sewer projects were provided by the District.</p>