



WALNUT VALLEY WATER DISTRICT Project Status Report

Construction Contracts

Project No.	Project/Activity	Schedule (Days)		Cost (\$)		Status
		Estimated	Actual	Bid	Actual	
09-3135	Recycled Well No. 5-Well Equipping	Layne				
	Install Pump, above-ground piping & appurtenances	16		112,320.57	112,320.57	Complete.
	Site improvement	24		127,652.73	127,652.73	Complete.
	Electrical	25		97,061.82	97,061.82	Complete.
	Change Order No. 1			33,395.62	33,395.62	Complete.
	Total	65		370,430.74	370,430.74	
09-3136	Meadow Pass Rd. Main Extension	Doty Bros				
	Install 8" PVC recycled main	22	22 (to date)	293,248.00	217,250.00	Waiting for final paving.
	Install recycled blow-off	2	1.5	4,388.00		Complete.
	Convert exist. irr. metered service to recycled	4	2	16,540.00		Complete.
	Install recycled air/vac.	3	2	12,378.00		Complete.
	Install recycled manual air release	1	1	7,852.00		Complete.
	Traffic control plan			10,566.00	10,566.00	Complete.
	Possible move-on/move-off			2,020.00		
	Change Order No. 1					Pending.
	Total	32		346,992.00	227,816.00	

Construction Contracts

Project No.	Project/Activity	Schedule (Days)		Cost (\$)		Status	
		Estimated	Actual	Bid	Actual		
03-2820	ACE-Nogales (S) Grade Sep.-Facilities Relocation	Doty Bros.					
	Install 12" steel domestic main	18	13 (to date)	215,045.00		665' installed.	
	Install 8" ductile iron domestic main	4		10,595.00			
	Furnish & install 18" steel casing	6	4 (to date)	86,460.00		40' installed.	
	Install fire hydrant	2		14,934.00			
	Install blow-off	2		8,014.00			
	Install metered service	4	0.5 (to date)	12,941.00		1 installed.	
	Install air/vac.	1		2,591.00			
	Relocate exist. fire service	4		28,960.00			
	Relocate exist. fire hydrant	7		51,288.00			
	Relocate exist. metered service	9		31,055.00			
	Abandon exist. 6" main	2		9,088.00			
	Abandon exist. metered service	4	0.5 (to date)	10,279.00		1 abandoned.	
	Adjust exist. metered service	1		2,592.00			
	Possible move-on/move-off			9,644.00			
	Total	64		493,486.00			



WALNUT VALLEY WATER DISTRICT Project Status Report

Consultant Contracts

Project No.	Project/Activity	Schedule (Months)		Cost (\$)		Status
		Estimated	Actual	Estimated	Actual	
09-3169	Fernhollow Pump Station Improvements					
Task I	Preliminary Design	2.5	10	57,190.00	57,190.00	Complete.
Task II	Final Design	1.5	1	2,673.00	2,172.00	Complete.
Task III	Bidding	1	1	2,034.00	2,034.00	Complete.
Task IV	Partial Construction Services	7	3 (to date)	13,990.00	11,450.00	Linkture preparing as-built plans.
	Amendment No. 1	3	4	60,270.00	59,420.00	Linkture preparing as-built plans.
	Total			136,157.00	132,266.00	

OPERATIONS DEPARTMENT REPORT

PROJECT/ WORK ORDER NO.	PROJECT DESCRIPTION	STATUS
(Acct. 5425)	Zinc Anode Installation	Approximately 1,534 anodes have been installed in 2013; crews are currently setting anodes in Quadrant 4.
N/A	Watermain and water service repair	<p><u>Repair Water Service Leaks:</u> 868 Pantera Drive & 24201 Peak Court, Diamond Bar, 20527 & 20530 Amhurst Place, Walnut.</p> <p><u>Repair Water Main Leaks:</u> None</p> <p><u>Repair Air Release Assemblies:</u> 1" 868 Peak Court, 996 Wynnewood Drive, 24200 Peak Court, 668 Rainbow Place, & 660 Blenfield Place, Diamond Bar.</p> <p><u>Replaced Copper Setters:</u> 1900 Arcdale Avenue, 24224 Gem Place, Rowland Heights, 19965 Ralph Street, Walnut & 20110 Roundtree Circle, Diamond Bar.</p> <p><u>Replaced Angle Meter Stops:</u> 511 No. Platina Drive, 23723 Meadow Falls Drive, Diamond Bar. 21651 Bluebell Court, Walnut</p>
N/A	Repair of sheared fire hydrant assemblies	One sheared fire hydrant repairs during August, 2013.
12-3257	Water Valve Replacement Program.	One valve was replaced in August, 2013.
N/A	Production Maintenance	<p>Fern Hollow Pump Station was painted. Contractor at Ridge Line Reservoir installed new downspouts on all tanks & started on Eastgate tanks. District Electrician finished upgrades and security features at Terminal Storage .</p> <p>Maintenance performed on North Diamond Bar Pump # 3 Cla Val.</p> <p>Maintenance performed on Chestnut Hill #2, Heidelberg #1, Pepperdale #3, and Rapidview #3 motors. Ridgeline Pump Station Electrical Modifications are being performed by District Electrician. Fairway Well Rehabilitation is complete and has been reinstalled.</p>
N/A	Total trihalomethanes (TTHMs) Graph	Water quality meets all state and federal standards.

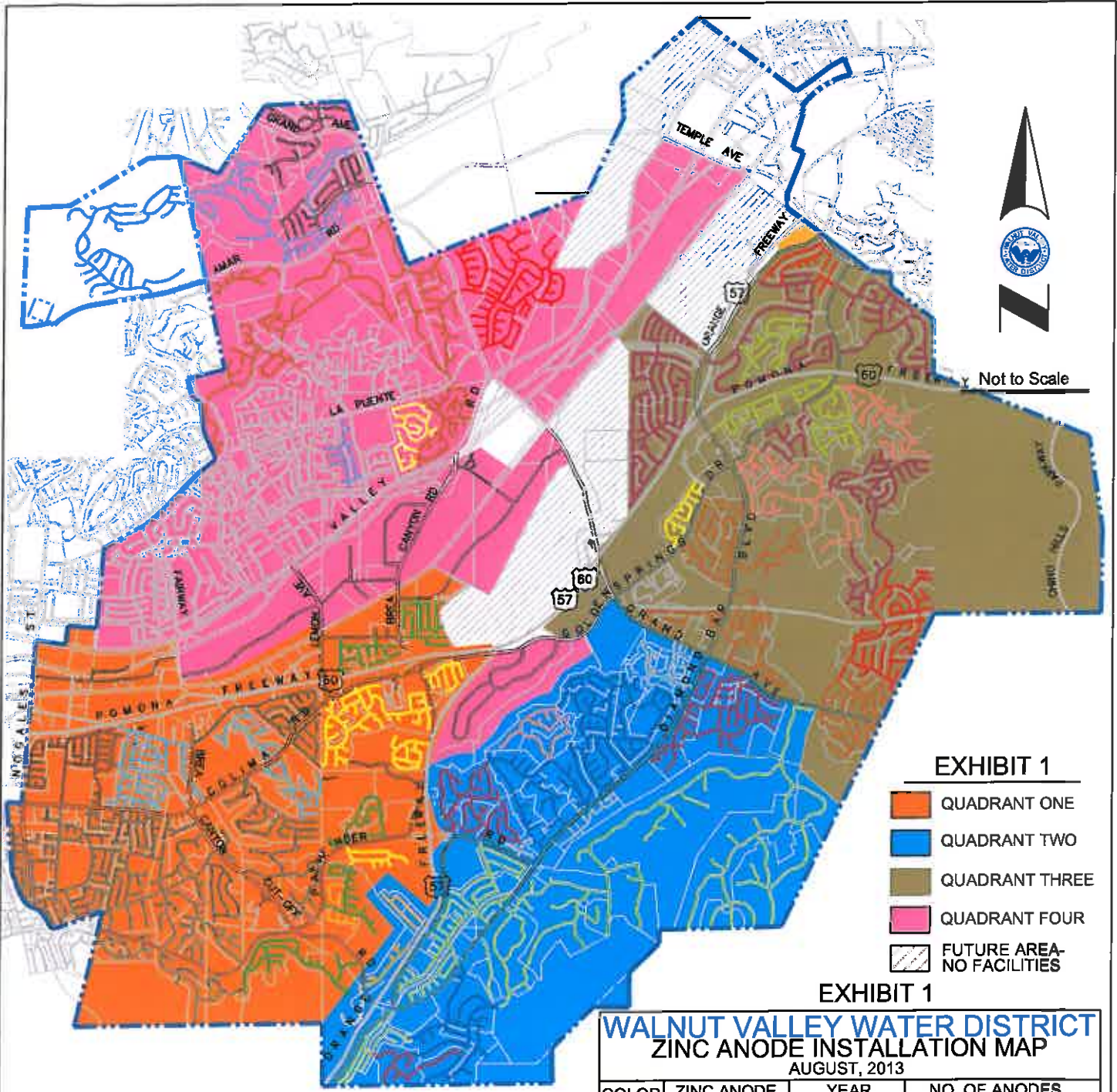


EXHIBIT 1

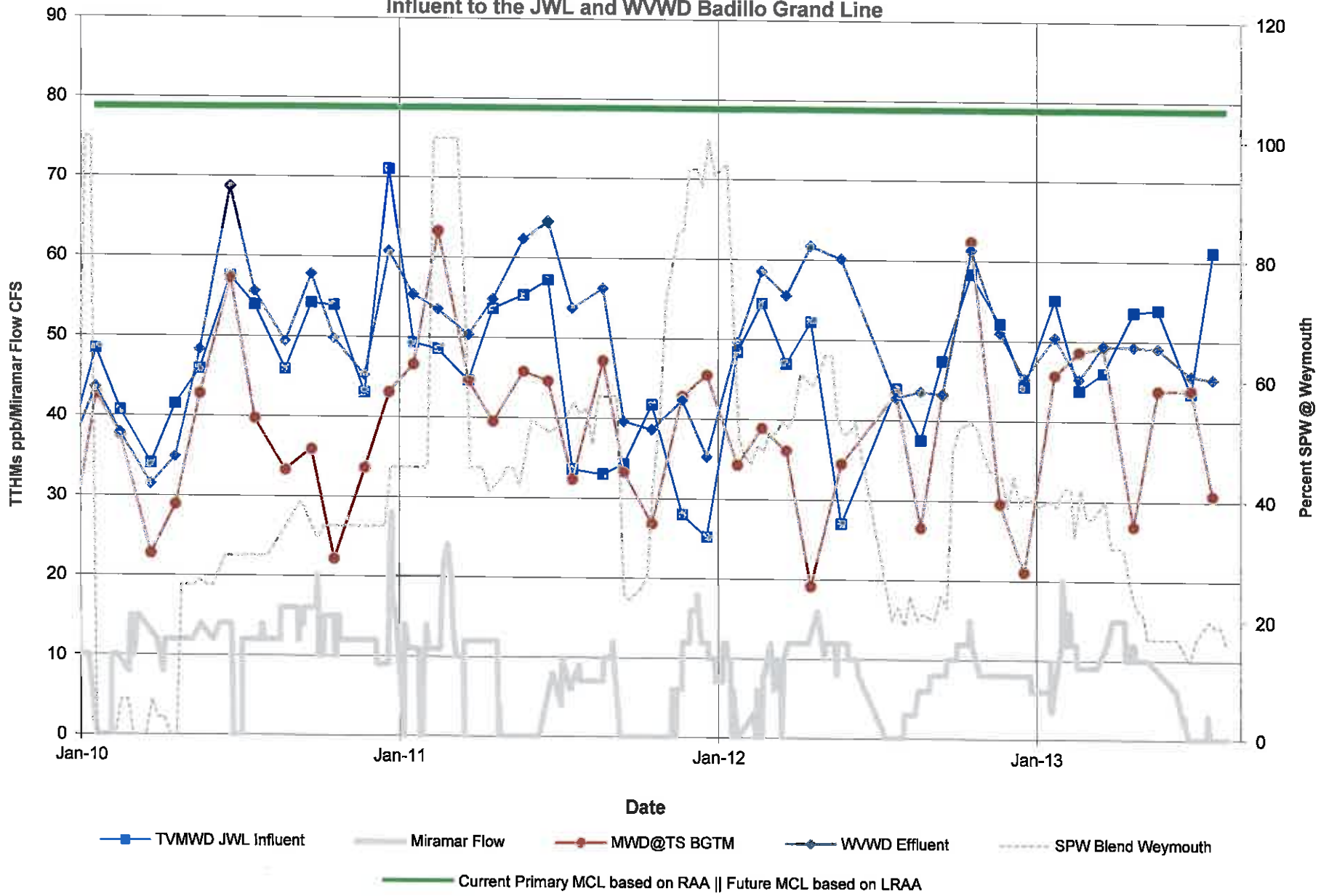
- QUADRANT ONE
- QUADRANT TWO
- QUADRANT THREE
- QUADRANT FOUR
- FUTURE AREA-NO FACILITIES

EXHIBIT 1

**WALNUT VALLEY WATER DISTRICT
ZINC ANODE INSTALLATION MAP
AUGUST, 2013**

COLOR CODE	ZINC ANODE STATUS	YEAR INSTALLED	NO. OF ANODES INSTALLED
Green	COMPLETED	2002	1,000
Orange	COMPLETED	2003	1,160
Red	COMPLETED	2004	1,658
Maroon	COMPLETED	2005	3,714
Dark Blue	COMPLETED	2006	2,080
Brown	COMPLETED	2007	2,459
Yellow	COMPLETED	2008	1,406
Light Green	COMPLETED	2009	2,381
Grey	COMPLETED	2010	3,442
Light Blue	COMPLETED	2011	879
Dark Brown	COMPLETED	2012	1,986
Blue-Black	INSTALLING/ INSTALLED	2013	1,534

Total Trihalomethanes (TTHMs) @ the Influent to the JWL and WWD Badillo Grand Line



WVWD – Staff Report



TO: Engineering Committee
FROM: Assistant General Manager/Chief Engineer
DATE: September 9, 2013
SUBJECT: Acceptance of Offer for Acquisition of 24-Month Temporary Construction Easement
WVWD Parcel (APN: 8760-008-900) – Fairway Drive Grade Separation Project
Alameda Corridor-East Construction Authority (P.N. 12-3262)

Action/Discussion Fiscal Impact Resolution Information Only

Recommendation:

Request the Board of Directors:

1. Accept the Offer for a Temporary Construction Easement (TCE) on a District Owned Parcel (APN: 8760-008-900) from the Alameda Corridor-East Construction Authority (ACE).
2. Authorize the General Manager to execute the TCE Agreement.

Background Information:

The District acquired the subject property in 1978 through an Easement (Esmt. No. 82) and a Grant Deed (Misc. Doc. No. 51) from Patrician Associates/Majestic Realty. This "Charles B. Harris" Well Site was an exchange for the original Well Site, which was not located as favorably as the new site. The District has retained the property over the years in order to develop a well, if needed, but it has remained vacant (see attached photo and map). The lot size is 600 square feet.

On July 22, 2013, the Alameda Corridor-East Construction Authority hand-delivered the subject offer in order to secure a 24-month temporary construction easement to help construct the Fairway Drive Grade Separation. A copy of ACE's letter is attached for your information. The offer is for the sum of \$3,000.00. During the proposed two-year term, the District has no plans for installing a well. Following the term, the property will be restored to its original state.

- It is recommended that the Board of Directors authorize the General Manager to execute the acceptance letter and return it to ACE. This acceptance will initiate the drafting of the TCE.
- It is also recommended that the Board of Directors authorize the General Manager to execute the TCE Agreement, once received, and return it to ACE.

Attachments

SLS:gb:cf

District 4

M-15-BE

Rowland Heights

07600501

076008900

076008000

076008002

District 1

20 m

50 ft



8760

8 SHEET

P. A. 8274-17

TRA 15468 8257 12355

REVISED 981201001-87 931021

981221 20120208

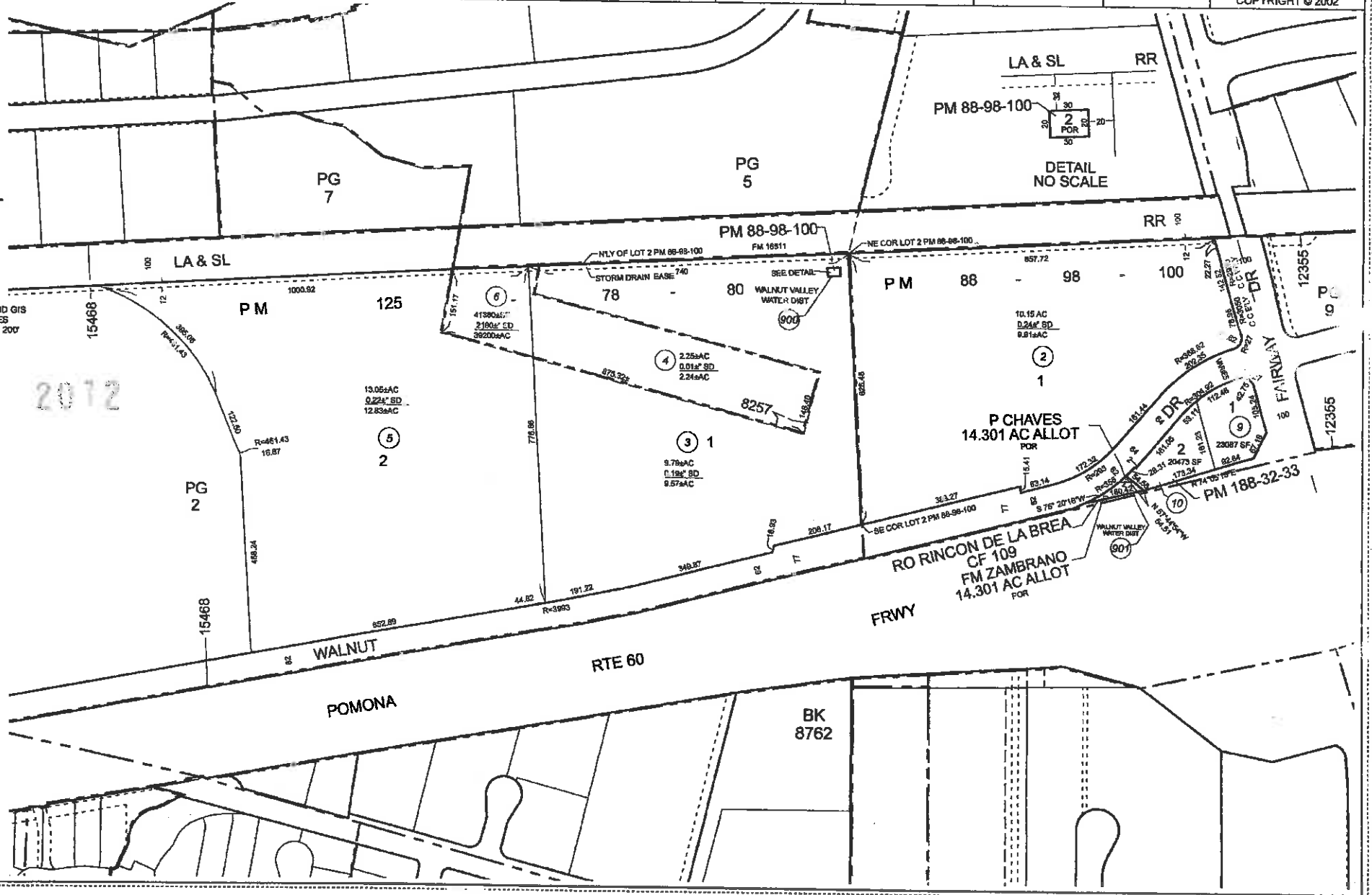
SEARCH NO

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MAPPING AND GIS SERVICES SCALE 1" = 200'

2012





Alameda Corridor-East Construction Authority

4900 Rivergrade Rd., Ste. A120, Irwindale, CA 91706 (626) 962-9292 fax (626) 962-3552 www.theaceproject.org

Walnut Valley Water District
271 Brea Canyon Road
Walnut, CA 91789

RE: Fairway Drive Grade Separation Project
Property Address: West of Fairway Drive, South of the UPRR
City of Industry, CA 91789
APN: 8760-008-900
ACE Parcel No.: 204AA

To Whom It May Concern:

The Alameda Corridor-East Construction Authority (ACE) is constructing the Alameda Corridor-East Project, which is a corridor-wide improvement program. The project boundaries are from East Los Angeles, at the Union Pacific Railroad Redondo Junction, easterly to the City of Pomona in Los Angeles County.

As a part of that project, ACE is planning to construct a grade separation of the Union Pacific Railroad (UPRR) right of way at Fairway Drive and the Los Angeles Subdivision of the Union Pacific Railroad (UPRR) located in the City of Industry and in an unincorporated area of the County of Los Angeles. It has been determined that the project will require the acquisition of a portion of your property located West of Fairway Drive and South of the UPRR in the City of Industry, California bearing Los Angeles County Assessor Parcel Number 8760-008-900 and which is referred to as ACE Parcel No. 204AA. The property interest to be acquired is a 24-Month Temporary Construction Easement (TCE). A map delineating the property interest to be acquired is enclosed.

It is the policy of ACE to acquire property, which is in private ownership, only when it is essential to do so, and through voluntary purchase, if possible. While ACE has the power of eminent domain, condemnation has not been authorized with respect to the subject property as of this date.

California law requires that before making an offer for the acquisition of real property for the Alameda Corridor-East Project, ACE must: obtain an appraisal to determine the fair market value of the real property being acquired; establish an amount which it believes to be Just Compensation for that property; and make an offer to the owner for an amount not less than the Just Compensation so determined. Accordingly, ACE has had your property appraised to determine its fair market value, as defined in California Code of Civil Procedure Section 1263.320. It was appraised in accordance with commonly accepted appraisal standards and included consideration of the Highest and Best Use of the land, the land's current use and any improvements located thereon. The appraisal has been completed and reviewed, and ACE has determined an amount, which constitutes Just Compensation for the real property.

ACE hereby offers you the sum of Three Thousand Dollars (\$3,000) for the acquisition of a 24-Month Temporary Construction Easement (TCE) interest in ACE Parcel No. 204AA. The enclosed Appraisal Summary Statement dated June 27, 2013 (Attachment No. 1) outlines the basis for this offer.

The amount of the offer is predicated on the assumption that there exists no hazardous substance, product, waste, or other material of any nature whatsoever which is or becomes listed, regulated, or addressed pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 United States Code Section 9601 et seq., on the subject property. Furthermore, please be advised that the amount offered is subject to an environmental site inspection, and the cost to remediate any identified problems may affect the valuation of the subject property.

Please be advised that the amount offered does not include any relocation assistance payments to which you or the occupant of the subject property may be entitled.

This is an offer to purchase a 24-Month Temporary Construction Easement (TCE) interest on your property designated as ACE Parcel No. 204AA free of all liens and other encumbrances, except as may be expressly agreed to by ACE. If more than one person has an interest in the property which ACE is seeking to acquire, all parties with such interests must accept this offer.

If you are not satisfied with ACE's offer, you are encouraged to present to us any material you believe to be relevant to the value of the property. This material will be carefully considered by ACE, and if, in ACE's opinion, the additional information warrants a change in the offer, ACE's offer will be adjusted accordingly.

Please be advised that you are entitled to a reasonable amount, not to exceed Five Thousand Dollars (\$5,000), for the services of an independent appraiser licensed by the Office of Real Estate Appraisers.

California regulations provide that each Owner from whom ACE purchases real property or an interest therein, or each tenant owning improvements on said property, be provided with information relating to the acquisition procedures pursuant to the Government Code, Paragraph 7267.2(a). This information is provided in Attachment 3: "When a Public Agency Acquires Your Property."


If for any reason you should see fit not to accept ACE's offer, please be advised that this letter, the offer made herein, and all matters stated herein are made under the provisions of California Evidence Code Section 1152, and shall not be admissible in evidence in any eminent domain proceeding which may subsequently be instituted for acquisition of the subject property, or in any other action.

ACE has retained Paragon-Partners Ltd. ("Paragon") to work with you throughout this process. Mark T. Mendoza of Paragon is available to meet with you and respond to any questions you may have relating to this offer. He can be reached at 714-379-3376. If ACE's offer is

Fairway Drive Grade Separation Project
APN: 8760-008-900
ACE Parcel No. 204AA
Page 3

acceptable, please have the appropriate person(s) sign the acceptance on the enclosed copy of this letter, and return the signed copy to Paragon-Partners Ltd., 5762 Bolsa Avenue, Suite 201, Huntington Beach, CA 92649. Upon receipt of your acceptance, you will be forwarded a Purchase and Sale Agreement and Joint Escrow Instructions.

Sincerely,


Mark Christoffels
Chief Executive Officer

Dated: 7/22/13

ACCEPTANCE

The foregoing offer of the Alameda Corridor-East Construction Authority for acquisition of the property described above is hereby accepted:

By: _____ Dated _____

Its: _____

WVWD – Staff Report



TO: Committees
FROM: General Manager
DATE: September 2013
SUBJECT: General Manager's Proposed Work Plan for Fiscal Year 2013-14

Action/Discussion
 Fiscal Impact
 Resolution
 Information Only

Recommendation

Staff recommends that each Committee, 1) review and discuss the proposed changes to the FY 2013-14 Work Plan, 2) make any revisions, suggestions and/or recommendations, and, 3) forward to the Board.

Background Information

Our strategic planning efforts create a collaborative process between the Board and employees that builds a common vision and allows us to reflect on what we are doing and how we can continually improve. It also defines the direction of our organization and charts a course of action over the next year and beyond.

As mentioned at last month's Board meeting, I am proposing revisions to the work plan that will reduce some of the verbiage and further enhance the reporting value of the data for the Board and our customers.

I will continue to organize the work plan around the "core values" listed in the District's Mission Statement, namely:

"The mission of the Walnut Valley Water District is to provide a reliable, high quality water supply in a fiscally efficient and environmentally responsible manner while remaining committed to providing superior service to our customers."

Accordingly, for the proposed FY 2013-14 Work Plan, the format has each item arranged under one of the six District objectives listed below:

Item No.	Core Value	Committee Oversight
1	<i>Water Supply, Water Quality & Regulatory Compliance – Provide a reliable, healthy, and cost-effective water supply</i>	Engineering
2	<i>Fiscal Responsibility and Financial Viability</i>	Finance
3	<i>Provide Exceptional Customer Service & Outreach</i>	Public Information/ Legislative
4	<i>Employee & Leadership Development</i>	Personnel
5	<i>Technology</i>	Engineering / Finance
6	<i>Ethics/Governance</i>	Board of Directors

In proposing these revisions, it is intended to maintain the focus on these core business functions.

In addition to a modified version of the current work plan, staff is also proposing to highlight many projects and reports that have historically been included on the Consent Calendar, which will serve to provide additional background and context as to how they relate to key District objectives, benchmarks, revenues and expenditures. As an example, key financial and customer service data, highlights of field work, public outreach, and CIP projects will be presented as part of a follow-up on Board-approved expenditures and District programs. We also plan (as suggested by a Director) to include graphs and pictures to present the information in a more visual-friendly format.

Anticipated Benefits of the New Format

- This format should allow for a more interactive discussion between the Board and staff.
- The reports are proposed to be provided by the General Manager and Department Heads every three months—*November, February, May, and August*. This timing will allow for a measurable interval for the various reporting areas.
- Another proposal is to link each staff report with a corresponding objective in the approved work plan. This would be similar to what MWD has done for many years and also what Three Valleys recently incorporated into their staff reports. This format will allow for a correlation of the District's key objectives within each staff report.
- The work plan will continue to identify the goals, objectives, and proposed committee oversight for each of the Core Values.

Since the introduction of the initial work plan in FY 2006-07, the intent has been to seek continuous improvement supported by key performance measures. The proposed new format will continue to accomplish this with additional insight and information in a more comprehensive format that will better link the various units of District work in a more unified manner.