

Steve Wall

From: Kurt Stonex <kurt@olsonengr.com>
Sent: Wednesday, October 11, 2017 1:41 PM
To: Steve Wall; Curleigh (Jim) Carothers
Subject: SDC credits for T7 water line and Pump station.
Attachments: 8938.e.Exhib.water system-20151113.pdf; T7.costestimate.pdf

Steve/Curleigh,

Ralph would like to get the credits as soon as possible so they can be utilized with the permits that are being issued. Attached is an exhibit we prepared previously for the water line credit and the cost estimate for the line. The exhibit assumed 1548 l.f. of waterline. According to our asbuilts, 1566 l.f. of line was installed. This equates to a credit amount of \$140,282. Let me know if you need anything else from us regarding this. I'll send a separate email for the sewer pump station.

Thanks,

Kurt Stonex, PE, PLS

Principal

Olson Engineering, Inc.

222 E. Evergreen Blvd.

Vancouver, WA 98660

360-695-1385 WA

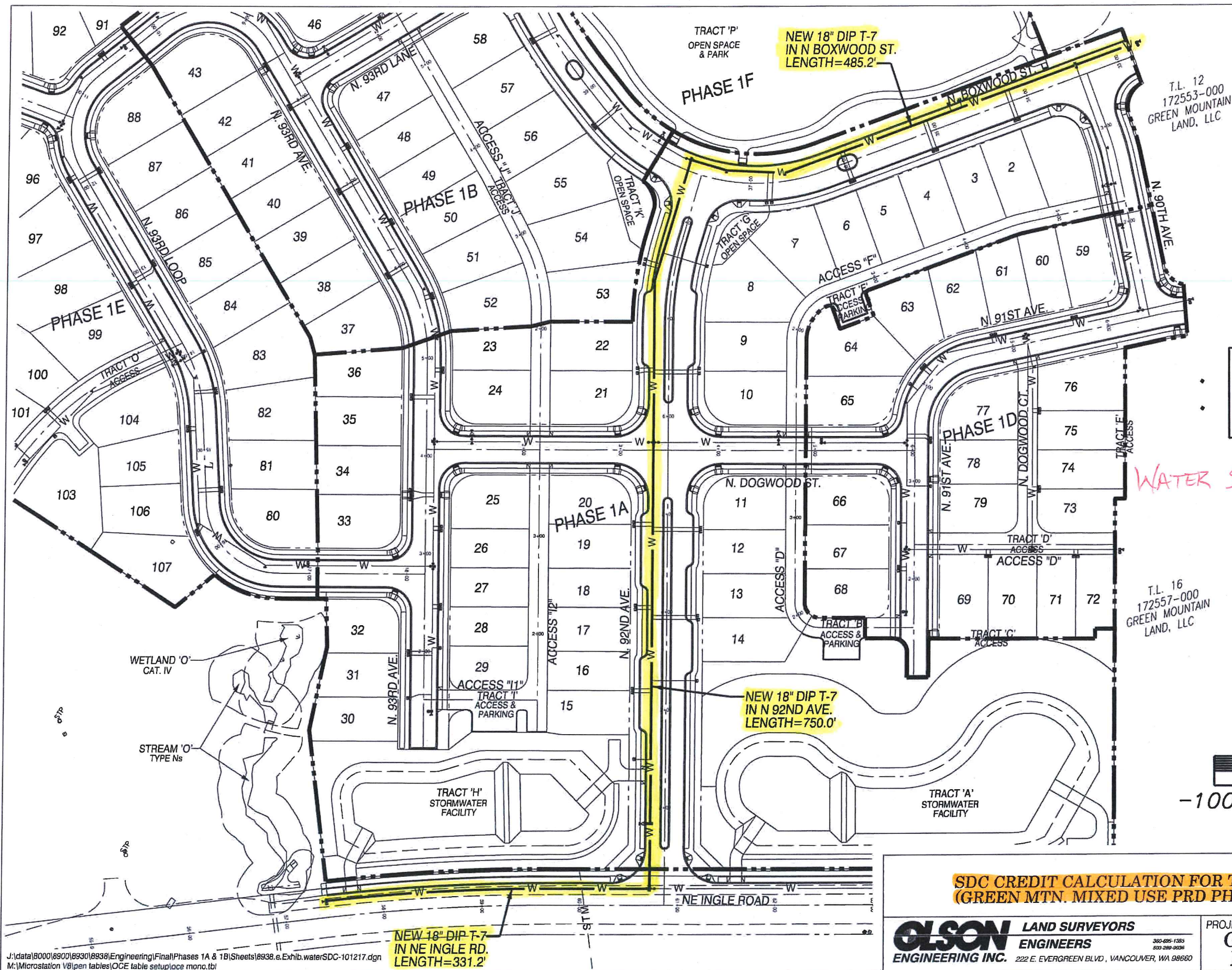
503-289-9936 OR

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NOTE:
TOTAL LENGTH OF NEW 18" DIP T-7
WATER MAIN CONSTRUCTED WITH
GREEN MTN. PH. 1A,B,D,&E = 1,566.4 LF

WATER SDC CREDIT = \$140,282

SR Wall
10/19/17

SCALE: 1"=100'

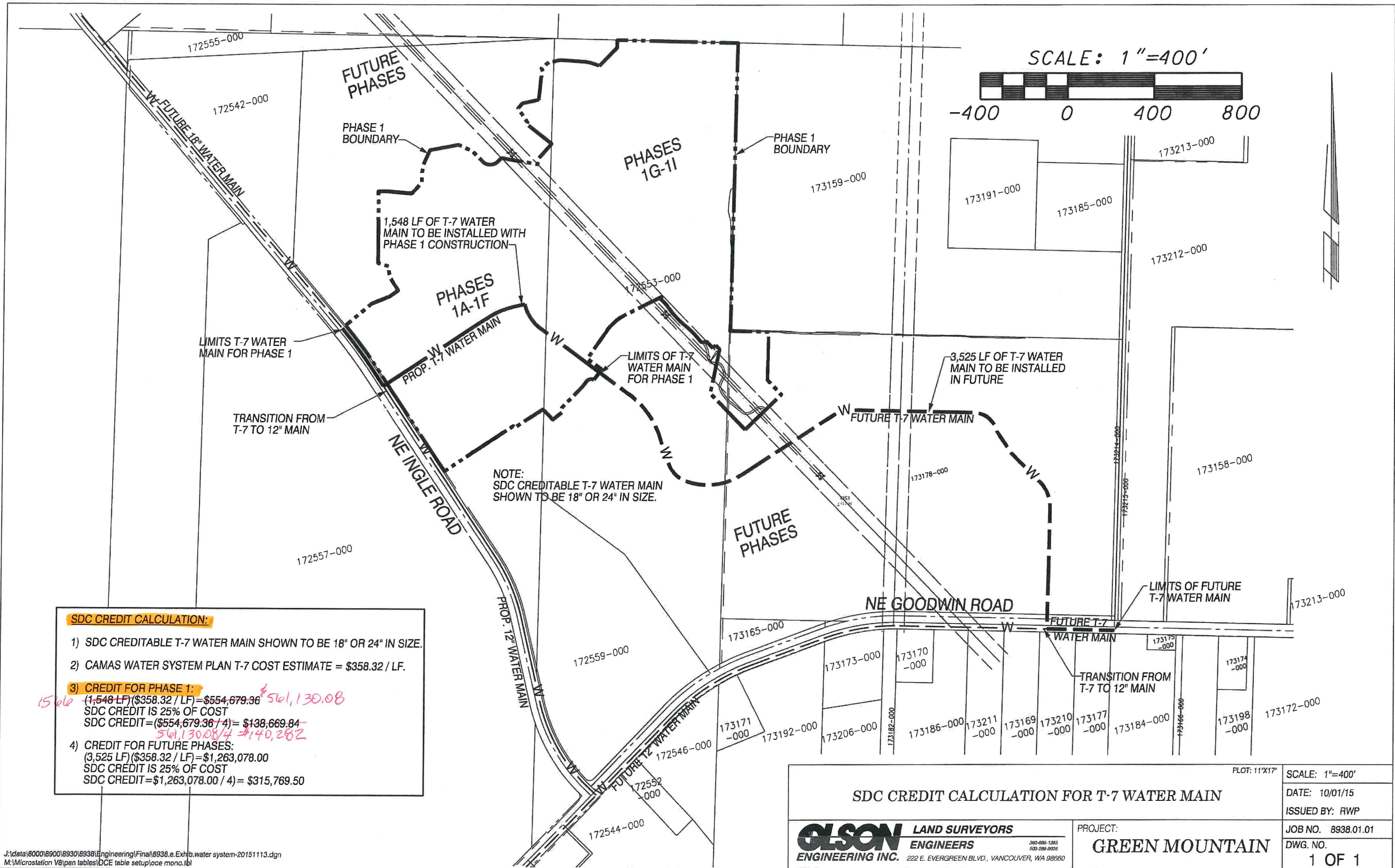


SDC CREDIT CALCULATION FOR T-7 WATER MAIN
(GREEN MTN. MIXED USE PRD PHASES 1A,B,D,&E)

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

PROJECT:
**GREEN MOUNTAIN
MIXED USE P.R.D.**

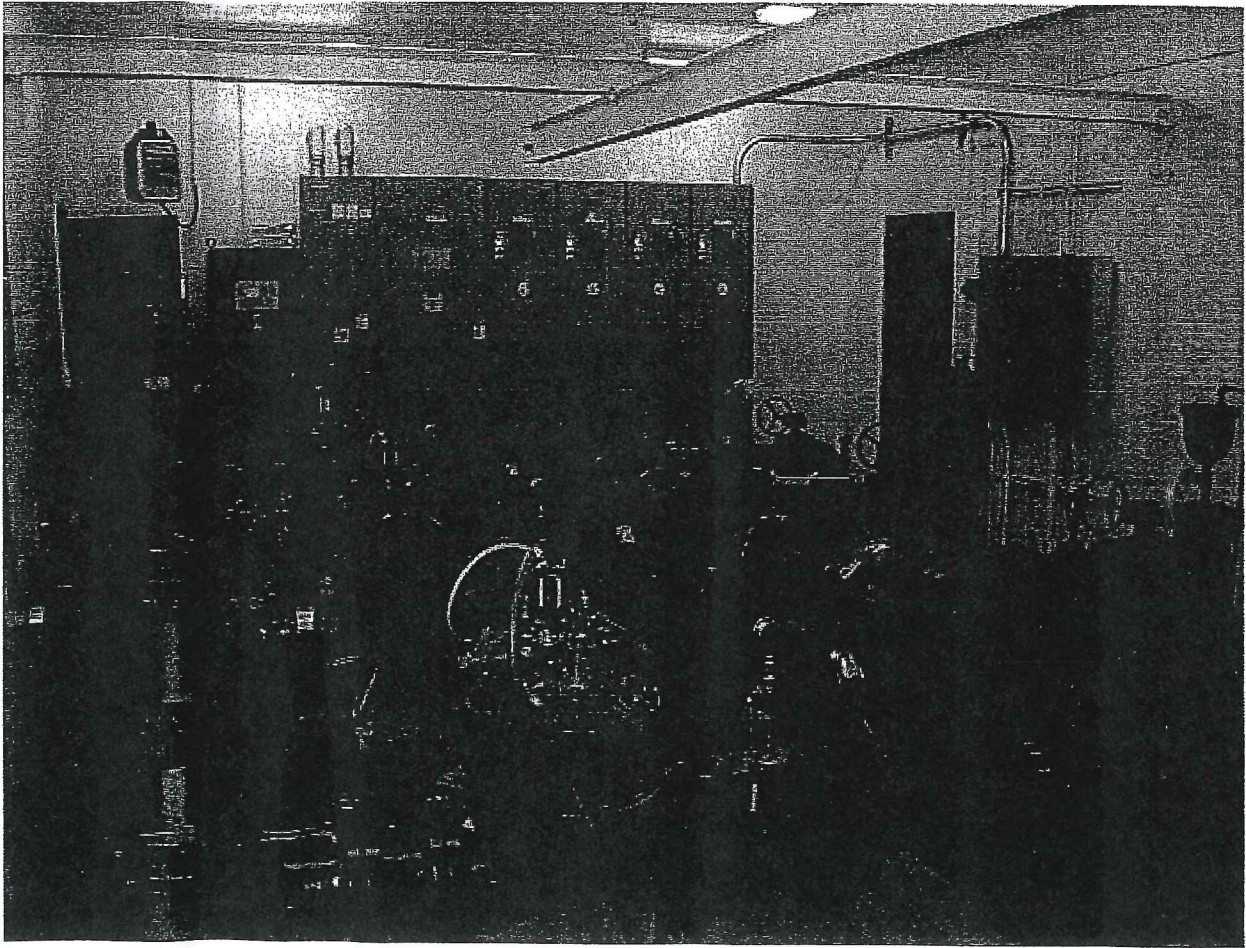
PLOT: 11"x17"
SCALE: 1"=100'
DATE: 10/12/17
ISSUED BY: RWP
JOB NO. 8938.01.01
DWG. NO. 1 OF 1



SDC CREDIT CALCULATION:	
1) SDC CREDITABLE T-7 WATER MAIN SHOWN TO BE 18" OR 24" IN SIZE.	
2) CAMAS WATER SYSTEM PLAN T-7 COST ESTIMATE = \$358.32 / LF.	
3) CREDIT FOR PHASE 1:	
(1,548 LF) (\$358.32 / LF) = \$554,679.36	\$561,130.08
SDC CREDIT IS 25% OF COST	
SDC CREDIT = (\$554,679.36 / 4) = \$138,669.84	
4) CREDIT FOR FUTURE PHASES:	
(3,525 LF) (\$358.32 / LF) = \$1,263,078.00	
SDC CREDIT IS 25% OF COST	
SDC CREDIT = (\$1,263,078.00 / 4) = \$315,769.50	

SDC CREDIT CALCULATION FOR T-7 WATER MAIN		PLOT: 11"x17"	SCALE: 1"=400'
OLSON LAND SURVEYORS ENGINEERS ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660 <small>360-585-1385 509-288-9935</small>		DATE: 10/01/15	JOB NO. 8938.01.01
		ISSUED BY: RWP	DWG. NO.
		PROJECT: GREEN MOUNTAIN	1 OF 1

**CITY OF CAMAS
WATER AND SEWER
SYSTEM DEVELOPMENT CHARGE
FINAL STAFF REPORT
NOVEMBER 2010**



SCOPE

This final staff report is intended to provide a review of the System Development Charges (SDC) background information, document the final decision, identify specific projects eligible for credit and provide some guidance for administering SDC credits as shown on the spreadsheets in Appendix A.

INTRODUCTION

In 2008 the City of Camas authorized FCS Group to complete a rate study for water, sewer, storm, and sanitation utilities. Included as part of the rate study was an update of the SDC's for water and sewer and establishing a new SDC for the storm utility. Prior to the start of formal SDC discussions the City completed the rates for the utilities. Following is a recap of major milestones on the rate portion of the FCSG contract:

- February 2, 2009 workshop utility rate presentation and discussion
- March 2, 2009 workshop utility rate presentation and discussion
- March 16, 2009 A public hearing on proposed utility rate structure
- March 16, 2009 Approval of Ordinances #2593, 2540, 2541 for the water, sewer and storm utilities adopting new rates for remainder of 2009. Direction by council to provide additional public outreach and consider senior/flow based sewer charge
- September 8, 2009 workshop utility rate presentation and discussion for proposed rate structure 2010-2013
- September 21, 2009 workshop utility rate update and discussion
- October 5, 2009 workshop utility rate update and discussion
- October 19, 2009 workshop utility rate update and discussion
- November 16, 2009 workshop utility rate update and discussion
- December 7, 2009 Public hearing to consider rate changes for water, sewer, storm, sanitation and recycle utilities
- December 21, 2009 adoption by Ordinance #'s 2570-2573 of 4 year rate structure which included a flow based sewer rate

- Publication of the Final Report for Utilities Rate Study January 2010 by FCS Group which defined the methodology used to determine rates and proposed a SDC methodology (Appendix F)

Using the January 2010 Final Report as a starting point staff, and FCSG initiated development of an SDC proposal for Council consideration. Following is a recap of major milestones:

- January 22 and 23 2010 Annual Planning Conference presentation of Section 7 (SDC) of the January 2010 Final Report
- March 1, 2010 workshop presentation and discussion
- March 15, 2010 workshop presentation and discussion
- April 5, 2010 workshop presentation and discussion
- May 3, 2010 workshop presentation and discussion
- June 7, 2010 Public Hearing on adoption of the updated water and sewer facility plans along with CFP list.
- June 21, 2010 workshop presentation and discussion
- June 21, 2010 Council adoption by Resolution of Water and Sewer Facility Plans
- July 7, 2010 workshop update and confirmation of Public Hearing schedule
- July 19, 2010 Public Hearing on Water and Sewer SDC (staff report and presentation in Appendix D)
- July 19, 2010 Ordinance # 2593 and 2594 passed amending SDC charges for the water and sewer utilities

The January 2010 Final Report mentioned above provides the basic financial information and methodology used in determining the SDC's. After the report was completed modifications and changes were made in the project lists to stay consistent with the new facility plans being completed by Gray and Osborne. The Final SDC's adopted by council reflect the methodology in the FCSG final report, policy direction from council and the approved capital facility plans for the water and sewer utilities.

The adopted Ordinance provides for two separate basin rates, NUGA and NON-NUGA. A copy of the map defining the basin areas is in Appendix E.

As a note, after some discussion Council opted to postpone the development of a storm SDC until a master or facility plan is in place to guide the capital outlay. The Storm SDC discussion is anticipated to start in 2011.

PROJECT LISTS

Over the life of this project (2008 to 2010) multiple project lists for workshop and council presentations were compiled for specific presentations. Early in the study window staff and FCSG relied on the then current system facility plans. For the rate study, staff trimmed the capital list through 2013 to the minimum required to maintain the system and provide for committed projects to minimize rate increases and relied on the old facility plans for 2014 and beyond. The development of the SDC's coincided with City updates on the Water System Plan (Gray and Osborne, June 2010), General Sewer/Wastewater Facility Plan (Gray and Osborne, November 2009) and the General Sewer Plan Amendment (Gray and Osborne, April 2010). Due to the timing of developing two separate but interconnected documents, there are slight variations of dates, and minor discrepancies on final costs between the documents due to averaging and rounding. Included in this staff report are two sets of spreadsheets (Appendix A and B) showing the project lists along with copies of the cost estimates from the above mentioned system plans (Appendix C).

The spreadsheets for water and sewer in Appendix A were generated after SDC adoption to help staff identify specific projects from the adopted facility plans and credit amount potential for that project.

The spreadsheets for water and sewer in Appendix B were used in the development of the SDC's and were derived from the approved system plan capital lists. A staff report, also in Appendix B, explains how the projects were allocated and what projects were excluded in the SDC calculation.

In both sets of spreadsheets, a number of projects dating from 2008 to 2010 are identified in the calculation. These projects are added to capture new capital during the study process with the historical portion of the SDC stopping in 2008 at the start of the study.

Appendix A

No.	Title	Year	Project Cost	Part of SDC calculation, credit available	Developer portion - not SDC creditable	Comment
In-City Investigative Activities						
	Basin 10, TV Inspection and Flow Metering	2007	\$15,000			not in SDC calculation
	Purchase flow meters (2)	2007	\$25,000			not in SDC calculation
	TV Inspection and Flow Metering, Basin 3	2008	\$15,000			not in SDC calculation
	Inspect Condition of Force Main from Main Pump Station	2009	\$10,000			not in SDC calculation
In-City STEP Collection System						
	Basin 6, STEP Main Bypass of Main Pump station	2010	\$4,480,000	\$4,480,000		
	Replace 21-inch STEP Main	2030	\$5,000,000			not in SDC calculation
In-City Pump Stations						
	Annual Pump Station Rehabilitation	2008	\$200,000	\$200,000		
	Annual Pump Station Rehabilitation	2009	\$200,000	\$200,000		
	Annual Pump Station Rehabilitation	2010	\$250,000	\$250,000		
	Annual Pump Station Rehabilitation	2011	\$250,000	\$250,000		
	Annual Pump Station Rehabilitation	2012	\$250,000	\$250,000		
	Annual Pump Station Rehabilitation	2013	\$250,000	\$250,000		
	Annual Pump Station Rehabilitation	2014	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2015	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2016	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2017	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2018	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2019	\$150,000	\$150,000		
	Annual Pump Station Rehabilitation	2020	\$150,000	\$150,000		
In-City Sewer Rehabilitation						
S1-1	Basin 1, Project 1	2007	\$776,194	\$776,194		
S2-2	Basin 2, Project 2	2007	\$378,049	\$378,049		
S3S-6	Basin 3s, Project 6	2008	\$588,071	\$588,071		
S3S-3	Basin 3s, Project 3	2008	\$832,995	\$832,995		
S1-2	Basin 1, Project 2	2009	\$437,285	\$437,285		
S1-3	Basin 1, Project 3	2009	\$466,496	\$466,496		
S1-4	Basin 1, Project 4	2009	\$341,916	\$341,916		
S4-2	Basin 4, Project 2	2010	\$573,604	\$573,604		
S6-1	Basin 6, Project 1	2010	\$645,874	\$645,874		
S1-5	Basin 1, Project 5	2011	\$347,140	\$347,140		
S2-1	Basin 2, Project 1	2011	\$691,171	\$691,171		
S4-3	Basin 4, Project 3	2011	\$450,256	\$450,256		
S4-1	Basin 4, Project 1	2012	\$714,208	\$714,208		
S4-4	Basin 4, Project 4	2012	\$687,001	\$687,001		
S3N-3	Basin 3n, Project 3	2013	\$545,080	\$545,080		
S3N-1	Basin 3n, Project 1	2013	\$886,227	\$886,227		
S3N-2	Basin 3n, Project 2	2014	\$611,636	\$611,636		

S3N-4	Basin 3n, Project 4	2014	\$471,877	\$471,877	
S5-2	Basin 5, Project 2	2015	\$708,507	\$708,507	
S3N-5	Basin 3n, Project 5	2016	\$813,853	\$813,853	
S3S-1	Basin 3s, Project 1	2017	\$473,788	\$473,788	
S3S-5	Basin 3s, Project 5	2017	\$340,246	\$340,246	
S3S-4	Basin 3s, Project 4	2018	\$827,692	\$827,692	
S6-3	Basin 6, Project 3	2018	\$125,601	\$125,601	
S3S-2	Basin 3s, Project 2	2019	\$557,395	\$557,395	
S6-2	Basin 6, Project 2	2019	\$507,303	\$507,303	
S5-1	Basin 5, Project 1	2020	\$442,423	\$442,423	
S10-1	Basin 10, Project 1	2020	\$422,392	\$422,392	
<u>NUGA Pump Stations</u>					
P-1	Basin I Pump Station	TBD	\$1,550,000	\$511,500	\$1,038,500 part of NUGA average for Pump Stations
P-2	Basin II Pump Station	TBD	\$720,000	\$237,600	\$482,400 part of NUGA average for Pump Stations
P-3	Basin III Pump Station	TBD	\$2,050,000	\$676,500	\$1,373,500 part of NUGA average for Pump Stations
P-4	Basin IV Pump Station	TBD	\$1,500,000	\$495,000	\$1,005,000 part of NUGA average for Pump Stations
P-5	Basin V Pump Station	TBD	\$1,330,000	\$438,900	\$891,100 part of NUGA average for Pump Stations
P-6	Basin VI Pump Station	TBD	\$830,000	\$273,900	\$556,100 part of NUGA average for Pump Stations
P-7	Lacamas Creek Pump Station and Force Main	TBD	\$3,030,000	\$999,900	\$2,030,100 part of NUGA average for Pump Stations
<u>NUGA Sewers</u>					
D-1	NUGA Basin I	TBD	\$1,701,000	\$561,330	\$1,139,670 Part of NUGA average for main lines
D-2	NUGA Basin II	TBD	\$543,000	\$179,190	\$363,810 Part of NUGA average for main lines
D-3	NUGA Basin III, IV	TBD	\$1,144,000	\$377,520	\$766,480 Part of NUGA average for main lines
D-4	NUGA Basin IV	TBD	\$1,084,000	\$357,720	\$726,280 Part of NUGA average for main lines
D-5	NUGA Basins V, VI	TBD	\$2,809,000	\$926,970	\$1,882,030 Part of NUGA average for main lines
D-6	NUGA Basin VI	TBD	\$63,000	\$20,790	\$42,210 Part of NUGA average for main lines
D-7	NUGA Basins I, II, III	TBD	\$2,398,000	\$791,340	\$1,606,660 Part of NUGA average for main lines
D-8	Crown Road	TBD	\$1,703,000	\$561,990	\$1,141,010 Part of NUGA average for main lines
D-9	Crown Road to Lacamas Creek upslope for S6-1,2,3 for NUGA temp flows	TBD	\$480,000	\$158,400	\$321,600 Part of NUGA average for main lines
			\$500,000	\$165,000	\$335,000 Part of NUGA average for main lines
<u>WWTF Upgrade to Accommodate NUGA</u>					
W-1	WWTF Upgrade	TBD	\$12,266,935	\$12,266,935	Inbedded in NUGA rate
	WWTP pre engineering	2008	\$2,000,000	\$2,000,000	
	Sewer facility plan	2008	\$100,000	\$100,000	
	WWTP rotary screen replacement	2008	\$150,000	\$150,000	
	NW 38th sewerline	2010	\$750,000	\$750,000	
	NW 38th Pump Station	2010	\$600,000	\$600,000	
	Biosolids land application	2008	\$100,000	\$100,000	
	WWTP Plan update	2013	\$400,000	\$400,000	
	WWTP Plan update	2021	\$400,000	\$400,000	
	WWTP upgrades	2010	\$8,500,000	\$8,500,000	
	WWTP upgrades	2011	\$3,000,000	\$3,000,000	
	WWTP upgrades SRF loan	2012	\$3,554,000	\$1,777,000	1,777,000
	TOTAL			\$60,371,765	\$17,478,450
					\$77,850,215

No.	Title	Year	Project Cost	Part of SDC calculation, credit available	Developer portion - not SDC creditable	Comment
SR-1	Well 14 Development - Anderson Site	2010	\$ 1,680,000	\$ 1,680,000		
SR-2	Boulder Creek Fish Screen	2010	\$ 35,000	\$ 35,000		
SR-3	Treatment Plant Facility Plan	2012	\$ 60,000	\$ 60,000		
SR-4	Well 17 Feasibility Study - Camas Meadows Site	2015	\$ 50,000	\$ 50,000		
SR-5	Treatment Plant Upgrades	2017	\$ 6,000,000			Part of NUGA mainline average not in SDC calculation
SR-6	Well 17 Development - Camas Meadows Site	2018	\$ 1,600,000	\$ 1,600,000		note: \$1.6 mil used in SDC, 1.65 shown in Water plan
SR-7	Well 15 Development - Parkers Landing Site	2022	\$ 1,600,000	\$ 1,600,000		note: \$1.6 mil used in SDC, 1.65 shown in Water plan
SR-8	NUGA Source Development	2022	\$ 500,000	\$ 500,000		
SR-9	Well 16 Development - Wastewater Treatment Plant Site	2024	\$ 1,600,000	\$ 1,600,000		note: \$1.6 mil used in SDC, 1.65 shown in Water plan
SR-10	Well 18 Development - Fire Station Site	2026	\$ 1,000,000	\$ 1,000,000		
SR-11	Steigerwald Source Development	2026	\$ 500,000	\$ 500,000		not part of SDC calculation
Source and Water Rights Total			\$ 14,625,000			

D-1	Pipeline Replacement	2010	\$	75,000	\$	75,000	credit available only on PWD approval
D-2	PRV Adjustments on NW 16th and NW McIntosh	2010		-		-	not part of SDC calculation
D-3	12-inch DI main on NW 38th Avenue	2010	\$	750,000	\$	750,000	
D-4	UPH PRV adjustments and looping around NW Astor	2011	\$	323,000	\$	323,000	
D-5	Butler Site PRV, 8-inch	2011	\$	89,000	\$	89,000	
D-1	Pipeline Replacement	2011	\$	75,000	\$	75,000	credit available only on PWD approval
D-1	Pipeline Replacement	2012	\$	75,000	\$	75,000	credit available only on PWD approval
D-6	Couch Street Booster Pump Station	2012	\$	120,000	\$	120,000	
D-7	UPH looping from NW 16th to NW 12th Avenue	2012	\$	78,000	\$	78,000	
D-1	Pipeline Replacement	2013	\$	75,000	\$	75,000	credit available only on PWD approval
D-1	Pipeline Replacement	2014	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2015	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2016	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2017	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2018	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2019	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2020	\$	150,000	\$	150,000	credit available only on PWD approval
D-8	UPH Standpipe outlet piping upgrade, 24-inch	2020	\$	151,000	\$	151,000	credit available only on PWD approval
D-1	Pipeline Replacement	2021	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2022	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2023	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2024	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2025	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2026	\$	150,000	\$	150,000	credit available only on PWD approval
D-1	Pipeline Replacement	2027	\$	150,000	\$	150,000	credit available only on PWD approval

City of Camas 2010 WSP 20-year CIP
Projects Listed by Type

No.	Title	Year	Project Cost	Part of SDC calculation, credit available	Developer portion - not SDC creditable	Comment
D-1	Pipeline Replacement	2028	\$ 150,000			not in SDC calculation
D-1	Pipeline Replacement	2029	\$ 150,000			not in SDC calculation
Distribution System Total						
			\$ 4,211,000			
C-1	Water Conservation Device Distribution Program	2010	\$ 5,000			not in SDC calculation
C-2	Leak Detection Study	2010	\$ 6,000			not in SDC calculation
C-3	Commercial/Industrial Water Audit Program	2010	\$ 25,000			not in SDC calculation
C-2	Leak Detection Study	2011	\$ 6,000			not in SDC calculation
C-3	Commercial/Industrial Water Audit Program	2011	\$ 25,000			not in SDC calculation
C-4	Residential Water Audit Program	2011	\$ 50,000			not in SDC calculation
C-2	Leak Detection Study	2012	\$ 6,000			not in SDC calculation
C-3	Commercial/Industrial Water Audit Program	2012	\$ 25,000			not in SDC calculation
C-4	Residential Water Audit Program	2012	\$ 50,000			not in SDC calculation
C-2	Leak Detection Study	2013	\$ 6,000			not in SDC calculation
C-4	Residential Water Audit Program	2013	\$ 50,000			not in SDC calculation
C-2	Leak Detection Study	2014	\$ 6,000			not in SDC calculation
Conservation Total			\$ 260,000			
SCRIBERS ERROR - SHOULD BE T-7						
T-1	Forest Home Booster Station Site Acquisition	2011	\$ 50,000			not in SDC calculation
T-2	Forest Home Booster Station Upgrade	2011	\$ 200,000	\$ 200,000		
T-3	Forest Home Transmission Upgrade	2011	\$ 358,000	\$ 358,000		
T-4	Crown Road 24-inch Transmission Main 1800'	2011	\$ 2,973,000	\$ 1,508,000	\$ 1,465,000	
T-5	Crown Road Booster Station	2011	\$ 713,000	\$ 213,000	\$ 500,000	
T-6	NUGA 544 Zone - 24 inch Transmission Main	2013	\$ 7,041,000	\$ 1,760,250.00	\$ 5,280,750.00	Part of NUGA mainline average
T-7	Transmission from Cemetery Reservoir to 290 Zone	2016	\$ 514,000	\$ 514,000		
T-8	Cemetery Booster Station	2016	\$ 784,250	\$ 784,250		
T-9	Transmission from Cemetery BS to 455 Zone	2016	\$ 1,275,000	\$ 1,275,000		
T-10	Convert 12-inch CI to supply 455 Zone	2016	\$ 50,000	\$ 50,000		
T-11	Lower Prune Hill Booster Station Upgrade	2018	\$ 483,000	\$ 483,000		
T-12	Lacamas Booster Station Upgrade	2020	\$ 177,000	\$ 44,250.00	\$ 132,750.00	not in SDC calculation but creditable on PWD approval
T-13	20-inch Suction Side Transmission to Lacamas Booster Station	2020	\$ 1,731,000	\$ 432,750.00	\$ 1,298,250.00	not in SDC calculation but creditable on PWD approval
T-14	Replace 14-inch Steel Transmission from Butler Site to 455	2023	\$ 1,563,000	\$ 1,563,000		
T-15	Crown Road Booster Station Upgrade	2024	\$ 80,250	\$ 20,062.50	\$ 60,187.50	Part of NUGA mainline average
T-16	12-inch along Polk Street for Well 16 transmission	2024	\$ 514,000	\$ 128,500.00	\$ 385,500.00	Part of NUGA mainline average
T-17	Jones and Boulder Creek Transmission Improvements	2025	\$ 6,974,000			not in SDC calculation
Transmission and Booster Station Total			\$ 25,480,500			
S-1	Lower Prune Hill Reservoir Evaluation	2014	\$ 80,000	\$ 80,000		

$$SDC CREDIT = \frac{\$ 1760250}{\$ 7041000} = 25\%$$

City of Camas 2010 WSP 20-year CIP
Projects Listed by Type

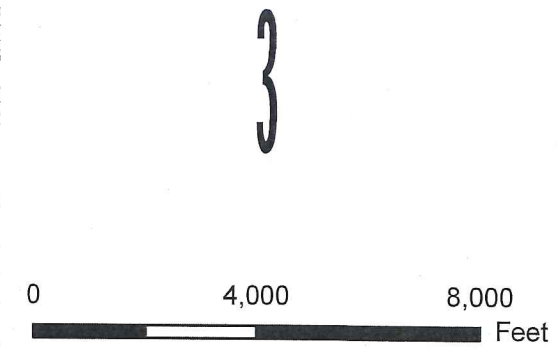
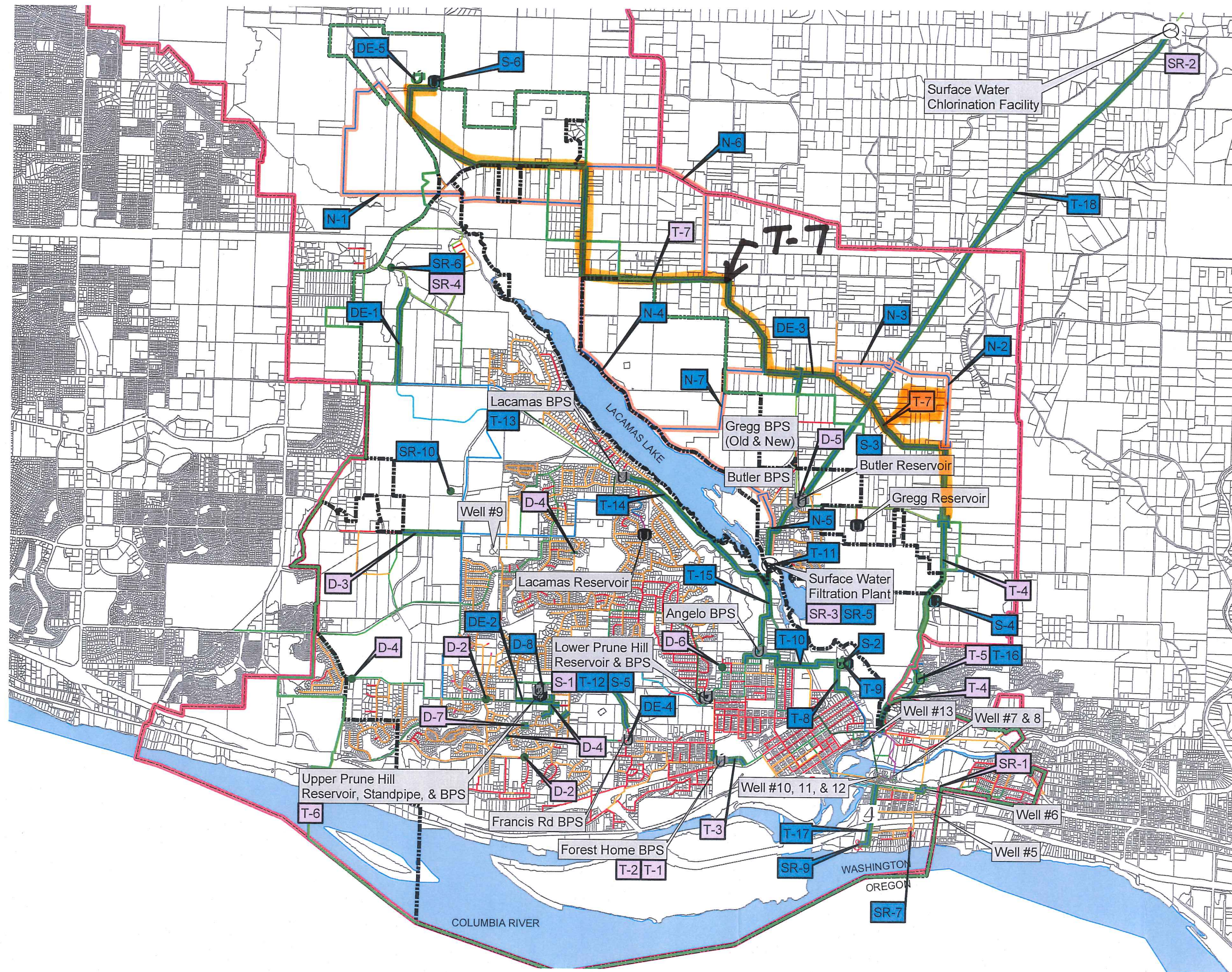
No.	Title	Year	Project Cost	Part of SDC calculation, credit available	Developer portion - not SDC creditable	Comment
S-2	2.0 MG Cemetery Reservoir	2016	\$ 2,188,000	\$ 2,188,000		
S-3	Decommission Butler Reservoir	2016	\$ 40,000	\$ 40,000		
S-4	2.0 MG Gregg Reservoir	2018	\$ 2,188,000	\$ 547,000.00	\$ 1,641,000.00	Part of NUGA mainline average
S-5	Lower Prune Hill Reservoir Replacement	2020	\$ 1,539,000	\$ 1,539,000		
S-6	2.0 MG Green Mountain Reservoir	2024	\$ 1,838,000	\$ 1,838,000		
	Storage Total		\$ 7,873,000			
DE-1	DI main between NW Camas Meadows Drive to SE 1st Street	2016	\$ 985,000			not in SDC calculation
DE-2	UPH looping along NW 16th Avenue	2017	\$ 323,000			not in SDC calculation
DE-3	542 Zone looping	2018	\$ 494,000			not in SDC calculation
DE-4	Decommission 10th Avenue/Francis Street Booster Station	2019	\$ 471,000			not in SDC calculation
DE-5	Upper Green Mountain Booster Station	2024	\$ 419,200			not in SDC calculation
	Developer Total		\$ 2,692,200			
N-1	15,600 LF of 12-inch NUGA Transmission Main	2017	\$ 3,434,000	\$ 858,500.00	\$ 2,575,500.00	Part of NUGA mainline average
N-2	5,300 LF of 12-inch NUGA Transmission Main	2018	\$ 1,294,000	\$ 323,500.00	\$ 970,500.00	Part of NUGA mainline average
N-3	1,900 LF of 12-inch NUGA Transmission Main	2019	\$ 590,000	\$ 147,500.00	\$ 442,500.00	Part of NUGA mainline average
N-4	11,200 LF of 12-inch NUGA Transmission Main	2020	\$ 2,519,000	\$ 629,750.00	\$ 1,889,250.00	Part of NUGA mainline average
N-5	2,600 LF of 12-inch NUGA Transmission Main	2021	\$ 735,000	\$ 183,750.00	\$ 551,250.00	Part of NUGA mainline average
N-6	7,900 LF of 12-inch NUGA Transmission Main	2022	\$ 1,835,000	\$ 458,750.00	\$ 1,376,250.00	Part of NUGA mainline average
N-7	5,700 LF of 12-inch NUGA Transmission Main	2023	\$ 1,379,000	\$ 344,750.00	\$ 1,034,250.00	Part of NUGA mainline average
	NUGA Total		\$ 11,786,000			
	Ostenson canyon line	2008	\$ 800,000	\$ 800,000		
	fire flow sierra	2014	\$ 50,000	\$ 50,000		
	Washougal river crossing	2008	\$ 2,500,000	\$ 2,500,000		
	well #13	2008	\$ 1,200,000	\$ 1,200,000		
	Water plan update	2016	\$ 150,000	\$ 150,000		
	Water plan update	2022	\$ 150,000	\$ 150,000		
	misc water line replacement	2008	\$ 400,000	\$ 400,000		
	misc water line replacement	2009	\$ 75,000	\$ 75,000		
	Pacific Rim waterline intertie	2023	\$ 319,670	\$ 106,667	\$ 213,333	
	Miscellaneous Total		\$ 5,644,670			

City of Camas
Preliminary Project Cost Estimate
Transmission and Booster Station Improvement T-7
NUGA 544 Zone - 24 inch Transmission Main

<u>NO.</u>	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
1	Mobilization, Cleanup, and Demobilization	LUMP SUM	\$ 150,000	\$ 150,000
2	24-inch D.I. Water Pipe, Including Fittings	19,650 LF	\$ 110	\$ 2,161,500
3	Locate Existing Utilities	LUMP SUM	\$ 20,000	\$ 20,000
4	Erosion Control	LUMP SUM	\$ 20,000	\$ 20,000
5	Additional Pipe Fittings	13,760 LB	\$ 3.50	\$ 48,160
6	Trench Safety Systems	LUMP SUM	\$ 39,300	\$ 39,300
7	24-inch Butterfly Valves	33 EA	\$ 27,500	\$ 907,500
8	Fire Hydrants	50 EA	\$ 4,000	\$ 200,000
9	Gravel Backfill	16,011 TN	\$ 15	\$ 240,167
10	Foundation Gravel	1,801 TN	\$ 35	\$ 63,044
11	Asphalt Concrete Pavement Repair	1,334 TN	\$ 80	\$ 106,741
12	Crushed Surfacing, Top Course	1,225 TN	\$ 25	\$ 30,621
13	Cold Mix Asphalt	901 TN	\$ 150	\$ 135,094
14	Connections to Existing System	2 EA	\$ 1,500	\$ 3,000
15	Traffic Control	LUMP SUM	\$ 40,000	\$ 40,000
Subtotal.....				\$ 4,165,126
Tax rate (8.2%).....				341,540
Subtotal:.....				\$ 4,506,667
Contingency (25%).....				\$ 1,126,333
Total Estimated Construction Cost:.....				\$ 5,633,000
Engineering and Administrative Costs (25%):.....				\$ 1,408,000
Total Estimated Project Cost:.....				\$ 7,041,000

COST PER FOOT:
 $\$ 7,041,000 / 19,650 =$
 $\$ 358.32 / FT$

2010 WATER SYSTEM PLAN UPDATE - FIGURE 8.1



- LEGEND:**
- City Limits
 - Urban Growth Boundary
 - Water Service Boundary
 - Water Lines**
 - 1
 - 4
 - 6
 - 8
 - 10
 - 12
 - 14
 - 16
 - 18
 - 20
 - 24
 - 36
 - New Well
 - Existing Well
 - New Pump Station
 - New Reservoir
 - Existing Operations Center
 - Existing Pump Station
 - Existing Reservoir
 - Existing Standpipe
 - Existing Water Treatment
 - NUGA Improvements
 - Distribution Improvements
 - 6-year Improvement Projects
 - 20-year Improvement Projects
 - Existing Facilities

SOURCE: CITY OF CAMAS

FIGURE 8-1
CAPITAL IMPROVEMENT PROJECTS

Chapter 13.52 - WATER SYSTEM DEVELOPMENT CHARGES

Sections:

13.52.010 - Purpose.

Pursuant to the authority conferred upon cities and towns by RCW 35.92.025, the city council of the city finds that property owners who seek to connect their property to the water works system of the city should be assessed a charge in order that such property shall bear its equitable share of the cost of the water works system. The city council further finds that the charge should be based upon the property owners' anticipated use of the water works system as related to the historical cost of the water works system's capacity available to meet their demands. It is the intent of the city council that the charge imposed by this chapter shall be derived from the historical cost of the system as measured by the undepreciated value of the water works system and plant in service at the time the charge is imposed. The charge imposed by this chapter shall be denominated a "water system development charge" and shall be in addition to any water connection, installation, or permit fees imposed by other ordinances of the city.

(Ord. 1607 § 1, 1986; prior code § 13.18.010)

13.52.020 - Definitions.

Unless otherwise specifically defined, the terms used in this chapter shall have the following meanings:

- A. "Commercial" means that use classification of nonresidential property owners who do not use water in the processing, treatment, or manufacture of products, or as an integral element of the services provided by said customer.
- B. "Engineer" means the engineer of the City of Camas, or his duly authorized deputies or representatives.
- C. "Industrial" means that use classification of nonresidential property owners who do use water in the processing, treatment, or manufacture of products, or as an integral element of their services provided by said property owner.
- D. "Multifamily" means that use classification of residential property owners whose structure contains two or more residential dwelling units.
- E. "NON-NUGA" means the area identified in the adopted 2004 City of Camas Urban Growth Boundary and within the water service area depicted in the most current adopted Clark County Coordinated Water System Plan.
- F. "NUGA" means the North Urban Growth Area defined as all property north of the 2004 adopted Urban Growth Boundary and within the water service area depicted in the most current adopted Clark County Coordinated Water System Plan.
- G. "Single-family" means that use classification of residential property owners whose structure contains one residential dwelling unit.
- H. "Water system" means all facilities for collecting, transporting, pumping, treating and providing water.

(Ord. 2250 § 1, 1999; Ord. 1829 § 1, 1991; prior code § 13.18.020)

(Ord. No. 2594, § I, 7-19-2010)

13.52.030 - Imposition.

- A. Except as provided in Section 13.52.040, there is imposed on property that connects to the water system of the city a water system development charge, which charge shall be assessed in accordance with the rates set forth in Section 13.52.060.
- B. There shall be no water system development charge imposed for the installation of an additional meter installed to an existing residential customer service line which meter is installed for irrigation purposes pursuant to the provisions of Section 13.36.020 of this code.

(Ord. 1984 § 1, 1994; Ord. 1877 § 2, 1992; prior code § 13.18.030)

13.52.040 - Credits.

- (A) Prior Connection: Those properties that have been disconnected from the city water system since January 1, 1972, shall receive a credit for the prior connection. The credit for the prior connection shall be in an amount equal to the water system development charge for the use classification of the prior connection. The water system development charge imposed under this chapter shall be the difference between the amount due under the present use classification less the amount that would have been assessed under the classification for the prior connection, provided however, that the city shall not be required to reimburse the property owner in the event the credit exceeds the water system development charge for the new connection.
- (B) Development Credit:
 - (1) A developer (as defined in CMC 3.88.030) shall be entitled to a credit against the applicable system development charge for the dedication of land or for the design or engineering or construction of an "eligible improvement". For purposes of this section, an eligible improvement shall mean an improvement or real property that is identified in the Water Sewer Capital Facilities Plan as being funded by system development charges, in the amounts identified and/or calculable in the Capital Facilities Plan.
 - (2) Credits earned for one category of system development charge, e.g. water, may not be applied against a different system development charge, e.g. sewer.
 - (3) Approval from the city council shall be required prior to the start of construction or dedication of any eligible improvement. "Approval" in the context of this subsection (3) shall be satisfied if the city requires the construction or dedication of the eligible improvement as a condition of approval for a land use application. If a developer wishes to construct an eligible improvement that is not otherwise a condition to an approved land use application, prior approval must be obtained from the city council.
 - (4) No system development charge credit shall be granted until either the eligible improvements have been designed, engineered, or constructed by the developer, and such work has been accepted by the city; or until the land has been dedicated by the developer and such dedication has been accepted by the city.
 - (5) If system development charges become due and payable prior to the developer

becoming eligible for the issuance of credits as provided in section (4), the developer may apply to the community development director to defer collection of the impact fees until construction or dedication is completed. The community development director may condition deferral upon:

- a) The developer posting a bond or other financial security satisfactory to the city in an amount equal to one hundred twenty-five percent (125%) of the deferred system development charges, which bond or other financial security shall be conditioned upon the developer either paying the deferred system development charges or completing construction or dedication within a specified time,
 - b) The withholding of an occupancy permit, or
 - c) Such other conditions acceptable to the city.
- (6) If the developer is dissatisfied with the decision of the community development director, the developer may seek to have that decision reviewed by the city council.
 - (7) Upon acceptance of the eligible improvement, the developer may submit an application for the system development charge credit to the finance department on a form to be created by the finance department. After submission of the application and verification of entitlement thereto, the finance department shall issue a credit voucher to the developer specifying the amount of the system development charge credit and the type of credit.
 - (8) The credit may, at the option of the developer, be applied all or in part to the system development charges owing for the developer's project.
 - (9) To the extent the credit exceeds the amount of the system development charges owed by the developer, or the developer chooses not to apply the credit to the developer's project, the unused credit may be applied to a different project of the developer or to the project of a different developer.
 - (10) Before the system development charge can be transferred to a different project or a different developer, the holder of the system development charge credit shall file with the finance department an application to transfer the credit on a form to be created by the finance department. The application shall identify the transferee, and the amount of the system development charge credit being transferred. The transfer application shall be accompanied by an administrative fee in an amount as may be set by resolution of the city council.
 - (11) When credits are to be redeemed, the holder of the system development charge credit shall file an application for redemption on a form to be created by the finance department. Redemption shall be permitted only in increments equal to whole system development charge, or when redemption will exhaust the entire system development charge credit. The application for redemption shall be accompanied by an administrative fee in such amount as may be set by resolution of the city council. When system development charge credits are being redeemed, such redemption shall not allow for system development charge credits to be pro-rated among more than one residential lot in amounts that are less than the existing system development charge per lot. For example, where system development charges are five thousand dollars per residential lot and a developer wishes to redeem eleven thousand dollars worth of credits, the developer shall not be allowed to apply one thousand dollars per residential lot over eleven lots. The developer may apply five thousand dollars to two residential lots and the remaining one thousand dollars to one residential lot.
 - (12) The finance department shall be responsible for maintaining appropriate records

documenting the issuance, transfer, and redemption of system development charge credits.

(Prior code § 13.18.040)

(Ord. No. 2616, § I, 4-4-2011)