



# MEMORANDUM

**To:** Board of Directors  
**From:** Peter C. Gorham, P.E., Director of Engineering  
**Date:** March 12, 2010  
**Re:** Arden Place Water Main Oversizing  
**cc:** James M. Bowling, IV

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In the course of reviewing the water plans for the proposed Arden Place development, the ACSA staff recognized an opportunity to benefit the community water system by oversizing the primary water main through the development. The Arden Place project will connect to an existing 12-inch diameter water main in Putt-Putt Place, which is connected to the existing RWSA 18-inch diameter water main in Rio Road. The end of the proposed water main through Arden Place is approximately 250 feet from the RWSA 30-inch diameter major transmission main. By oversizing the 8-inch diameter water main through Arden Place to a 12-inch diameter main and constructing an extension of 250 feet of 12-inch diameter water main with our Arden Place CIP project, we can create an interconnect of significant diameter between two major transmission mains.

The 12-inch diameter interconnect will provide an emergency feed between the two transmission mains in the event of failures to the RWSA 24-inch diameter water main in Rt. 29, north of the Rio Road intersection, or to the RWSA 18-inch diameter water main in Rio Road. It would benefit ACSA customers, by allowing us to maintain service to four high density apartment complexes currently fed from a single source. The ACSA staff conferred with RWSA staff in proposing this oversizing and connection to their 30-inch diameter main and they agreed it would offer reinforcement to the community water system.

The ACSA staff has prepared an Oversizing Agreement in accordance with our standard format between Coleway Development and the ACSA, a copy of which is attached. The cost of the oversizing is for the difference in materials cost only and is estimated to be approximately \$15,400.

**Board Action**

We request the Board of Directors to authorize the Executive Director of ACSA to execute the Oversizing Agreement with Coleway Development.

PCG:dmg

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## **SECTION 5 - POLICY REGARDING OVERSIZE MAINS [Amended 3/19/87]**

### **5-01. OFF-SITE OVERSIZE MAINS.**

1. The Service Authority may require a developer to install a water and/or sewer main larger than that required to adequately serve the developer's property.
2. For off-site oversize mains for which the Developer has requested the Authority's participation in accordance with Section 4 of these *Rules and Regulations*, the written contract between the developer and the Authority shall require that unit prices be obtained for both the size line required by the Authority and the size line adequate to serve the needs of the developer, the difference in such costs to be borne by the Authority.
3. Upon completion of the project and acceptance into the Authority's system, the Authority shall reimburse the developer the additional cost of the oversize line. Reimbursement shall include only amounts paid to contractors for labor and materials and shall not include administrative, engineering, or legal fees. Provisions for reimbursement shall be incorporated into the off-site extension contract.
4. The developer may elect not to publicly bid an off-site oversize main, in which case the Authority and the developer shall enter into a written contract agreeing that the Authority will reimburse the developer the difference in the cost of the size materials required by the Authority and the size materials necessary to adequately serve the needs of the developer, such difference in cost to be determined by the Authority based on current local material prices. Differences in material unit costs shall be specified in the contract and material quantities determined upon completion of the construction.
5. In either case, reimbursement shall not be made until such mains are accepted into the Authority's system.

### **5-02. ON-SITE OVERSIZE MAINS.**

1. The Authority may require a developer to install on-site oversize mains. In such case the developer and the Authority shall enter into a written contract agreeing to one of the following means of reimbursement:
2. For on-site oversize mains the developer and the Authority shall enter into a written contract agreeing as follows:
  - A. The developer is solely responsible for all aspects of the construction project, which shall be performed in compliance with all applicable federal, state, and local requirements and Authority rules and regulations.
  - B. All required federal, state and local government approvals of both the developer's building project and the utility extension project shall be obtained by the developer and delivered in writing to the Authority prior to the Authority agreeing to participate in the project.
  - C. The project shall be publicly bid. Unit prices shall be obtained for both the size line required by the Authority and the size line adequate to serve the needs of the developer, the difference in such costs to be borne by the Authority. Bid requirements and procedures shall conform with those of Chapter 43 of Title 2.2 of the Code of Virginia Public Procurement Act, with the necessary changes in points of detail. The project shall be awarded to the lowest responsible bidder. Authority approval of the lowest responsible bidder shall be required prior to the award of the contract.
  - D. Prior to the award of the contract, the owner or developer shall furnish to the Authority a certified check in the amount of the contract award, or a bond, with surety satisfactory to the Authority, in an amount sufficient for and conditioned upon the construction of the on-site facilities.
  - E. During the construction of the project, the Authority shall approve all change orders. The Authority shall approve all project estimates prior to payment to contractors.
  - F. Upon completion of the project and acceptance into the Authority's system, the Authority shall reimburse the developer the additional cost of the oversize line. Reimbursement shall include only amounts paid to contractors for labor and materials and shall not include administrative, engineering or legal fees.
3. The developer may elect not to publicly bid the work, in which case the Authority shall reimburse the developer the difference in the cost of the size materials required by the Authority and the cost of the size materials necessary to adequately serve the needs of the developer, such difference in cost to be determined by the Authority. Differences in material unit costs shall be specified in the contract and material quantities determined upon completion of the construction.

4. In either case, reimbursement shall not be made until such mains are accepted into the Authority's system.

ARDEN PLACE – OVER-SIZING COSTSDescription of Over-sizing:

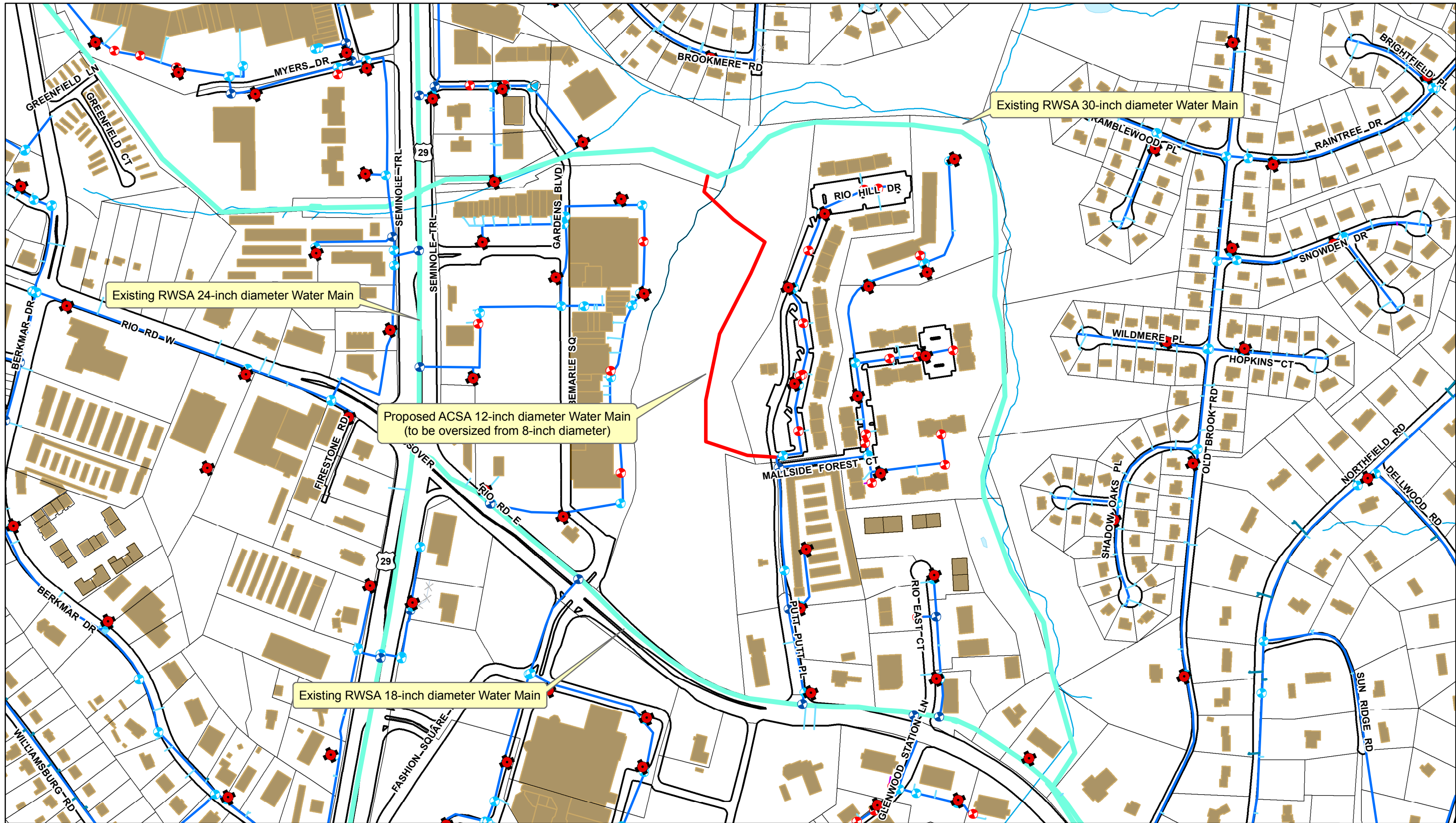
Installation of a 12" vs. 8" ductile iron water line from the tapping sleeve on Putt-  
Putt Place to the fire line serving Building 6 along Arden Lane within the Arden Place  
development.

Materials Required by Developer:

1373 lf 8" CL 52 DIP @ \$13.26/lf	\$18,205.98
(1) 12" x 8" TS&V @ \$1,553.65/ea	\$ 1,553.65
(5) 8" Gate Valves @ \$704.24/ea	\$ 3,521.20
(1) 8" x 8" MJ Tee @ \$183.40/ea	\$ 183.40
(2) 8" x 6" MJ Tee @ \$160.60/ea	\$ 321.20
(3) 8" x 4" MJ Tee @ \$137.90/ea	\$ 413.70
(1) 8" x 8" MJ Cross @ \$193.76/ea	\$ 193.76
(2) 8" MJ 90° Bend @ \$77.60/ea	\$ 77.60
Total	\$24,470.49

Materials Required by ACSA:

1373 lf 12" CL 51 DIP @ \$20.23/lf	\$27,775.79
(1) 12" x 12" TS&V @ \$3,273.28/ea	\$ 3,273.28
(5) 12" Gate Valves @ \$1,371.36/ea	\$ 6,856.80
(1) 12" x 8" MJ Tee @ \$266.18/ea	\$ 266.18
(2) 12" x 6" MJ Tee @ \$239.30/ea	\$ 478.60
(3) 12" x 4" MJ Tee @ \$206.40/ea	\$ 619.20
(1) 12" x 12" MJ Cross @ \$415.76/ea	\$ 415.76
(2) 12" MJ 90° Bend @ \$146.00/ea	\$ 146.00
Total	\$39,831.61
Less Developer's Materials	<u>- 24,470.49</u>
Over-Size Reimbursement	\$15,361.12



Existing RWSA 30-inch diameter Water Main

Existing RWSA 24-inch diameter Water Main

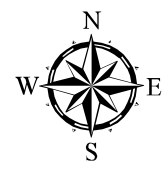
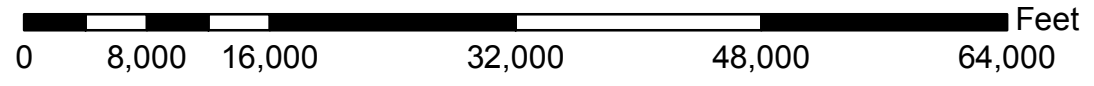
Proposed ACSA 12-inch diameter Water Main  
(to be oversized from 8-inch diameter)

Existing RWSA 18-inch diameter Water Main



- Legend**
- Fire Hydrant
  - ACSA Water Main
  - RWSA Water Main

# Arden Place Oversizing Map



**DISCLAIMER**  
 Utilities, structures, lot lines, and all appurtenances indicated on this map are intended for general layout and reference location only. This printout is not intended for any other use than for preliminary planning and general location purposes. The utilities shown on this map are believed to be accurate, however, recent utility improvements and/or system changes may have been updated in our mapping since the time of this printout.

Contact ACSA directly for specific utility locations.  
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