



CAPITAL IMPROVEMENT PLAN 2017/2018 TO 2021/2022

GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT

Adopted
June 29, 2017

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I. Introduction

Georgetown Divide Public Utility District's (District) five-year Capital Improvement Plan (CIP) is a multi-year planning instrument to guide the construction of new facilities/infrastructure; and for the expansion, rehabilitation or replacement of existing District assets. The five-year CIP is developed by Staff and adopted by the Board of Directors, then becomes the guiding document for the prioritization of projects.

The information included in the CIP is based on the current information available and updated regularly to reflect changing priorities, funding availability and project completion. A new five-year CIP will be submitted to the Board annually with recommended adjustments to project budgets, funding sources, descriptions, and/or schedules. Inclusion of a project in the CIP does not commit the District to specific expenditures or appropriations for any particular project.

The CIP includes all projects and programs expected to be undertaken during the next five fiscal years. Specific projects and related schedules are selected based upon:

- Availability of funding
- Minimizing disruptions associated with construction activity
- Board direction

Approximately \$14.9 million CIP programs and projects over the next five years have been identified.

II. Infrastructure

District infrastructure includes the water and wastewater physical structures, systems, and facilities needed to provide services to customers and for the functioning of a community and its economy. Infrastructure impacts public health, safety, and the quality of life for District customers and residents. Decisions made regarding infrastructure projects are very important because they are generally large and expensive, and the assets created will require decades of public use.

The District is responsible for maintaining the following infrastructure:

- Over 70 miles of canals
- Over 200 miles of water pipeline
- Two (2) water treatment plants
- Ten (10) water storage tanks
- Five (5) pumping stations
- Three (3) reservoirs
- Two (2) State regulated dams
- Two (2) miles of sewer pipelines
- Five (5) community wastewater disposal fields
- Corporation yard and office building

CAPITAL IMPROVEMENT PLAN, 2017/2018 to 2021/2022

Providing ongoing maintenance and repair, such as repairing or replacing water and wastewater piping, is vital for maintaining the condition of assets. When maintenance and repair is not fully funded, deferred maintenance and capital improvement costs increase significantly. The District has not fully funded maintenance and repair due to tight budgetary constraints and competing priorities for several years. As a result the District now has a multi-million dollar backlog in deferred maintenance of water treatment and distribution system, wastewater collection and disposal system, and District buildings and facilities. Without adequate investment, these deferred maintenance costs will increase significantly over time.

Compounding the problem, as assets continue to deteriorate, the cost of repair exponentially increases and can result in peripheral damage. For example, deferring roof replacement could later result in needing to replace the roof structural members, walls, and floor of a building.

III. Funding Sources

The Five-Year CIP is funded by various unrestricted and restricted funds. Unrestricted funds are free from external restrictions and can be used for any purpose, as directed by the Board. For example, the District’s General Fund is an unrestricted fund. The General Fund is primarily made up of funding from water sales, and property tax revenue. Restricted funds are legally required to be used for a specific purpose. For example, ALT Zone Funds can only be used to fund activities within the wastewater zone. Other examples of restricted funding sources include local, state, and federal grants and loans; and capital facility charges. A detailed description of the various funding sources is presented in the following table.

Funding Source	Description and Restrictions
Capital Reserve	Description:
	These are funds set aside at Board direction to fund capital improvements to the water system. The original source of these funds is water sales, property tax, and other General Fund revenues.
Capital Reserve	Restrictions:
	These funds are not legally restricted, however they have been designated by the Board to be used to fund capital improvements to the water system.
ALT WTP Capital Reserve	Description:
	These are funds set aside at Board direction to fund construction of the new ALT Water Treatment Plant. The original source of these funds is water sales, property tax, and other General Fund revenues.
	Restrictions:
ALT WTP Capital Reserve	These funds are not legally restricted, however they have been designated by the Board to be used to fund construction of the new ALT Water Treatment Plant.

Funding Source	Description and Restrictions
Grant and Loan Funding	Description:
	Some projects are entirely or partially funded by grants, reimbursements, or loans from the State and federal government, as well as other agencies.
	Restrictions:
	Funding restrictions related to grant and loan funding can vary greatly, and each grant will have specific project restrictions related to the funding source.
Capital Facility Charge	Description:
	In 2005, the District retained Stantec to prepare a Capital Facility Charge Study, analyzing the impact of development on certain capital facilities and to calculate impact fees based on that analysis. The methods used to calculate impact fees in the study were intended to satisfy all legal requirements.
	Restrictions:
	By Law impact fees can only be collected to cover the impact of new development on existing infrastructure. Impact fees cannot be used to correct “existing deficiencies”. This fund is used to accumulate funds from new or proposed development to pay for Water System Capital Improvements needed to support new development.
ALT Zone	Description:
	These funds are collected from properties within the wastewater zone at Auburn Lake Trails subdivision.
	Restrictions:
	Funds collected in this fund can only be used to inspect, monitor, operate, and maintain the wastewater collection and disposal system.

IV. Project Summary

The CIP includes Projects that support the treatment and delivery of water throughout the District, upgrading infrastructure and improvements to existing water system; as well as collection and disposal of wastewater within the Auburn Lake Trails subdivision. The District complies with all applicable local, state and federal regulations related to water and wastewater. Funding for water projects is from water rates, property taxes bonds, grants, and development impact fees. Funding for wastewater projects is from fees collected from properties within the wastewater zone at Auburn Lake Trails subdivision. The table below summarizes the funding source for projects by fiscal year.

CAPITAL IMPROVEMENT PLAN, 2017/2018 to 2021/2022

Fund	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	TOTAL 2017-2022
Capital Reserve	\$ 597,500	\$508,460	\$300,000	\$300,000	\$300,000	\$1,705,960
CABY Grant	\$ 845,894	--	--	--	--	\$ 845,894
ALT Zone Fund	--	--	\$120,000	--	--	\$120,000
Capital Facility Charge	\$ 10,000	--	--	--	--	\$ 10,000
ALT WTP Reserve	\$ 729,416	--	--	--	--	\$ 729,416
SRF Loan	\$9,500,000	--	--	--	--	\$9,500,000
Unfunded		\$1,745,744	--	--	--	\$1,745,744
Total	\$11,682,810	\$2,254,204	\$420,000	\$300,000	\$300,000	\$14,957,014

Capital improvement projects programmed in the 2017/2018 to 2021/2022 Capital Improvement Plan are listed below. A project is only listed if there is funding programmed during Fiscal Year 2017/18 through Fiscal Year 2021/22. Detailed project costs estimates with expenditure plans for each project listed below are included in Appendix A.

Project	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	TOTAL 2017-2022
ALT Water Treatment Plant	\$10,229,416	--	--	--	--	\$10,229,416
Reservoir & Stream Gauging	\$26,500	\$208,460	--	--	--	\$234,960
Office and Corp Yard Roof Repairs	\$30,000	--	--	--	--	\$30,000
2017 Pavement Repair	\$ 75,000	--	--	--	--	\$ 75,000
Annual Tank Recoating Program	\$ 200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$ 1,000,000
Meter Replacement	--	\$1,745,744	--	--	--	\$ 1,745,744
2016 Canal Lining	\$ 1,081,894	--	--	--	--	\$ 1,081,894
Annual Canal Lining Program	--	\$100,000	\$100,000	\$100,000	\$100,000	\$ 400,000
Repair Safety Walkways	\$ 30,000	--	--	--	--	\$ 30,000
2017 Manhole Sealing	\$ 10,000	--	--	--	--	\$ 10,000
Wastewater Lift Station Upgrade	--	--	\$120,000	--	--	\$ 120,000
Total	\$11,682,810	\$2,254,204	\$420,000	\$300,000	\$300,000	\$14,957,014

APPENDIX A

PROJECT DETAILS

Project Name: ALT Treatment Plant Replacement
Project Number:
Project Description: Construct new replacement water treatment plant
Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)								0
Capital Reserve (43)								0
Prior Reimbursements Received from EPA - 5								0
Capital Facility Charge (39) - 4		0						0
ALT WTP Capital Reserve (24) - 3	565,893	729,416						1,295,309
ALT Zone Fund (40)								0
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
EPA Grant (35) - 1	1,433,600							1,433,600
SRF Loan - 2	500,000	9,500,000						10,000,000
General Fund (10)								0
Other								0
Unfunded								0
Total	2,499,493	10,229,416	0	0	0	0	0	12,728,909

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering	402,601							402,601
Environmental	49,382							49,382
Land/ROW Acquisition								0
Construction Engineering		926,226						926,226
Construction Contract	2,047,510	9,226,390						11,273,900
Other CIP Costs		76,800						76,800
Other - TBD								0
Total	2,499,493	10,229,416	0	0	0	0	0	12,728,909

Project Name: Reservoir and Stream Gauging Improvements
Project Number:
Project Description: Improve gauging of direct diversions and storage as required by SB88
Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)								0
Capital Reserve (43)		26,500	208,460					234,960
Prior Reimbursements Received (35)								0
Capital Facility Charge (39)								0
ALT WTP Capital Reserve (24)								0
ALT Zone Fund (40)								0
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
Grants (EPA)								0
SRF Loan								0
General Fund (10)								0
Other								0
Unfunded								0
Total	0	26,500	208,460	0	0	0	0	234,960

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering		8,100	8,000					16,100
Environmental			41,650					41,650
Land/ROW Acquisition								0
Construction Engineering		2,400	33,060					35,460
Construction Contract		16,000	125,750					141,750
Other CIP Costs								0
Other - TBD								0
Total	0	26,500	208,460	0	0	0	0	234,960

Project Name: Office and Corporation Yard Building Roof Repair
Project Number:
Project Description: Repair roofs of the office building and shop building at the corporation yard
Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)								0
Capital Reserve (43)		30,000						30,000
Prior Reimbursements Received (35)								0
Capital Facility Charge (39)								0
ALT WTP Capital Reserve (24)								0
ALT Zone Fund (40)								0
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
Grants (EPA)								0
SRF Loan								0
General Fund (10)								0
Other								0
Unfunded								0
Total	0	30,000	0	0	0	0	0	30,000

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering		5,000						5,000
Environmental								0
Land/ROW Acquisition								0
Construction Engineering								0
Construction Contract		25,000						25,000
Other CIP Costs								0
Other - TBD								0
Total	0	30,000	0	0	0	0	0	30,000

Project Name: 2017 Pavement Repair
Project Number:
Project Description: Permanent repair of various temporary asphalt patches
Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)								0
Capital Reserve (43)		75,000						75,000
Prior Reimbursements Received (35)								0
Capital Facility Charge (39)								0
ALT WTP Capital Reserve (24)								0
ALT Zone Fund (40)								0
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
Grants (EPA)								0
SRF Loan								0
General Fund (10)								0
Other								0
Unfunded								0
Total	0	75,000	0	0	0	0	0	75,000

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering		5,000						5,000
Environmental								0
Land/ROW Acquisition								0
Construction Engineering		5,000						5,000
Construction Contract		65,000						65,000
Other CIP Costs								0
Other - TBD								0
Total	0	75,000	0	0	0	0	0	75,000

Project Name: Annual Tank Recoating
Project Number:
Project Description: Recoat interior and exterior of water storage tank
Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)								0
Capital Reserve (43)		200,000	200,000	200,000	200,000	200,000		1,000,000
Prior Reimbursements Received (35)								0
Capital Facility Charge (39)								0
ALT WTP Capital Reserve (24)								0
ALT Zone Fund (40)								0
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
Grants (EPA)								0
SRF Loan								0
General Fund (10)								0
Other								0
Unfunded								0
Total	0	200,000	200,000	200,000	200,000	200,000	0	1,000,000

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering		15,000	15,000	15,000	15,000	15,000		75,000
Environmental								0
Land/ROW Acquisition								0
Construction Engineering		15,000	15,000	15,000	15,000	15,000		75,000
Construction Contract		170,000	170,000	170,000	170,000	170,000		850,000
Other CIP Costs								0
Other - TBD								0
Total	0	200,000	200,000	200,000	200,000	200,000	0	1,000,000

Project Name: Automated Meter Reading and Meter Replacement Project
Project Number:
Project Description: Replace meters and install auotmated meter reading hardware and software
Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)								0
Capital Reserve (43)								0
Prior Reimbursements Received (35)								0
Capital Facility Charge (39)								0
ALT WTP Capital Reserve (24)								0
ALT Zone Fund (40)								0
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
Grants (EPA)								0
SRF Loan								0
General Fund (10)								0
Other								0
Unfunded			1,745,800					1,745,800
Total	0	0	1,745,800	0	0	0	0	1,745,800

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering								0
Environmental								0
Land/ROW Acquisition								0
Construction Engineering			186,990					186,990
Construction Contract			1,417,100					1,417,100
Construction Contingency			141,710					141,710
Other - TBD								0
Total	0	0	1,745,800	0	0	0	0	1,745,800

Project Name: Annual Canal Lining
Project Number:
Project Description: Prioritized repair and lining of canals and ditches
Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)								0
Capital Reserve (43)		0	100,000	100,000	100,000	100,000		400,000
Prior Reimbursements Received (35)								0
Capital Facility Charge (39)								0
ALT WTP Capital Reserve (24)								0
ALT Zone Fund (40)								0
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
Grants (EPA)								0
SRF Loan								0
General Fund (10)								0
Other								0
Unfunded								0
Total	0	0	100,000	100,000	100,000	100,000	0	400,000

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering								0
Environmental								0
Land/ROW Acquisition								0
Construction Engineering								0
Construction Contract								0
Other CIP Costs		0	100,000	100,000	100,000	100,000		400,000
Other - TBD								0
Total	0	0	100,000	100,000	100,000	100,000	0	400,000

Project Name: 2016 Canal and Ditch Lining
Project Number:
Project Description: Prioritized repair and lining of canals and ditches
Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)		845,894						845,894
Capital Reserve (43)		236,000						236,000
Prior Reimbursements Received (35)								0
Capital Facility Charge (39)								0
ALT WTP Capital Reserve (24)								0
ALT Zone Fund (40)								0
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
Grants (EPA)								0
SRF Loan								0
General Fund (10)								0
Other	30,965							30,965
Unfunded								0
Total	30,965	1,081,894	0	0	0	0	0	1,112,859

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering	30,965	54,385						85,350
Environmental								0
Land/ROW Acquisition								0
Construction Engineering		97,509						97,509
Construction Contract		930,000						930,000
Other CIP Costs								0
Other - TBD								0
Total	30,965	1,081,894	0	0	0	0	0	1,112,859

Project Name: Repair Saftey Walkways
Project Number:
Project Description: Repair and replace prioritized safety walkways thought District
Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)								0
Capital Reserve (43)		30,000						30,000
Prior Reimbursements Received (35)								0
Capital Facility Charge (39)								0
ALT WTP Capital Reserve (24)								0
ALT Zone Fund (40)								0
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
Grants (EPA)								0
SRF Loan								0
General Fund (10)								0
Other								0
Unfunded								0
Total	0	30,000	0	0	0	0	0	30,000

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering								0
Environmental								0
Land/ROW Acquisition								0
Construction Engineering								0
Construction Contract								0
Other CIP Costs		30,000						30,000
Other - TBD								0
Total	0	30,000	0	0	0	0	0	30,000

Project Name: 2017 Manhole Sealing
Project Number:
Project Description: Prioritized sealing of wastewater manholes
Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)								0
Capital Reserve (43)								0
Prior Reimbursements Received (35)								0
Capital Facility Charge (39)		10,000						10,000
ALT WTP Capital Reserve (24)								0
ALT Zone Fund (40)								0
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
Grants (EPA)								0
SRF Loan								0
General Fund (10)								0
Other								0
Unfunded								0
Total	0	10,000	0	0	0	0	0	10,000

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering								0
Environmental								0
Land/ROW Acquisition								0
Construction Engineering								0
Construction Contract		10,000						10,000
Other CIP Costs								0
Other - TBD								0
Total	0	10,000	0	0	0	0	0	10,000

APPENDIX A

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Project Name: Wastewater Lift Station Upgrade

Project Number:

Project Description: Upgrade wastewater lift station by replacing worn out components & structure

Funding Sources:

Sources	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
CABY Grant (9)								0
Capital Reserve (43)								0
Prior Reimbursements Received (35)								0
Capital Facility Charge (39)								0
ALT WTP Capital Reserve (24)								0
ALT Zone Fund (40)				120,000				120,000
ALT Tank Replacement Loans & Repair (41)								0
ALT CDS Reserve Connection (42)								0
Grants (EPA)								0
SRF Loan								0
General Fund (10)								0
Other								0
Unfunded								0
Total	0	0	0	120,000	0	0	0	120,000

Project Cost Estimate:

Elements	Prior Years	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	Future Years	Total
Preliminary Engineering				12,000				12,000
Environmental								0
Land/ROW Acquisition								0
Construction Engineering				6,000				6,000
Construction Contract				102,000				102,000
Other CIP Costs								0
Other - TBD								0
Total	0	0	0	120,000	0	0	0	120,000