



FORT ORD REUSE AUTHORITY

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

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

REGULAR ADMINISTRATIVE COMMITTEE MEETING

8:15 a.m. Wed., May 21, 2014 | 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. **APPROVAL OF MEETING MINUTES**
 - a. April 2, 2014 Administrative Committee minutes ACTION
 5. **PUBLIC COMMENT PERIOD**

Individuals wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so during this period for up to three minutes. Comments on specific agenda items are heard under that item.
 6. **MAY 16, 2014 BOARD MEETING FOLLOW-UP** INFORMATION/ACTION
 7. **OLD BUSINESS**
 - a. Review FY 2014/15 Draft Capital Improvement Program INFORMATION/ACTION
 - b. Regional Urban Design Guidelines Task Force Update INFORMATION
 8. **NEW BUSINESS**
 - a. Discuss FY 2011/14 FORA Annual Report Updates INFORMATION
 9. **ITEMS FROM MEMBERS**
 10. **ADJOURN TO JOINT ADMIN/WWOC COMMITTEE MEETING** *next Admin Cmte: 7/2/14*
-

JOINT ADMINISTRATIVE AND WATER/WASTEWATER OVERSIGHT COMMITTEE (WWOC) MEETING

Immediately following Administrative Committee (FORA Conference Room)

AGENDA

1. **CALL TO ORDER**
2. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**
3. **APPROVAL OF MEETING MINUTES**
 - a. May 7, 2014 Joint Admin/WWOC Committee Meeting Minutes ACTION
4. **PUBLIC COMMENT PERIOD**
5. **OLD BUSINESS**
 - a. FY 2014/15 Marina Coast Water District -
Draft Ord Community Water/Wastewater Budget ACTION
6. **ADJOURNMENT**

For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the Deputy Clerk 48 hours prior to the meeting.

Agendas are available on the FORA website at www.fora.org.



FORT ORD REUSE AUTHORITY

ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES

8:15 a.m., Wednesday, April 2, 2014 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. **CALL TO ORDER**

Co-chair Houlemard called the meeting to order at 8:16 a.m. The following were present:

Dan Dawson, City of Del Rey Oaks
Carl Holm, County of Monterey
Elizabeth Caraker, City of Monterey
John Dunn, City of Seaside
Layne Long, City of Marina
Vicki Nakamura, MPC
Anya Spear, CSUMB
Lyle Shurtleff, Army BRAC Office

Diana Ingersoll, City of Seaside
Tim O'Halloran, City of Seaside
Rick Riedl, City of Seaside
Patrick Breen, MCWD
Graham Bice, UC MBEST
Mike Zeller, TAMC
Bob Schaffer
Wendy Elliot, MCP

FORA Staff:
Michael Houlemard
John Giffen
Steve Endsley
Jim Arnold
Crissy Maras
Jonathan Garcia
Lena Spilman

2. **PLEDGE OF ALLEGIANCE**

Carl Holm led the Pledge of Allegiance.

3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Co-Chair Houlemard stated that a Pollution Legal Liability Insurance Policy insurance meeting had been conducted on April 1, 2014 for carriers who responded to the Request for Qualifications solicitation. Turnout was higher than anticipated and the process was moving along on schedule.

4. **APPROVAL OF MEETING MINUTES**

a. **March 5, 2014 Administrative Committee Minutes**

MOTION: John Dunn moved, seconded by Carl Holm, to approve the March 5, 2014 meeting minutes, as presented.

MOTION PASSED: Ayes: Holm, Dunn, Dawson. *Absent:* Caraker, Long.

5. **PUBLIC COMMENT PERIOD**

None.

6. **AGENDA REVIEW - APRIL 11, 2014 BOARD MEETING**

Co-Chair Houlemard led a review of the April 11, 2014 Board meeting agenda.

Elizabeth Caraker entered at 8:23 am. Layne Long entered at 8:24 am.

7. **OLD BUSINESS**

a. **Base Reuse Plan Reassessment Follow-up**

i. **Regional Urban Design Guidelines Task Force Update**

FORA Associate Planner Josh Metz announced that the FORA Board had approved creation of the Regional Urban Design Guidelines Task Force, to which Chair Edelen had appointed Executive Officer Michael Houlemard (Chair), Carmel-by-the-Sea Councilmember Victoria Beach, Sand City Mayor David Pendergrass, Del Rey Oaks City Manager Dan Dawson, Seaside City Manager John Dunn, Marina City Manager Layne Long, Monterey County Resource Agency Deputy Director Carl Holm, and Monterey Principal Planner Elizabeth Caraker. The Task Force's first meeting was scheduled for April 22, 2014 at 12:45 pm, at

which time they would review initial responses to the Request for Qualifications and discuss next steps for development of the Request for Proposals.

ii. Status of Remaining Category 3 Items

Mr. Metz described the Category 3 items and announced upcoming individual jurisdiction staff meetings to discuss the status of each item. Once that was completed, he would present a refined work list of outstanding items for Committee review.

b. Capital Improvement Plan Follow-up

Senior Planner Jonathan Garcia distributed updated CIP tables, noting that the jurisdictions' FY 2014/15 development projections had been modified to reflect the current 20% realization of the FY 2013/14 projected development. The Committee members and developer representatives discussed their methods for developing projections. Co-Chair Houlemard suggested there was still time for the jurisdictions to conduct additional review before the item was presented to the FORA Board in May. It was generally agreed that applying methods that reflected market experience and product type expectations made sense.

8. ITEMS FROM MEMBERS

None.

9. ADJOURNMENT

Co-Chair Houlemard adjourned the meeting at 9:15 a.m.

Capital Improvement Program FY 13-14 Revenues and Expenditures

FY 13-14 Estimated
thru 6/30/14

A. PROJECT FUNDED BY DEVELOPMENT FEES

REVENUES

Developer Fees	1,555,886
Interest	64,600
TOTAL REVENUES	1,620,486

EXPENSES

Supplies/Services	10,002	
Salaries/Benefits	222,849	
Contractual Services	83,138	Legal, Audit, Financial
Capital Projects		
Habitat/HCP Endowment	388,972	
Habitat Mgt Contingency	86,184	
Transportation Projects	559,714	PER FY 13-14 CIP Budget (R12-HWY 68,2B- Davis Rd , T3-Transit Vehicle)
Capital Projects - Total	1,034,870	
Debt Service	1,721,960	Fire Equipment lease, Preston Park loan debt service/principal repayment
TOTAL EXPENSES	3,072,820	

Revenues over (under) Expenses (1,452,334)

FUND Beginning Balance 7/2013	1,452,334
FUND Beginning Balance 6/2014	0

B. PROJECT FUNDED BY LAND SALE PROCEEDS

REVENUES

Land Sales	1,090,024
------------	-----------

EXPENSES

Projects	132,000	Caretaker Costs
Building Removal	-	
TOTAL EXPENSES	132,000	

Revenues over (under) Expenses 958,024

FUND Beginning Balance 7/2013	1,635,690
FUND Beginning Balance 6/2014	2,593,714

Jonathan Garcia

From: Josh Metz
Sent: Thursday, May 15, 2014 8:22 AM
Subject: RUDG RFP has been sent!

Good Morning RUDG Task Force Members and Stakeholders,

This is a simple notice that the final RFP has been sent to the 3 finalists. You can find a copy here:

https://www.dropbox.com/s/modx2uuo06cykxm/FORA-RUDG-RFP-Final_051414.pdf

We couldn't have produced such a quality representation of the RUDG project context, needs and goals without the groups constructive input.

Thanks for everyone's thoughts, time and energy on this effort.

All the best,
Josh

~~~~~  
**Josh Metz**

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## MEMORANDUM

TO: FORA Administrative Committee Members  
FROM: Jonathan Garcia, Senior Planner  
RE: **Item 8a Discuss FY 2013-2014 FORA Annual Report Updates**  
DATE: May 16, 2013

It is around this time each year that FORA staff begin drafting the FORA annual report. As requested by Board members, last year, FORA prepared two versions of its annual report, a 6-page brochure report and a 43-page report. The Development & Resource Management Plan (page 194 of the Base Reuse Plan [BRP]) includes annual reporting tasks on various reuse topics. FORA staff included a section entitled "Base Reuse Plan Implementation" last year to incorporate these reporting tasks. Since most of these reporting tasks require coordination with the jurisdictions, FORA staff requests jurisdictional review and input to this baseline report to include in the next annual report

Last year's annual report included "Reports from the Jurisdictions," which we also request your review and input on for the next annual report. FORA staff highlighted excerpts from the FY 2012-2013 Annual Report pertaining to these two sections for your review and input (**Attachment A**).



# Fort Ord Reuse Authority

ANNUAL REPORT  
FY 2012-2013

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Marina, CA 93933  
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# Base Reuse Plan Implementation

## Consistency Determinations

California Government Code section 67675.1 through section 67675.8 requires the FORA Board to make findings of consistency between the BRP and a jurisdiction's legislative land use decision (General Plan, General Plan amendment, Zoning Ordinance, etc.). FORA also makes consistency determination findings between the BRP and a jurisdiction's development entitlement (including tentative and final subdivision maps, parcel maps, site plan reviews, etc.). The latter is an administrative decision made by the Executive Officer, which may be appealed to the FORA Board by a member of the public or by Board initiative.

In the event that the FORA Board disapproves a consistency determination, the Board may suggest modifications which, if adopted by the county or cities and transmitted to the Board, will be deemed approved upon confirmation by the Executive Officer. The county or cities may elect to meet the Board's rejection in a manner other than suggested by the Board and may then resubmit its revised implementing actions to the Board.

During FY 2012-2013, FORA completed two development entitlements and one legislative land use decision consistency determination, concurring with the underlying jurisdiction's consistency determination findings. At the July 13, 2013 FORA Board meeting, staff provided analysis supporting the Executive Officer's concurrence in the City of Marina's development entitlement consistency determination finding for the Rockrose Gardens Assisted Living Project, an approximately 14,000-square foot facility. Similarly, at the December 14, 2012 FORA Board meeting, staff provided analysis for making an affirmative development entitlement consistency determination for Marina's Veterans Affairs Monterey Health Care Center Project, an approximately 150,000-square foot facility. The Executive Officer's administrative decisions for each of these projects constituted the final FORA action since no appeals were made to the Board.

At its March 15, 2013 meeting, the FORA Board concurred in Seaside's consistency determination finding the Seaside Local Coastal Program consistent with the BRP.

## DRMP Annual Reporting

Section 3.11.5.2 'Components of the Development Resource Management Plan (DRMP)' of the BRP states that FORA shall provide an annual report on the Development, Resource and Service Levels.

## Monitoring Transportation Improvements

Section 3.11.5.3(d) of the BRP notes that it is FORA's responsibility to work with the Transportation Agency for Monterey County (TAMC) to monitor current and projected traffic service levels on links identified as "on-site" and "off-site" segments in the BRP. TAMC, working with the Association of Monterey Bay Area Governments (AMBAG), completed the "2005 FORA Fee Reallocation Study," adopted by the FORA Board on April 8, 2005. Within this study, TAMC performed a comprehensive review of traffic service levels within "on-site," "off-site," and "regional" segments in the BRP and reallocated FORA's transportation mitigation funding. FORA continues to work with TAMC to monitor traffic service levels and notes that, in February 2013, the City of Marina completed a Traffic Impact Analysis as Appendix J to the Initial Study and Mitigated Negative Declaration for The Promontory at CSUMB Specific Plan.

## Water Allocation Monitoring

Section 3.11.5.4(a) of the BRP notes that the FORA Board will be required to determine that a project is not consistent with the BRP if a project approved by the land use jurisdiction cannot be served by water supplied by the FORA water purveyor from the jurisdiction's allocation or by water imported to the former Fort Ord from another available water source. The two development entitlements submitted to FORA for consistency determination in FY 2012-13 demonstrated that they would not exceed the jurisdiction's groundwater allocation on former Fort Ord. Table 1 (following page) shows former Fort Ord Land Use Jurisdictions' groundwater allocations, suballocations, 2012 Consumption Amounts, Committed Amounts, and Remaining Amounts in Acre Feet per Year (AFY).

Table 1—Former Fort Ord Water Allocations

| Ord Community Land Use Jurisdiction | SVGB Allocation (AFY) | Suballocations To                   | 2012 Consumption Amount (AFY) | Committed Amt. (AFY) | Remaining Amt. (AFY) | Notes:                                                                                 |
|-------------------------------------|-----------------------|-------------------------------------|-------------------------------|----------------------|----------------------|----------------------------------------------------------------------------------------|
| CSUMB                               | 1,035                 |                                     | 426                           | 938                  | 97                   |                                                                                        |
|                                     |                       | Campus Build-out projection to 2025 | 426                           | 938                  |                      | 2007 Campus Master Plan FEIR                                                           |
| City of Del Rey Oaks                | 242.5                 |                                     | 0                             | 0                    | 242.5                |                                                                                        |
|                                     |                       | None                                | 0                             | 0                    |                      |                                                                                        |
| City of Monterey                    | 65                    |                                     | 0                             | 0                    | 65                   |                                                                                        |
|                                     |                       | None                                | 0                             | 0                    |                      |                                                                                        |
| County of Monterey                  | 710                   |                                     | 10                            | 527.5                | 182.5                |                                                                                        |
|                                     |                       | East Garrison 1                     | 5                             | 470                  |                      | Allocation reso. 05-268                                                                |
|                                     |                       | MPC                                 | 0                             | 52.5                 |                      | Allocation                                                                             |
|                                     |                       | Ord Market                          | 5                             | 5                    |                      | Allocation                                                                             |
|                                     |                       | Whispering Oaks                     | 0                             | 0                    |                      | Allocated 93 AFY, then revoked with the GDP.                                           |
| UCMBEST                             | 230                   |                                     | 3                             | 3                    | 227                  |                                                                                        |
|                                     |                       | UCMBEST Center                      | 3                             | 3                    |                      | MCWD 10-year Annual Consumption Report (Consumption report)                            |
| City of Seaside                     | 1,012.5               |                                     | 626                           | 707.9                | 304.6                |                                                                                        |
|                                     |                       | Sunbay Apts.                        | 67                            | 120                  |                      | Allocation 10/23/2001 (FORA – Army MOA Amendment #1)                                   |
|                                     |                       | Brostrom Park (Bayview)             | 61                            | 84.8                 |                      | Allocation 10/23/2001 (FORA – Army MOA Amendment #1)                                   |
|                                     |                       | Seaside Highlands                   | 153                           | 168.5                |                      | Allocation reso. 02-07                                                                 |
|                                     |                       | Seaside Resort                      | 1                             | 161.4                |                      | Allocation reso. 05-44                                                                 |
|                                     |                       | Monterey College of Law             | unknown                       | 2.6                  |                      | Allocation reso. 04-20                                                                 |
|                                     |                       | MPC                                 | unknown                       | 9.7                  |                      | Allocation reso 09-36                                                                  |
|                                     |                       | MPUSD                               | 79                            | 79                   |                      | Consumption report                                                                     |
|                                     |                       | Chartwell School                    | unknown                       | 6.4                  |                      | Allocation reso. 05-26                                                                 |
|                                     |                       | Main Gate                           | 0                             | 149                  |                      | WSA totaled 207 AFY. Allocation of 149 AFY on 5/15/2008                                |
|                                     |                       | Bayonet/Black-horse Golf            | 265                           | 0                    |                      | Agreed on 4/1/10: 2,500 AF in exchange for 17 acre parcel; maximum 500 AFY (temporary) |

Table 1—Former Fort Ord Water Allocations continued

| Ord Community Land Use Jurisdiction | SVGB Allocation (AFY) | Suballocations To     | 2012 Consumption Amount (AFY) | Committed Amt. (AFY) | Remaining Amt. (AFY) | Notes:                                                                                    |
|-------------------------------------|-----------------------|-----------------------|-------------------------------|----------------------|----------------------|-------------------------------------------------------------------------------------------|
| City of Seaside, continued          |                       | American Youth Hostel | 0                             | 5.5                  |                      | Agreed on 12/15/2007: Joint Seaside City Council/RDA meeting - Army-Seaside land exchange |
| U.S. Army                           | 1,582                 |                       | 669                           | 669                  | 913                  | Consumption                                                                               |
|                                     |                       | None                  | 669                           | 669                  |                      |                                                                                           |
| Cal. Dept. of Parks and Rec.        | 39.5                  |                       | 0                             | 0                    | 39.5                 |                                                                                           |
|                                     |                       | None                  | 0                             | 0                    |                      |                                                                                           |
| City of Marina                      | 1,325                 |                       | 264                           | 1,274.4              | 51                   |                                                                                           |
|                                     |                       | Abrams Park           | 78                            | 78                   |                      | Consumption report                                                                        |
|                                     |                       | Cypress Knolls        | 0                             | 156.1                |                      | Allocation 11/8/2006                                                                      |
|                                     |                       | Marina Heights        | 9                             | 292.4                |                      | Allocation 3/3/2004                                                                       |
|                                     |                       | Preston Park          | 109                           | 109                  |                      | Consumption report                                                                        |
|                                     |                       | MPUSD                 | 4                             | 4                    |                      | Consumption report                                                                        |
|                                     |                       | Dunes on Monterey Bay | 34                            | 593                  |                      | Allocation 5/31/2005                                                                      |
|                                     |                       | Rockrose Gardens      | 0                             | 4.9                  |                      | Allocation 6/9/2011                                                                       |
|                                     |                       | Airport               | 5                             | 5                    |                      | Consumption report                                                                        |
|                                     |                       | MPC                   | unknown                       | 7                    |                      | Allocation 2/6/2007                                                                       |
|                                     |                       | Other existing        | 25                            | 25                   |                      | Consumption report                                                                        |
| Marina Sphere                       | 10                    |                       | 0                             | 0                    | 10                   |                                                                                           |
|                                     |                       | None                  | 0                             | 0                    |                      |                                                                                           |
| Reserved to cover line loss         | 348.5                 |                       |                               | 348.5                |                      |                                                                                           |
| <b>Total GW:</b>                    | <b>6,600</b>          |                       | <b>1,998</b>                  | <b>4,468</b>         | <b>2,132</b>         |                                                                                           |

Sources: FORA 2012, Marina Coast Water District 2013

#### Notes:

“SVGB Allocation (AFY)” means allocations of Salinas Valley Groundwater Basin water made by the FORA Board after Army transferred the majority of its 6,600 AFY Salinas Valley Groundwater Basin water rights to FORA.

“Suballocations To” means FORA agency’s allocation of its water rights to a specific project or projects, or tracking of 2011 consumption data when no project allocation exists.

“Committed amount (AFY)” means project suballocation, when it exists, or 2011 consumption data when no project allocation exists. Bayonnet/Blackhorse Golf Courses water

consumption is not counted (temporarily) as a committed amount since MCWD delivery of recycled water will replace this consumption in the near-term. According to the 4/1/10 MCWD-Seaside agreement, MCWD will provide 2,500 AF of potable or recycled water to the golf courses in exchange for a 17-acre parcel; maximum annual water consumption is 500 AFY.

**Residential Unit and Population Monitoring**

Section 3.11.5.4(b) of the BRP notes that FORA will incorporate jurisdictions' reports on the residential population and units in its annual report. Based on current information, Table 2 shows the current former Fort Ord population estimate and Table 3 shows projected former Fort Ord population within the next year. Each of the housing areas listed in Tables 2 and 3 is served from FORA groundwater allocations.

**Table 2—Current former Fort Ord Population Estimate**

| Category                   | Units        | Occupancy /Unit | Population    |
|----------------------------|--------------|-----------------|---------------|
| POM Annex                  | 1,590        | 2.6             | 4,134         |
| CSUMB                      | 1,253        | 2               | 2,506         |
| East Garrison              | 65           | 2.6             | 169           |
| Seaside Highlands          | 380          | 2.6             | 988           |
| Seaside Resort             | 3            | 2.6             | 8             |
| Preston Park               | 352          | 2.6             | 915           |
| Abrams B                   | 192          | 2.6             | 499           |
| Housing Authority          | 56           | 2.6             | 146           |
| Shelter Outreach Plus      | 39           | 2.6             | 101           |
| Veterans Transition Center | 13           | 2.6             | 34            |
| Interim Inc                | 11           | 2.6             | 29            |
| Sunbay                     | 297          | 2.6             | 772           |
| Bayview                    | 225          | 2.6             | 585           |
| <b>Estimated Subtotal:</b> | <b>4,476</b> |                 | <b>10,886</b> |
| <b>CSUMB beds</b>          |              |                 | <b>1,832</b>  |
| <b>Estimated Total:</b>    |              |                 | <b>12,718</b> |

**Table 3—Projected 2014 former Fort Ord Population Estimate**

| Category                   | Units        | Occupancy /Unit | Population    |
|----------------------------|--------------|-----------------|---------------|
| POM Annex                  | 1,590        | 2.6             | 4,134         |
| CSUMB                      | 1,253        | 2               | 2,506         |
| East Garrison              | 126          | 2.6             | 328           |
| Seaside Highlands          | 380          | 2.6             | 988           |
| Seaside Resort             | 4            | 2.6             | 10            |
| Preston Park               | 352          | 2.6             | 915           |
| Abrams B                   | 192          | 2.6             | 499           |
| Housing Authority          | 56           | 2.6             | 146           |
| Shelter Outreach Plus      | 39           | 2.6             | 101           |
| Veterans Transition Center | 13           | 2.6             | 34            |
| Interim Inc                | 11           | 2.6             | 29            |
| Sunbay                     | 297          | 2.6             | 772           |
| Bayview                    | 225          | 2.6             | 585           |
| <b>Estimated Subtotal:</b> | <b>4,538</b> |                 | <b>11,047</b> |
| <b>CSUMB beds</b>          |              |                 | <b>1,832</b>  |
| <b>Estimated Total:</b>    |              |                 | <b>12,879</b> |

**Job Creation Monitoring**

Section 3.11.5.4(c) of the BRP provides that FORA will incorporate job creation reports into its annual report. During FY 12-13, FORA completed a job survey, which estimates a total of 3,306 full time jobs and 1,591 part time jobs on former Fort Ord. Table 4 (following page) shows the job survey results. With the assumption that two part time jobs is roughly equal to 1 full time job, there are an estimated 4,101 equivalent full time jobs on former Fort Ord. With a current estimate of 4,476 residential units, the estimated jobs/housing balance at former Fort Ord is 0.92 jobs/dwelling unit. Page 92 of the BRP, projects an overall jobs/household ratio of 2.06 for the plan.

Based on the development entitlements receiving consistency determinations in FY 12-13 (Rockrose Gardens Assisted Living and Veterans Affairs Monterey Health Care Center), it is anticipated that approximately 300 new jobs will be generated within the next two years.

**Table 4—FY 12-13 Former Fort Ord Job Survey Results**

| Employer                                              | FT  | PT   | Students/Vols |
|-------------------------------------------------------|-----|------|---------------|
| Alliance residential                                  | 38  |      |               |
| Arcadis                                               | 50  | 4    |               |
| BLM                                                   | 11  | 1    |               |
| Builders Exchange                                     |     | 2    |               |
| California Dept. Of Parks and Rec.                    |     | 30   |               |
| Chartwell School                                      | 26  | 12   | 80            |
| Christine Marie's Star Riders (2006, volunteers only) |     |      | 30            |
| Creegan & D'Angelo                                    |     | 2    |               |
| CSUMB                                                 | 655 | 1083 | 5485          |
| Defense Manpower Data Center                          | 711 |      |               |
| DLI Staff                                             | 690 |      |               |
| Don Chapin batch plant on CSUMB                       | 5   |      |               |
| East Garrison                                         |     | 117  |               |
| FORA                                                  | 14  | 1    | 2             |
| Goodwill Industries (Shoreline)                       | 2   | 4    |               |
| Homeless Coalition                                    | 2   |      |               |
| Interim, Inc. Shelter Cove, Sandy Shores              | 7   | 8    |               |
| Las Animas, concrete                                  | 11  | 4    |               |
| Marina Airport                                        | 2   |      |               |
| Marina Coast Water District                           | 33  |      | 3             |
| Marina Community Partners                             | 5   |      |               |
| Marina Dunes shopping center                          | 501 |      |               |

|                                              |              |              |              |
|----------------------------------------------|--------------|--------------|--------------|
| Marina Equestrian Facility                   |              |              | 46           |
| MidPen Housing Affordable Apts               | 68           | 79           | 147          |
| MIRA                                         | 4            | 3            | 7            |
| Monterey College of Law                      | 7            | 20           | 5            |
| Monterey County CID building                 | 37           |              |              |
| Monterey Peninsula College                   | 4            | 93           |              |
| Monterey Salinas Transit                     | 24           |              |              |
| MPUSD                                        | 27           | 9            |              |
| Tricord                                      | 12           | 10           |              |
| Forno Bravo                                  | 22           | 1            |              |
| Ross Roofing                                 | 5            |              |              |
| Pemcon Inc.                                  | 12           | 2            |              |
| North Tree Fire                              | 2            | 1            |              |
| Ord Market                                   | 2            | 7            |              |
| Seaside Golf Courses (Black Horse & Bayonet) | 80           | 21           |              |
| Seaside Resort Development, LLC              | 2            | 40           |              |
| Shelter Outreach Plus                        | 22           |              |              |
| UCMBEST                                      | 66           |              |              |
| Veterans Admin Clinic                        | 80           | 10           |              |
| Veterans Transition Center                   | 11           | 1            | 1            |
| Monterey Bay Urgent Care                     | 8            |              |              |
| Peninsula Primary Care                       | 11           |              |              |
| CHOMP                                        | 36.5         | 26           | 2            |
| <b>TOTALS:</b>                               | <b>3,306</b> | <b>1,591</b> | <b>5,808</b> |

# Reports From the Jurisdictions

## California State University Monterey Bay (CSUMB)

### Demolition

- 25 military structures demolished
- 2 hammerhead : handles (in progress)

### Transportation Improvements

#### Information:

- Website Clearinghouse for Transportation Options - TRIPwise. [CSUMB.EDU/trip](http://CSUMB.EDU/trip)
- Facebook Social Media page for TRIPwise outreach <https://www.facebook.com/pages/TRIPwise-at-Cal-State-Monterey-Bay/134305713287849>
- The TRIPwise NOOK transportation information and trip planning center, Mountain Hall Suite A.

#### Traffic calming:

- Measures implemented along Inter-Garrison Road, 7th Avenue, Divarty Street and A Streets. Included speed lumps, directional signage, radar speed signs, stop sign removal, and safety zone. <http://fmp.csUMB.edu/news/2012/nov/20/campus-traffic-calming>  
<http://news.csUMB.edu/news/2012/nov/26/traffic-calming-measures-start-january>

#### Bicycle Transportation:

- a. Bike Map, Bike Bunker and Bike Boulevards: <http://transportation.csUMB.edu/biking>, and <http://otter-realm.net/article/campus-cyclists>. Created/updated CSUMB Community Bike Map. Received grant and constructed indoor bike parking facility – Bike Bunker. Created 3.8 mile bike boulevard network with shar-row lane treatments, signage, and bike and pedestrian safety overlay zone using signage at campus entrances. Bike boulevard network creates linkages with existing Class I and II bikeways.
- b. Bike Racks and Lockers: Obtained grants for new bike racks. Increases bike parking on campus by 30 percent. Moved bike racks on campus to locations in need. Conducted bike infrastructure usage study - hourly usage of bike racks on entire campus throughout day.

### Public Transit:

- a. Covered Transit Shelters: Installed two covered transit shelters on campus at locations with most bus boardings and bus route services (Library and AVC). There are now only two covered bus stops on main campus.
- b. Bus Schedules: Created smart phone app for bus schedules and bus stop locations. Installed real-time bus arrival display at Library Stop. Also, increased number of locations on campus where bus schedules are available (Res Life office, University Center, Student Center, Alumni Visitor Center, the new TRIPwise NOOK information center).
- c. New bus lines (and weekend service) added including Line 25 (CSUMB-Salinas), Line 26 (CSUMB-East Campus), and starting in August, Line 27 (CSUMB-Marina).
- d. Videos: Line 16 promotional video and campus shuttle promotional video.
- e. UPASS: Since 2011, provided unlimited public transit pass for all students and employees.

### Ridesharing:

Rideshare Month: Special internal campaign and promotions resulted in CSUMB being top participant in tri-county region for rideshare month.

### Renovation

- Otter Express/building 14 remodel (in progress)

### Planning

- Business Information Technology building design
- Climate Action Plan <http://sustainability.csUMB.edu/campus-sustainability-committee>

### Current Enrollment

[http://iar.csUMB.edu/sites/default/files/47/attachments/files/erss\\_enrollment\\_fast\\_facts\\_2124.pdf](http://iar.csUMB.edu/sites/default/files/47/attachments/files/erss_enrollment_fast_facts_2124.pdf)

*(CSUMB continued)*

### **Additional Project Details**

#### **Otter Express (Building 14):**

This 6,762 GSF building was one of the original Fort Ord structures that was minimally renovated for occupancy. The University Corporation currently leases this building as a limited alternative food service facility to the dining commons, mainly for take-out dining. There is currently a food service area, a small area for eating, office areas for the food service provider, and a conference room. In order to make effective use of limited campus space, the University Corporation proposes to remove most of the interior walls and increase the dining capacity to approximately 145. The exterior walls will have new window openings to bring as much natural light into the space as possible. Skylights will also infuse the food serving areas as well as the dining areas with natural light. Office areas will be relocated and restrooms will be moved and enlarged to comply with ADA and code standards. Mechanical and electrical systems will be updated with new light fixtures, and all interior rooms will receive new surface treatments.

#### **Campus Demolition 2013**

The demolition work will consist of the abatement and demolition of 25 surplus military structures, located in the area west of the intersection of 8th Street Cutoff and 6th Avenue and the three-story portion of Hammerheads 4582 and 4584 (Buildings 45 and 46). This will be the first time that we will be demolishing structures that are much closer to occupied buildings and will require separating the occupied one-story portion from the unoccupied three-story structure.

#### **Inter-Garrison Sidewalk**

Work will consist of the installation of curb/gutter and sidewalk along Inter-Garrison Road from 5<sup>th</sup> Avenue to the existing raised crosswalk from North Quad since there are none in parts of the south side of the street. It will include a sidewalk on the west side of 5<sup>th</sup> Avenue from Inter-Garrison to Divarty Street to make a better connection from the Visual and Public Arts building to the main campus and Library. In addition, there will be lighting installed along Inter-Garrison Road from 5<sup>th</sup> Avenue to 4<sup>th</sup> Avenue, and along 5<sup>th</sup> Avenue from Inter-Garrison to Divarty Street, in coordination with the new sidewalk project.

### **Business Information Technology (BIT or Academic II)**

The design for the next new academic building housing the Information Technology and Communications Design (ITCD) and the School of Business has been completed and is in the agency approval stage. The 58,000 square foot building will consist of classrooms, labs and faculty offices that will be situated immediately west of the Tanimura and Antle Family Memorial Library on Divarty Street. The project site is currently a paved, surface parking lot. This is the second building to be constructed on the Crescent, a unifying landscape feature of the campus core that centralizes academic and student activity. We are waiting for construction funding and anticipate construction starting in February 2014.

#### **Additional BIT description**

The design concept for the new Academic II Building is to create a series of linked interior and exterior spaces that provide opportunities for interdisciplinary collaboration and informal social interaction. The design responds to the site in a number of significant ways:

- The structure is massed to shelter outdoor spaces from the wind.
- The building height is limited to three stories and stepped down to one story to engage the nearby library with sheltered outdoor spaces.
- The ground floor spaces are transparent and inviting to users and passersby.
- Durable exterior materials have been selected and applied to withstand a harsh marine environment and support a sustainable design which takes advantage of local climate conditions.
- Colors are derived from the natural environment.



## Monterey Peninsula College (MPC)

MPC's Fort Ord Center is comprised of two primary sites: the Education Center at Marina and the Public Safety Training Center in Seaside.

### Marina Education Center

The mission of MPC's Education Center at Marina is to serve as a gateway to higher education by providing students access to initial basic skills and general education courses, as well as discreet skills training opportunities. In 2012-13, the Marina Education Center continued to grow, both in the number of courses offered and in enrollment. A wide variety of courses are offered, six days a week. Day and evening courses offered at the Center during fall and spring semesters increased by 20% to 171 sections. The number of enrollments for fall and spring semesters in 2012-13 reached a total of 3407, an increase of 467 or 16% over 2011-12.

### Public Safety Training Center in Seaside

The main focus of MPC's Public Safety Training Center (PSTC) in Seaside is to provide a training venue for public safety training programs to meet local and regional needs. MPC's PSTC curriculum is limited to fire, police, and most recently Emergency Medical Technician (EMT) training.

The Fire Academy is an intensive 22-week program that fully prepares recruits for jobs in the fire service. Fire Protection Technology offers a 24-unit Certificate of Achievement which is also entirely applicable to an Associate in Science degree. MPC's Police Academy is provided in partnership with the South Bay Regional Public Safety Training Consortium.

EMT enrollments have been at capacity, and fire and police enrollments are expected to increase as the economy improves and jobs become available. Despite the lingering impacts of the economic recession, the public safety programs showed growth in 2012-13. Day and evening courses offered at the PSTC during fall and spring semesters increased by 26% to 44 sections. The total number of enrollments for fall and spring semesters in 2012-13 was 1031, an increase of 240 or 30% over 2011-12. The Fire Academy had 26 graduates in 2012-13 and 86 EMT Certificates of Training were awarded.

During 2012-13, MPC established a new administrative position, Director, Public Safety Training Center, to oversee the programs. Planning also continued on the MOUT (Military Operations on Urbanized Terrain) and Parker Flats facilities.



MPC Education Center in Marina.

## County of Monterey

- **Fort Ord Recreation and Habitat Area Plan (FORHA)** – Drafting of a trails and open space plan began under the Redevelopment Agency. The County/Successor Agency is working on financing and oversight to refine and finalize that plan. The plan identifies bike and pedestrian trails on County property within the Fort Ord area and links open space/habitat areas with these trails.
- **East Garrison** – Phase I infrastructure has been completed and accepted by the County. Construction of Manzanita Place Apartments (64 units) is nearing completion. 37 building permits for single family homes have been issued and new homes are under construction.
- **Circulation and Traffic Improvements** – Traffic improvements to River Road and Davis Road including new traffic signals have been implemented as part of the East Garrison Development.

Other improvements partially funded using development fees collected by FORA:

- Davis Road bridge south of Blanco Road
- Highway 68 Operational improvements including:
  - San Benancio/Hwy 68
  - Laureless Grade/Hwy 68; and
  - In the near future Corral De Tierra/Hwy 68.

## City of Marina

### Community Development Department Building Division Upcoming Projects

- University Village: Construct 108 unit apartment complex and community center.
- Cinema: Construct 10 screen cinema.
- Rockrose Garden: Construct 21 new affordable apartments with community building.
- AMCAL: Construct student housing -585 bedrooms spread across 3 buildings at California State University, Monterey Bay.
- Veterans Administration Clinic: Construct 3 story, 144,398 square foot clinic.

### Community Development Department Public Works Department Engineering Division

#### ENGINEERING PRIORITY LIST -CIP PROJECTS (FY 12-13) LAST UPDATE: 4/16/2013

- Imjin Pkwy Bike Lane Project Design Roadway widening for Class II Bike Lanes \$2,400,000.00.
- 8th Street Extension Design Roadway Improvements Project \$7,000,000.00.
- Imjin Pkwy -Imjin Rd. to 400'W of 3rd Ave. Design-Roadway Maintenance Project \$126,650.00.
- Imjin (12th) & SB Ramp SR1 -Traffic Signalization Design Traffic Signalization \$400,000.00.

### Community Development Department Planning Division

- Airport Business Park Specific Plan and Tentative Map—The Specific Plan and Tentative Map, being prepared in partnership with UC MBEST Center, will provide for development of ±143 acres of land within the City of Marina. Located on the former Fitzsche Army Airfield site, the plan area consists of ±71 acres owned by the City and ±72 acres owned by UC. The City-owned portion of the plan area consists of the 18.9-acre Business Aviation Reserve and 52.2-acre Business Park areas.
- The Specific Plan will prescribe policies and standards to facilitate economic recovery through the attraction of employment and private investment, infrastructure improvements, and development of both the UC MB-

EST Central North Campus and City-owned portion of the plan area, with land uses compatible with airport operations. For City-owned land, the tentative map will include large lots for future developers who wish to construct buildings for large industrial uses.

- Veterans Affairs Marina Health Care Clinic—Conditional Use Permit, Design Review and Addendum to Dunes EIR for a ±150,000 square foot Veterans Affairs Monterey Health Care Center located on a 14.31 acre project site within the Dunes on Monterey Bay Specific Plan area.
- AMCAL's Promontory @ CSUMB, Marina, CA—Zone Change, Specific Plan and MND for demolition of Building 4900 and other buildings and construction of three, four-story purpose-built buildings that would house 175 one-, two-, three- and four-bedroom dormitory units, for a total of 583 bedrooms. The central building would also contain a 1,000 square foot leasing office and a 4,600 square foot community center containing a mail room, computer lab/business center, clubhouse and fitness area located on a ±8 acre parcel at the intersection of Imjin Rd and 8th Street.
- LDS Church at Cypress Knolls

### Successor Agency/Redevelopment Dissolution

- The City successfully implemented the dissolution of the former Redevelopment Agency during Fiscal Year 2011-12 and to date, the ongoing administration of the dissolution process has resulted in minimal negative fiscal impact to the City's general fund.

### Economic Development Department

#### Dunes

- Retail Center—378,000 sf of retail space was built in 2007-08 which brings in approximately \$800,000 in sales tax to the City annually and provides approximately 750 jobs. In late 2012, Party City opened in the retail center, leaving only one small space remaining for lease (between REI and Famous Footwear).
- University Village Apartments—Sold land to and approved plans for South County Housing to develop and build 108 apartments that will be affordable to low and very low income families in our community. They broke ground in March and apartments should be available for rent by spring/summer 2014.
- Cinemark—Plans were submitted and approved by the City for Cinemark to begin construction on a multiple screen movie theater. It is anticipated that the theater would be complete by summer 2014.

*(City of Marina continued)*



- Shea Properties Retail Buildings near theater—Plans were submitted and approved for two approximately 15,000 sf retail buildings to be built near the proposed movie theater. Shea is marketing the buildings and anticipates more interest once Cinemark breaks ground on the theater.
- Veteran’s Administration Clinic -The site location within the Dunes was selected by the VA Clinic after review of several locations in the area. The VA’s architect received planning approvals from the City in order to put out an Request for Proposal for a developer. We anticipate that the VA will select its developer in July 2013, and have the clinic open mid-year in 2015.
- Transferred Land for Future Hotel -The City has worked with FORA on the transfer of approximately 5 additional acres where the former FORA offices were located. The land will shortly be owned by the City and will be available under the Dunes Disposition and Development Agreement (DDA) for a future large 400-room hotel.
- CHOMP –Because the Community Hospital of Monterey Peninsula (CHOMP) has been so successful in its current location within the Dunes, they have contacted the City to begin moving into Phase 2 of the development.

**Marina Heights**

- Marina Heights Residential –All improvements for the first 299 units are in and the developer is actively looking for a vertical builder. The project proposes to build 1,050 residential units of all housing types on 248 acres.

**Infill Properties**

- Church of Jesus Christ of Latter-day Saints –City has entered into an Exclusive Negotiating Agreement (ENA) with the Church of Jesus Christ of Latter-day Saints for the sale of approximately 7 acres located on the former baseball field within the Cypress Knolls area for the development of a new church. On average, it takes approximately 18 months to complete entitlements and negotiations in order to begin construction.
- Rockrose Gardens –Interim Inc., a local developer of affordable and housing for people with disabilities, is proposing to build 20 units of permanent supportive housing for people with psychiatric disabilities. Interim is coordinating seven funding sources to close escrow in August 2013. They expect to begin demolition and construction also upon closing.
- Promontory at CSUMB –Student Housing by AMCAL– City and AMCAL have been working through the entitlement process to sell an +8.5-acre parcel to AMCAL to provide 175 units of student housing for CSUMB students. The entitlements and DDA are nearly ready for City Council approval in early summer. The parties



anticipate that the student housing could be open for the Fall 2014 school year.

**Property Management of City-owned Housing**

- Abrams Park –The City continues to provide a mix of market and affordable housing for 192 families. Interior and exterior upgrades such as an exterior painting project are underway.

**Other Economic Development Property Interests**

- Continue to show properties and discuss various parties’ interests in leasing and selling land owned by the City such as: various buildings at the airport, buildings

*(City of Marina continued)*

on the City's recreation parcels (Naval Postgraduate School sites), land located both at the proposed business park at the airport, and other locations in the City such as the corner of Imjin Rd and Reservation.

**Airport Leasing**

- Executed 20-year Lease for Airport Building to Light & Motion –After a couple of years of working together and with the FAA, the City has executed a lease with Light & Motion, a local manufacturer of LED lighting for sports applications such as cycling, scuba diving and camping. The company will begin renovating an old 27,000 sf building at the airport in July and plans to move in by December 2013. It is very exciting to keep a large manufacturing company with 50 employees in the area, and especially for them to move into Marina.
- Renewed 10-year lease with CIRPAS, Department of the Navy—for nearly 65,000 sf building in which the US Naval Postgraduate School, Monterey, Center for Interdisciplinary Remotely Piloted Aircraft Study (CIRPAS) operates air and ground-based vehicles used to conduct atmospheric and oceanographic scientific research and activities involving the operation of Unmanned Aerial Vehicles.
- Executed 3-year lease with California Fish and Wildlife—for a 7,200 sf building. They were asked to vacate a building they had been using for years on the CSUMB campus and asked to utilize one of the buildings on the Marina Municipal Airport.

**Marina / Fort Ord***Projects Completed:*

- \$3.0M: Dunes Phase I
- \$1.2M: Salinas Valley Memorial property
- \$2.0M: Imjin Office Developments (MCWD, Carpenters, Builders Exchange)

*10% complete:*

- The Dunes Shopping Center

*Not built:*

- 1237 homes
- 1.2M sq ft office/retail
- 20 acres parks

**Marina Municipal Airport/UCMBEST**

Approximately \$20M invested for infrastructure includes two business parks and thousands of jobs here.

- First Phase Village Promenade Retail and Restaurants
- Pad Restaurant

**City of Monterey**

End of June, 2013, the Monterey City Council directed staff to prepare an exclusive negotiating agreement with Donald B Orosco Development Company (DBO) for City Council consideration within the next 120 days for the purchase and development of approximately 100 acres of City-owned property on former Fort Ord. An appraisal of the property will also be prepared during this time period.

The City Council action is consistent with the City Council's Value Driver that ensures "a level of economic vitality sufficient to support our quality of life and municipal infrastructure requirements (both physical and human)."

In 2012, the City circulated a Request for Qualifications to a list of over 400 members of the development and real estate communities.

DBO proposes to purchase the City's 102.8 acres of EDC parcels and develop light industrial/business park uses that continue the character of Ryan Ranch, consistent with the Base Reuse Plan and the Monterey General Plan. The vision of this proposal is to build upon Auto Week and the proximity of the Mazda Raceway Laguna Seca by catering specifically to the automobile enthusiast and creating a year-round automotive destination. Other proposed uses include broader offerings such as commercial and medical office space and storage facilities, recreational uses, sound stages that enable television and film production, food venues, and an adult day healthcare center.



**FORT ORD REUSE AUTHORITY  
WATER/WASTEWATER OVERSIGHT COMMITTEE  
REGULAR MEETING MINUTES**

Wednesday, May 7, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

**1. CALL TO ORDER**

FORA Executive Officer Michael A. Houlemard, Jr. called the meeting to order at 10:30 a.m. The following were present:

Committee Members:

Mike Lerch, CSUMB  
Rick Reidl, City of Seaside  
Graham Bice, UCMBEST  
Tim O'Halloran, City of Seaside  
Dirk Medema, Monterey County  
Carl Holm, Monterey County  
Elizabeth Caraker, City of Monterey

Others Present:

Brian Lee, MCWD  
Patrick Breen, MCWD  
Kelly Cadiente, MCWD  
Bob Schaffer  
Wendy Elliot, MCP  
Pierce Rossum, Carollo  
Doug Yount, ADE  
Jim Fletcher, East Garrison  
Kathleen Lee, Monterey County  
Vicki Nakamura, MPC  
Ellen Martin, EPS  
David Zehnder, EPS

FORA Staff:

Michael Houlemard  
Crissy Maras  
Jonathan Garcia

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**3. PUBLIC COMMENT PERIOD**

None.

**4. APPROVAL OF MEETING MINUTES**

**a. April 30, 2014 WWOC Meeting Minutes**

The April 30, 2014 WWOC meeting minutes were unanimously approved.

**5. OLD BUSINESS**

**a. FY 2014/15 Ord Community Budget – Recommendation to FORA Board**

The agenda incorrectly identified this item as the FY 2013/14 budget. FORA Executive Officer Houlemard noted that the Committee had been reviewing the FY 2014/15 budget since March and confirmed that Committee members were aware that the FY 2014/15 budget was the document before them today.

Marina Coast Water District (MCWD) Interim General Manager Brian Lee provided a presentation outlining the FY 2014/15 Ord Community budget and proposed rate/capacity charge increases. It was noted that the Ord Community cost center is proposing to borrow \$1M from the central Marina cost center to remain "whole" and that rate increases are being proposed over the next five years.

Pierce Rossum, Carollo Engineers, provided a presentation and explained capacity charge calculations.

Committee members suggested formatting and material edits to both presentations. The Committee thought that it was important to schedule the first joint FORA/MCWD Board meeting after the

scheduled May 19<sup>th</sup> Prop. 218 hearing. Mr. Rossum requested that any additional questions or budget concerns be clearly stated so they could be addressed.

6. **NEXT MEETING – May 14, 2014 (if necessary)**

The next WWOC meeting was scheduled for May 21, 2014, immediately following the Administrative Committee meeting.

7. **ADJOURNMENT**

Mr. Houlemard adjourned the meeting at 11:55 a.m.

*Minutes prepared by Crissy Maras, Grants and Contracts Coordinator*

**Ord Community Water/Wastewater Systems**

**Proposed Compensation Plan**

**For FY 2014-2015**

**Presented to**

**Fort Ord Reuse Authority**

**Water Wastewater Oversight Committee**

**April 30, 2014**

**by**

**Marina Coast Water District**







## Draft FY 2014-2015 Ord Community Service Area Compensation Plan Summary

Introduction. This summary provides an overview of the FY 2014-2015 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 and the Ord Community systems. 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 of the District – 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 2012-2013) audited expenditure figures. The assigned percentages are calculated as follows:

| Cost Center  | FY 2012-2013 Operating Costs <sup>1</sup> | Allocation % |
|--------------|-------------------------------------------|--------------|
| Marina Water | \$2,135,956                               | 29%          |
| Marina Sewer | \$590,125                                 | 8%           |
| Ord Water    | \$3,780,430                               | 52%          |
| Ord Sewer    | \$810,796                                 | 11%          |
| <b>TOTAL</b> | <b>\$7,317,307</b>                        | <b>100%</b>  |

<sup>1</sup>Total Operating Expenses less depreciation/amortization. Recycled Water operating expenses are included in Ord Water cost center for % allocation purposes.

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. 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 included recommendations to increase residential water and wastewater rates for all years addressed in the Study, however, the recommended rates for FY 2013/2014 were not implemented. In order to meet operating and capital needs of the of the Ord Community systems, this compensation plan includes residential rate increases of 22.3% for water and 7.8% for wastewater.

The 2013 Study also recommended increases to the Capacity Charges for both the water and wastewater systems however; the District conducted further analyses on the recommended increases which resulted in a lower increase than recommended in the Study.

Cost Centers:

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

Assumptions:

- Total Revenues:
  - Ord Community Water \$9.809 million
    - Operating Revenue \$6.423 million
    - Capacity Charges \$1.922 million
    - Capital Surcharge and Other Non-Operating \$0.333 million
    - Funding Source to be Obtained \$1.131 million
  - Ord Community Wastewater Collection \$3.027 million
    - Operating Revenue \$1.943 million
    - Capacity Charges \$0.668 million
    - Capital Surcharge and Other Non-Operating \$0.099 million
    - Funding Source to be Obtained \$0.317 million
- Total Expenses:
  - Ord Community Water \$9.239 million
    - Operating (including payments to Land Use Jurisdictions/FORA) \$5.502 million
    - CIP Projects and General CIP \$1.769 million
    - Seaside Land Transfer \$1.007 million
    - Debt Service (Principal Only) \$0.868 million
    - FORA Lease Agreement \$0.093
  - Ord Community Wastewater Collection \$2.325 million
    - Operating (including payments to Land Use Jurisdictions/FORA) \$1.322 million
    - CIP Projects and General CIP \$0.687 million
    - Debt Service (Principal Only) \$0.296 million
    - FORA Lease Agreement \$0.020

Ord Community Water Rates (monthly):

|                                 | FY 2013-2014 | July 1, 2014 | January 1, 2015 |
|---------------------------------|--------------|--------------|-----------------|
| Meter Service Charge            | \$17.11      | \$28.96      | \$31.48         |
| First Tier (0-8 hcf)            | 2.33         | 2.22         | 2.60            |
| Second Tier (8-16 hcf)          | 3.27         | 3.40         | 3.98            |
| Third Tier (16+ hcf)            | 4.22         | 4.59         | 5.37            |
| Average Monthly bill (13 units) | \$52.10      | \$63.72      | \$72.18         |
| Flat Rate Billing               | 84.34        | 112.65       |                 |

Ord Community Wastewater Collection Rates (monthly):

|                                 | FY 2013-2014 | July 1, 2014 | January 1, 2015 |
|---------------------------------|--------------|--------------|-----------------|
| Monthly Flat Fee Bill per 1 EDU | \$25.56      | \$26.49      | \$27.55         |

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 \$8,010 per EDU
- Ord Community Wastewater Collection Capacity Charge \$3,322 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 new customers connecting to the system after June 30, 2005 and before July 1, 2014.

Annual Capital Improvement Programs:

- Ord Community Water \$1.575 million
- Ord Community Wastewater Collection \$0.646 million

District Staffing:

The proposed plan supports a staff of 35 positions.

- Support for a staff of 35 positions:
  - Administration – 11
  - 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 sometime in 2014. A Sphere of Influence application could begin immediately afterward.

**ORD COMMUNITY  
WATER & WASTEWATER SYSTEM  
RATES, FEES and CHARGES  
FY 2014 - 2015  
Effective July 1, 2014 and January 1, 2015**

|                                                             | <u>July 1, 2014</u>   | <u>January 1, 2015</u> |
|-------------------------------------------------------------|-----------------------|------------------------|
| <b>Water Consumption Charge</b>                             |                       |                        |
| 0 - 8 hcf First Tier                                        | 2.22 per hcf          | 2.60 per hcf           |
| 8 - 16 hcf Second Tier                                      | 3.40 per hcf          | 3.98 per hcf           |
| 16+ hcf Third Tier                                          | 4.59 per hcf          | 5.37 per hcf           |
| Monthly Capital Surcharge (Connections after June 30, 2005) | 20.00 per EDU         | 20.00 per EDU          |
| Flat Rate                                                   | 98.36 per unit        | 112.65 per unit        |
| <b>Monthly Minimum Water Charges</b>                        |                       |                        |
| <u>Size</u>                                                 | <u>Fee</u>            | <u>Fee</u>             |
| 5/8" or 3/4"                                                | 28.96 per month       | 31.48 per month        |
| 1"                                                          | 45.18 per month       | 49.11 per month        |
| 1 1/2"                                                      | 72.21 per month       | 78.49 per month        |
| 2"                                                          | 104.64 per month      | 113.74 per month       |
| 3"                                                          | 180.37 per month      | 196.05 per month       |
| 4"                                                          | 288.45 per month      | 313.52 per month       |
| 6"                                                          | 558.75 per month      | 607.31 per month       |
| 8"                                                          | 1,099.66 per month    | 1,195.24 per month     |
| <b>Monthly Minimum Sewer Charges</b>                        |                       |                        |
| Monthly Wastewater Charge                                   | 26.49 per EDU         | 27.55 per EDU          |
| Monthly Capital Surcharge (Connections after June 30, 2005) | 5.00 per EDU          | 5.00 per EDU           |
| <b>Temporary Water Service</b>                              |                       |                        |
| Meter Deposit Fee                                           | 650.00                | 650.00                 |
| Hydrant Meter Fee (Set/Remove Fee)                          | 140.00 one time fee   | 140.00 one time fee    |
| Hydrant Meter Fee (Relocate Fee)                            | 140.00 per occurrence | 140.00 per occurrence  |
| Minimum Monthly Service Charge                              | 82.24 per month       | 82.24 per month        |
| Estimated Water Consumption Deposit                         | 1,100.00 minimum      | 1,100.00 minimum       |
| <b>Private Fire Meter Charge</b>                            |                       |                        |
| <u>Size</u>                                                 | <u>Fee</u>            | <u>Fee</u>             |
| 5/8" or 3/4"                                                | 1.69 per month        | 1.83 per month         |
| 1"                                                          | 4.90 per month        | 5.33 per month         |
| 1 1/2"                                                      | 10.44 per month       | 11.35 per month        |
| 2"                                                          | 18.78 per month       | 20.41 per month        |
| 3"                                                          | 30.34 per month       | 32.97 per month        |
| 4"                                                          | 64.65 per month       | 70.26 per month        |
| 6"                                                          | 187.79 per month      | 204.11 per month       |
| 8"                                                          | 400.18 per month      | 434.96 per month       |
| <b>Capacity Charges</b>                                     |                       |                        |
| Water                                                       | \$8,010.00 per edu    | \$8,010.00 per edu     |
| Sewer                                                       | \$3,322.00 per edu    | \$3,322.00 per edu     |

**MARINA & ORD COMMUNITY  
WATER & WASTEWATER SYSTEM  
RATES, FEES and CHARGES  
FY 2014 - 2015  
Effective July 1, 2014**

|                                                                |                   |
|----------------------------------------------------------------|-------------------|
| General Manager                                                | \$143.00 per hour |
| Deputy General Manager/District Engineer                       | \$128.00 per hour |
| Director of Administrative Services                            | \$96.00 per hour  |
| Capital Projects Manager                                       | \$82.00 per hour  |
| Projects Manager                                               | \$89.00 per hour  |
| Associate Engineer                                             | \$79.00 per hour  |
| Assistant Engineer                                             | \$65.00 per hour  |
| Engineering Administrative Assistant                           | \$56.00 per hour  |
| Lab Supervisor                                                 | \$77.00 per hour  |
| O&M Superintendent                                             | \$94.00 per hour  |
| O&M Supervisor                                                 | \$90.00 per hour  |
| Operations & Maintenance System Operator 3                     | \$68.00 per hour  |
| Operations & Maintenance System Operator 2/Backflow Specialist | \$68.00 per hour  |
| Operations & Maintenance System Operator 2                     | \$67.00 per hour  |
| Operations & Maintenance System Operator 1                     | \$49.00 per hour  |
| Conservation Specialist                                        | \$55.00 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>Meter Installation 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.<br>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<br>FY 2011-2012 | Actual<br>FY 2012-2013 | Adopted<br>FY 2013-2014 | Estimated<br>FY 2013-2014 | Proposed<br>FY 2014-2015 | BUD vs BUD<br>% | BUD vs EST<br>% |
|-----------------------------------------------------|------------------------|------------------------|-------------------------|---------------------------|--------------------------|-----------------|-----------------|
| <b>Number of water services</b>                     |                        |                        |                         |                           |                          |                 |                 |
| # Flat Rate Customers                               | 1,200                  | 1,200                  | 1,100                   | 764                       | 764                      |                 |                 |
| # Metered Customers                                 | 2,808                  | 2,808                  | 2,908                   | 3,087                     | 3,092                    |                 |                 |
| <b>Total Customers</b>                              | <b>4,008</b>           | <b>4,008</b>           | <b>4,008</b>            | <b>3,851</b>              | <b>3,856</b>             |                 |                 |
| <b>Annual Water Usage (in AF)</b>                   |                        |                        |                         |                           |                          |                 |                 |
| Metered use                                         | 1,650                  | 1,650                  | 1,800                   | 1,926                     | 1,926                    |                 |                 |
| Unmetered use / Losses                              | 800                    | 800                    | 770                     | 430                       | 430                      |                 |                 |
| <b>Total Water Usage</b>                            | <b>2,450</b>           | <b>2,450</b>           | <b>2,570</b>            | <b>2,356</b>              | <b>2,356</b>             |                 |                 |
| <b>Monthly Service Charges</b>                      |                        |                        |                         |                           |                          |                 |                 |
| Flat Rate Billing                                   | \$80.40                | \$80.40                | \$88.56                 | \$88.56                   | \$112.65                 |                 |                 |
| Metered Service Charge - 3/4" Meter                 | \$16.31                | \$16.31                | \$17.97                 | \$17.97                   | \$31.48                  |                 |                 |
| <b>Monthly Quantity Rates</b>                       |                        |                        |                         |                           |                          |                 |                 |
| Tier 1 (0-8 hcf)                                    | \$2.22                 | \$2.22                 | \$2.45                  | \$2.30                    | \$2.60                   |                 |                 |
| Tier 2 (8 - 16 hcf)                                 | \$3.12                 | \$3.12                 | \$3.43                  | \$3.27                    | \$3.68                   |                 |                 |
| Tier 3 (16+ hcf)                                    | \$4.02                 | \$4.02                 | \$4.43                  | \$4.22                    | \$5.37                   |                 |                 |
| Monthly Capital Surcharge (per EDU)                 | \$20.00                | \$20.00                | \$20.00                 | \$20.00                   | \$20.00                  |                 |                 |
| <b>Annual Revenue Calculations</b>                  |                        |                        |                         |                           |                          |                 |                 |
| Flat Rate Accounts                                  | 1,121,129              | 1,065,214              | 1,177,545               | 997,236                   | 967,270                  | -17.9%          | -3.0%           |
| Metered Accounts                                    | 3,196,497              | 3,257,395              | 3,021,466               | 3,487,695                 | 4,238,977                | 40.3%           | 21.5%           |
| Other Water Sales                                   | 881,793                | 522,634                | 915,000                 | 972,399                   | 1,006,500                | 10.0%           | 3.5%            |
| Fire System Charge                                  | 0                      | 0                      | 0                       | 0                         | 141,964                  | 0.0%            | 0.0%            |
| Other Fees & Charges                                | 185,273                | 180,271                | 59,500                  | 235,112                   | 68,670                   | 15.4%           | -70.8%          |
| <b>A Total Operating Revenue</b>                    | <b>\$5,384,692</b>     | <b>\$5,025,514</b>     | <b>\$5,173,511</b>      | <b>\$5,692,442</b>        | <b>\$6,423,381</b>       | <b>24.2%</b>    | <b>12.8%</b>    |
| B Capacity Charges (Based on \$8,010 per EDU)       | 472,476                | 109,042                | 50,000                  | 1,551,894                 | 1,922,400                | 374.8%          | 23.9%           |
| C Capital Surcharge Revenue                         | 81,874                 | 85,581                 | 80,000                  | 109,120                   | 110,000                  | 37.5%           | 0.8%            |
| D Bond Revenue                                      | 25,675                 | 25,534                 | 22,580                  | 0                         | 25,200                   | 11.6%           | #DIV/0!         |
| E Grant Revenue                                     | 1,185,312              | 11,680                 | 0                       | 0                         | 0                        | 0.0%            | #DIV/0!         |
| F Non-operating Revenue (Including Interest Income) | 195,863                | 196,655                | 90,540                  | 184,666                   | 197,723                  | 118.4%          | 7.1%            |
| G Funding Source to be Obtained                     |                        |                        |                         | 150,000                   | 1,131,200                |                 |                 |
| <b>TOTAL REVENUE (A through G)</b>                  | <b>\$7,345,892</b>     | <b>\$5,454,006</b>     | <b>\$5,416,631</b>      | <b>\$7,688,122</b>        | <b>\$9,809,904</b>       | <b>81.1%</b>    | <b>27.6%</b>    |
| H Operating Expenditures                            | 3,819,212              | 4,430,826              | 4,543,060               | 4,816,942                 | 5,170,688                | 13.8%           | 7.3%            |
| I CIP Projects                                      | 3,804,699              | 457,376                | 611,250                 | 219,450                   | 1,574,764                | 157.6%          | 617.6%          |
| J Seaside Land Transfer                             | 881,793                | 522,634                | 915,000                 | 972,399                   | 1,006,500                | 10.0%           | 3.5%            |
| K General Capital Outlay                            | 84,144                 | 47,990                 | 159,940                 | 49,519                    | 194,707                  | 21.7%           | 293.2%          |
| L Debt Service                                      | 682,500                | 656,931                | 656,931                 | 612,500                   | 867,500                  | 32.1%           | 41.6%           |
| M FORA Lease Agreement                              | 82,243                 | 89,719                 | 0                       | 89,719                    | 93,308                   | 0.0%            | 4.0%            |
| N Capital Replacement Reserve Fund                  | 200,000                | 200,000                | 200,000                 | 200,000                   | 0                        | -100.0%         | -100.0%         |
| O <u>Payments to Land Use Jurisdictions/FORA</u>    |                        |                        |                         |                           |                          |                 |                 |
| Reimb. to Land Use Agencies                         | 38,120                 | 33,160                 | 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                              | 116,752                | 218,700                | 250,000                 | 233,259                   | 236,000                  | -5.6%           | 1.2%            |
| Mmbrshp on FORA Bd. of Directors                    | 37,000                 | 37,000                 | 37,000                  | 37,000                    | 37,000                   | 0.0%            | 0.0%            |
| <b>TOTAL EXPENDITURES (H through M)</b>             | <b>\$9,771,463</b>     | <b>\$6,719,336</b>     | <b>\$7,432,181</b>      | <b>\$7,288,827</b>        | <b>\$9,239,467</b>       | <b>24.3%</b>    | <b>26.8%</b>    |
| <b>TRANSFER FROM/(TO) RESERVES</b>                  | <b>\$2,425,571</b>     | <b>\$1,265,330</b>     | <b>\$2,015,550</b>      | <b>(\$399,295)</b>        | <b>(\$570,437)</b>       |                 |                 |
| <b>NET REVENUE</b>                                  | <b>\$0</b>             | <b>\$0</b>             | <b>\$0</b>              | <b>\$0</b>                | <b>\$0</b>               |                 |                 |

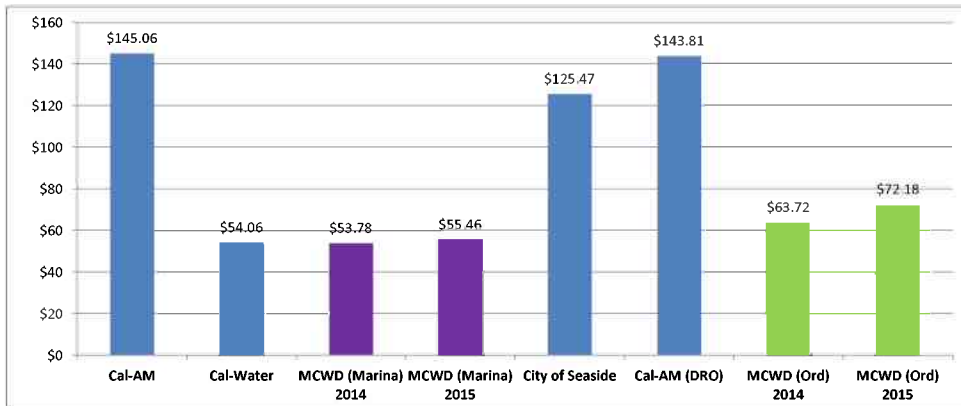
MONTHLY WATER RATES FOR REGION SURROUNDING THE ORD COMMUNITY

HCF = 100 cubic feet

| TYPE OF FEE                                                                                  | CAL-AM <sup>1</sup> | California Water Service Company <sup>2</sup> | Proposed MCWD City of Marina <sup>3</sup> | Proposed MCWD City of Marina <sup>4</sup> | Seaside Mun. Water <sup>2</sup> | City of Del Rey Oaks (Cal-Am) <sup>1</sup> | Proposed MCWD Ord Community <sup>3</sup> | Proposed MCWD Ord Community <sup>4</sup> | Median Rates |
|----------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------|-------------------------------------------|-------------------------------------------|---------------------------------|--------------------------------------------|------------------------------------------|------------------------------------------|--------------|
| Quantity Rate per 100 cu.ft.                                                                 |                     |                                               |                                           |                                           |                                 |                                            |                                          |                                          |              |
| 1st tier                                                                                     | \$0.3096            | \$1.9298                                      | \$2.47                                    | \$2.55                                    | \$3.67                          | \$0.3096                                   | \$2.22                                   | \$2.60                                   | \$2.22       |
| 2nd tier                                                                                     | \$0.6193            | \$2.0314                                      | \$2.83                                    | \$2.92                                    | \$7.94                          | \$0.6193                                   | \$3.40                                   | \$3.98                                   | \$2.83       |
| 3rd tier                                                                                     | \$1.2385            | \$2.2752                                      | \$5.00                                    | \$5.15                                    | \$12.87                         | \$1.2385                                   | \$4.59                                   | \$5.37                                   | \$4.59       |
| 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                                       | 800                                       | 400                             | 40                                         | 800                                      | 800                                      | 600          |
| Breakpoint for 2nd tier                                                                      | 80                  | 1,100                                         | 1,600                                     | 1,600                                     | 1,000                           | 80                                         | 1,600                                    | 1,600                                    | 1,100        |
| Breakpoint for 3rd tier                                                                      | 120                 | 1700+                                         | 1600+                                     | 1600+                                     | 2,000                           | 120                                        | 1600+                                    | 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                                   | \$20.46                                   | \$24.54                         | \$14.93                                    | \$28.96                                  | \$31.48                                  | \$20.46      |
| 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                                   | \$55.46                                   | \$125.47                        | \$143.81                                   | \$63.72                                  | \$72.18                                  | \$77.73      |

1. Rates effective as of January 1, 2013.
2. Rates effective as of May 1, 2013.
3. Proposed rates effective as of July 1, 2014.
4. Proposed rates effective as of January 1, 2015.

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





2013 Ord Community Water Consumption vs. Allocation (in Acre Feet per year)

EXHIBIT W-3

| Entity                       | 2012 Consumption | 2013 Consumption | Fort Ord Reuse Plan Allocation (AFY) | % of       |
|------------------------------|------------------|------------------|--------------------------------------|------------|
| <b>OMC</b>                   |                  |                  |                                      |            |
| Nonresidential               | 25               | 28               |                                      |            |
| Residential                  | 228              | 263              |                                      |            |
| Residential (e)              | 377              | 377              |                                      |            |
| Irrigation                   | 39               | 39               |                                      |            |
| <b>Subtotal</b>              | <b>669</b>       | <b>706</b>       | <b>1,577.0 (1) (4)</b>               | <b>45%</b> |
| Construction Water - Army    | 0                | 0                |                                      |            |
| <b>CSUMB</b>                 |                  |                  |                                      |            |
| Main Campus                  | 179              | 197              |                                      |            |
| CSUMB Housing (metered)      | 212              | 210              |                                      |            |
| CSUMB Housing (e)            | 0                | 0                |                                      |            |
| CSUMB Irrigation             | 35               | 35               |                                      |            |
| CSUMB Irrigation (e)         | 0                | 0                |                                      |            |
| <b>Subtotal</b>              | <b>426</b>       | <b>442</b>       | <b>1,035.0</b>                       | <b>43%</b> |
| <b>UC MBEST</b>              | 3                | 1                | 230.0                                |            |
| <b>County</b>                | 9                | 15               | 710.0 (7)                            |            |
| <b>County/State Parks</b>    | 0                | 0                | 45.0                                 |            |
| <b>Cty/Del Rey Oaks</b>      | 0                | 0                | 242.5 (6)(7)                         |            |
| <b>Cty/Monterey</b>          | 0                | 0                | 65.0                                 |            |
| <b>Cty/Marina (Sphere)</b>   | 0                | 0                | 10.0                                 |            |
| <b>Subtotal</b>              | <b>11</b>        | <b>17</b>        | <b>1,302.5</b>                       | <b>1%</b>  |
| <b>Seaside</b>               |                  |                  |                                      |            |
| Golf Course                  | 265              | 457              |                                      |            |
| MPUSD                        | 79               | 103              |                                      |            |
| Brostrom                     | 61               | 64               | 85.0 (4)                             |            |
| Thorson                      | 67               | 64               | 120.0 (3)                            |            |
| Seaside Highlands            | 153              | 170              |                                      |            |
| Monterey Bay Land, LLC       | 0                | 0                | 114.0 (5)                            |            |
| Other                        | 7                | 7                | 693.0 (7)                            |            |
| <b>Subtotal</b>              | <b>632</b>       | <b>865</b>       | <b>1,012.0 (4)</b>                   | <b>86%</b> |
| Construction Water - Seaside | 0                | 0                |                                      |            |
| <b>Marina</b>                |                  |                  |                                      |            |
| Preston/Abrams               | 187              | 182              |                                      |            |
| Airport                      | 5                | 4                |                                      |            |
| Other                        | 65               | 76               |                                      |            |
| <b>Subtotal</b>              | <b>257</b>       | <b>262</b>       | <b>1,325.0 (7)</b>                   | <b>20%</b> |
| Construction Water - Marina  | 8                | 11               |                                      |            |
| <b>Total</b>                 | <b>2,004</b>     | <b>2,303</b>     | <b>6,251.5</b>                       | <b>37%</b> |
| Assumed Line Loss            | 365 (8)          | -10 (8)          | 348.5 (7)                            |            |
| Total Extracted              | 2369             | 2293             |                                      |            |
| Reserve                      | 4231             | 4307             | 0 (7)                                |            |
| <b>Total</b>                 | <b>6600</b>      | <b>6600</b>      | <b>6,600</b>                         |            |

**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<br>Ord Community<br>Water Expenses<br>FY 2011-2012 | Actual<br>Ord Community<br>Water Expenses<br>FY 2012-2013 | Adopted Budget<br>Ord Community<br>Water Expenses<br>FY 2013-2014 | Estimated<br>Ord Community<br>Water Expenses<br>FY 2013-2014 | Proposed Budget<br>Ord Community<br>Water Expenses<br>FY 2014-2015 | BUD vs BUD<br>% CHANGE | BUD vs EST<br>% CHANGE |
|-------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------------|------------------------|------------------------|
| <b>Administration/Management</b>    |                                                           |                                                           |                                                                   |                                                              |                                                                    |                        |                        |
| Personnel                           | \$645,037                                                 | \$843,713                                                 | \$692,801                                                         | \$725,722                                                    | \$900,394                                                          | 30.0%                  | 24.1%                  |
| Expenses                            | \$497,959                                                 | \$628,037                                                 | \$696,100                                                         | \$658,093                                                    | \$743,946                                                          | 6.9%                   | 13.0%                  |
| Insurance                           | \$57,479                                                  | \$58,571                                                  | \$62,000                                                          | \$58,570                                                     | \$65,520                                                           | 5.7%                   | 11.9%                  |
| Legal                               | \$60,681                                                  | \$103,169                                                 | \$15,000                                                          | \$117,891                                                    | \$118,560                                                          | 690.4%                 | 0.6%                   |
| Interest Expense                    | \$1,143,740                                               | \$1,095,565                                               | \$1,072,122                                                       | \$1,075,156                                                  | \$1,046,202                                                        | -2.4%                  | -2.7%                  |
| <b>subtotal</b>                     | <b>\$2,404,896</b>                                        | <b>\$2,729,055</b>                                        | <b>\$2,538,023</b>                                                | <b>\$2,635,432</b>                                           | <b>\$2,874,622</b>                                                 | <b>13.3%</b>           | <b>9.1%</b>            |
| <b>Operations &amp; Maintenance</b> |                                                           |                                                           |                                                                   |                                                              |                                                                    |                        |                        |
| Personnel                           | \$649,492                                                 | \$625,801                                                 | \$796,995                                                         | \$805,598                                                    | \$763,988                                                          | -4.1%                  | -5.2%                  |
| Maintenance Expenses                | \$117,424                                                 | \$229,650                                                 | \$226,900                                                         | \$245,012                                                    | \$282,952                                                          | 24.7%                  | 15.5%                  |
| Power Costs                         | \$402,579                                                 | \$451,870                                                 | \$539,450                                                         | \$589,701                                                    | \$740,500                                                          | 37.3%                  | 25.6%                  |
| Annual Maintenance                  | \$5,352                                                   | \$6,537                                                   | \$50,000                                                          | \$42,018                                                     | \$20,800                                                           | -58.4%                 | -50.5%                 |
| <b>subtotal</b>                     | <b>\$1,174,847</b>                                        | <b>\$1,313,858</b>                                        | <b>\$1,613,345</b>                                                | <b>\$1,682,329</b>                                           | <b>\$1,808,240</b>                                                 | <b>12.1%</b>           | <b>7.5%</b>            |
| <b>Laboratory</b>                   |                                                           |                                                           |                                                                   |                                                              |                                                                    |                        |                        |
| Personnel                           | \$91,122                                                  | \$100,622                                                 | \$107,679                                                         | \$107,071                                                    | \$113,335                                                          | 5.3%                   | 5.9%                   |
| Equipment/Expenses                  | \$29,050                                                  | \$26,807                                                  | \$49,961                                                          | \$42,578                                                     | \$50,900                                                           | 1.9%                   | 19.5%                  |
| Lab Contract Services               | \$8,996                                                   | \$17,860                                                  | \$37,800                                                          | \$36,738                                                     | \$38,608                                                           | 2.1%                   | 5.1%                   |
| <b>subtotal</b>                     | <b>\$129,168</b>                                          | <b>\$145,289</b>                                          | <b>\$195,440</b>                                                  | <b>\$186,387</b>                                             | <b>\$202,843</b>                                                   | <b>3.8%</b>            | <b>8.8%</b>            |
| <b>Conservation</b>                 |                                                           |                                                           |                                                                   |                                                              |                                                                    |                        |                        |
| Personnel                           | \$76,266                                                  | \$81,593                                                  | \$91,320                                                          | \$87,898                                                     | \$97,255                                                           | 6.5%                   | 10.6%                  |
| Expenses                            | \$33,925                                                  | \$32,138                                                  | \$48,460                                                          | \$47,226                                                     | \$63,558                                                           | 31.2%                  | 34.6%                  |
| <b>subtotal</b>                     | <b>\$110,191</b>                                          | <b>\$113,731</b>                                          | <b>\$139,780</b>                                                  | <b>\$135,124</b>                                             | <b>\$160,813</b>                                                   | <b>15.0%</b>           | <b>19.0%</b>           |
| <b>Engineering</b>                  |                                                           |                                                           |                                                                   |                                                              |                                                                    |                        |                        |
| Personnel                           | \$169,798                                                 | \$350,568                                                 | \$337,472                                                         | \$352,999                                                    | \$302,583                                                          | -10.3%                 | -14.3%                 |
| 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%                  |
| <b>subtotal</b>                     | <b>\$216,982</b>                                          | <b>\$442,753</b>                                          | <b>\$402,472</b>                                                  | <b>\$505,968</b>                                             | <b>\$456,170</b>                                                   | <b>13.3%</b>           | <b>-9.8%</b>           |
| <b>Total Operating Expenses</b>     | <b>\$4,036,084</b>                                        | <b>\$4,744,686</b>                                        | <b>\$4,889,060</b>                                                | <b>\$5,145,240</b>                                           | <b>\$5,502,688</b>                                                 | <b>12.6%</b>           | <b>6.9%</b>            |

# **Ord Community Wastewater System**

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

**EXHIBIT WW-1**

|          |                                                   | Actual<br>FY 2011-2012 | Actual<br>FY 2012-2013 | Adopted<br>FY 2013-2014 | Estimated<br>FY 2013-2014 | Proposed<br>FY 2014-2015 | BUD vs BUD<br>% | BUD vs EST<br>% |
|----------|---------------------------------------------------|------------------------|------------------------|-------------------------|---------------------------|--------------------------|-----------------|-----------------|
|          | Estimated # of EDU's                              | 5,794                  | 5,584                  | 5,595                   | 5,631                     | 5,963                    |                 |                 |
|          | Flat Rate Billing per EDU                         | \$24.36                | \$25.56                | \$25.56                 | \$25.56                   | \$27.55                  |                 |                 |
|          | Monthly Capital Surcharge (per EDU)               | \$5.00                 | \$5.00                 | \$5.00                  | \$5.00                    | \$5.00                   |                 |                 |
|          | Annual Revenue - Flat Rate Billing                | 1,693,668              | 1,712,700              | 1,693,559               | 1,727,045                 | 1,933,260                | 14.2%           | 11.9%           |
|          | Other Fees & Charges                              | 12,790                 | 15,078                 | 5,000                   | 78,817                    | 10,000                   | 100.0%          | -87.3%          |
| <b>A</b> | <b>Total Operating Revenue</b>                    | <b>1,706,458</b>       | <b>1,727,778</b>       | <b>1,698,559</b>        | <b>1,805,862</b>          | <b>1,943,260</b>         | <b>14.4%</b>    | <b>7.6%</b>     |
| B        | Capacity Fee                                      | 146,673                | 57,191                 | 4,000                   | 569,045                   | 667,722                  | 16593.1%        | 17.3%           |
| C        | Capital Surcharge Revenue                         | 18,630                 | 19,531                 | 18,000                  | 33,141                    | 33,000                   | 83.3%           | -0.4%           |
| D        | Bond Revenue                                      | 9,431                  | 9,392                  | 8,550                   | 9,350                     | 9,350                    | 9.4%            | 0.0%            |
| E        | Non-Operating Revenue (Including Interest Income) | 87,412                 | 72,602                 | 44,760                  | 63,400                    | 57,233                   | 27.9%           | -9.7%           |
| F        | New Funding Source to be Obtained                 | 0                      | 0                      | 0                       | 42,000                    | 316,736                  | 0.0%            | 0.0%            |
|          | <b>TOTAL REVENUE (A through E)</b>                | <b>\$1,968,604</b>     | <b>\$1,886,494</b>     | <b>\$1,773,869</b>      | <b>\$2,522,798</b>        | <b>\$3,027,301</b>       | <b>70.7%</b>    | <b>20.0%</b>    |
| G        | Operating Expenditures                            | 1,127,157              | 1,280,788              | 1,141,673               | 1,147,275                 | 1,308,062                | 14.6%           | 14.0%           |
| H        | CIP Projects                                      | 35,229                 | 224,400                | 659,135                 | 101,462                   | 646,443                  | -1.9%           | 0.0%            |
| I        | General Capital Outlay                            | 16,451                 | 10,558                 | 27,555                  | 10,681                    | 40,213                   | 45.9%           | 276.5%          |
| J        | Debt Service (principal)                          | 277,700                | 277,700                | 272,896                 | 272,896                   | 296,500                  | 8.6%            | 8.6%            |
| K        | FORA Lease Agreement                              | 23,028                 | 19,738                 | 0                       | 19,738                    | 19,738                   | 0.0%            | 0.0%            |
| L        | Capital Replacement Reserve Fund                  | 100,000                | 100,000                | 100,000                 | 100,000                   | 0                        | -100.0%         | -100.0%         |
| M        | Reimb. To Land Use Agencies                       | -24,413                | -24,413                | 12,000                  | 9,551                     | 14,300                   | 19.2%           | 49.7%           |
|          | <b>TOTAL EXPENDITURES (G through L)</b>           | <b>\$1,555,152</b>     | <b>\$1,888,771</b>     | <b>\$2,213,259</b>      | <b>\$1,661,603</b>        | <b>\$2,325,256</b>       | <b>5.1%</b>     | <b>39.9%</b>    |
|          | <b>Transfer From/(To) Reserves</b>                | <b>(\$413,452)</b>     | <b>\$2,277</b>         | <b>\$439,390</b>        | <b>(\$861,195)</b>        | <b>(\$702,046)</b>       |                 |                 |
|          | <b>BALANCE</b>                                    | <b>\$0</b>             | <b>\$0</b>             | <b>\$0</b>              | <b>\$0</b>                | <b>\$0</b>               |                 |                 |

**MONTHLY WASTEWATER COLLECTION RATES FOR REGION SURROUNDING THE ORD COMMUNITY**

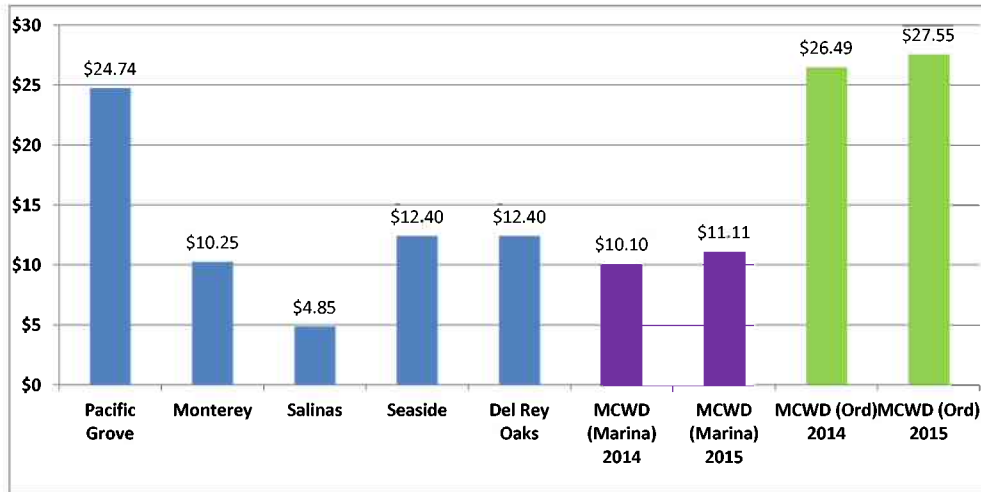
| SERVICE DESCRIPTION                           | City of Pacific Grove <sup>1</sup> | City of Monterey <sup>2</sup> | City of Salinas <sup>2</sup> | SCSD City of Seaside <sup>2</sup> | SCSD City of Del Rey Oaks <sup>2</sup> | Proposed MCWD City of Marina <sup>3</sup> | Proposed MCWD City of Marina <sup>4</sup> | Proposed MCWD Ord Community <sup>3</sup> | Proposed MCWD Ord Community <sup>4</sup> |
|-----------------------------------------------|------------------------------------|-------------------------------|------------------------------|-----------------------------------|----------------------------------------|-------------------------------------------|-------------------------------------------|------------------------------------------|------------------------------------------|
| Residential - per Living Unit                 | \$24.74                            | \$10.25                       | \$4.85                       | \$12.40                           | \$12.40                                | \$10.10                                   | \$11.11                                   | \$26.49                                  | \$27.55                                  |
| Business - 15 employees                       | \$33.74                            | \$15.79                       | \$7.50                       | \$19.14                           | \$19.14                                | \$15.15                                   | \$16.67                                   | \$39.74                                  | \$41.33                                  |
| Church - over 100 members                     | \$33.74                            | \$15.79                       | \$9.70                       | \$19.14                           | \$19.14                                | \$10.10                                   | \$11.11                                   | \$26.49                                  | \$27.55                                  |
| Laundromat - each washing machine             | \$13.58                            | \$6.87                        | \$3.26                       | \$8.33                            | \$8.33                                 | \$6.06                                    | \$6.67                                    | \$15.89                                  | \$16.53                                  |
| General Hospital - each bed                   | \$37.97                            |                               | \$8.21                       | \$20.99                           | \$20.99                                | \$8.08                                    | \$8.89                                    | \$21.19                                  | \$22.04                                  |
| Motel/hotel - each room                       | \$10.29                            | \$4.41                        | \$2.10                       | \$5.38                            | \$5.38                                 | \$2.53                                    | \$2.78                                    | \$6.62                                   | \$6.89                                   |
| Restaurant - each seat                        | \$4.67                             | \$1.13                        | \$0.54                       | \$1.38                            | \$1.38                                 | \$0.71                                    | \$0.78                                    | \$1.85                                   | \$1.93                                   |
| High School/University - each student/faculty | \$0.35                             | \$0.21                        | \$0.10                       | \$0.26                            | \$0.26                                 | \$0.71                                    | \$0.78                                    | \$1.85                                   | \$1.93                                   |
| Supermarket - 30 Employees                    | \$167.46                           | \$43.26                       | \$20.45                      | \$52.29                           | \$52.29                                | \$30.30                                   | \$33.33                                   | \$79.47                                  | \$82.65                                  |

<sup>1</sup>Rate is 173% of MRWPCA rate

<sup>2</sup>Rate is for FY 2013/2014 published by MRWPCA

<sup>3</sup>Rate to be effective July 1, 2014

<sup>4</sup>Rate to be effective January 1, 2015



*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<br>Ord Community<br>Wastewater<br>Expenses<br>FY 2011-2012 | Actual<br>Ord Community<br>Wastewater<br>Expenses<br>FY 2012-2013 | Adopted Budget<br>Ord Community<br>Wastewater<br>Expenses<br>FY 2013-2014 | Estimated<br>Ord Community<br>Wastewater<br>Expenses<br>FY 2013-2014 | Proposed Budget<br>Ord Community<br>Wastewater<br>Expenses<br>FY 2014-2015 | BUD vs BUD<br>% CHANGE | BUD vs EST<br>% CHANGE |
|-------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------|------------------------|
| <b>Administration/Management</b>    |                                                                   |                                                                   |                                                                           |                                                                      |                                                                            |                        |                        |
| Personnel                           | \$160,948                                                         | \$185,762                                                         | \$152,424                                                                 | \$158,246                                                            | \$190,487                                                                  | 25.0%                  | 20.4%                  |
| Expenses                            | \$66,664                                                          | \$87,030                                                          | \$89,030                                                                  | \$89,070                                                             | \$99,378                                                                   | 11.6%                  | 11.6%                  |
| Insurance                           | \$13,736                                                          | \$12,522                                                          | \$13,640                                                                  | \$13,637                                                             | \$13,860                                                                   | 1.6%                   | 1.6%                   |
| Legal                               | \$16,865                                                          | \$18,795                                                          | \$3,300                                                                   | \$24,335                                                             | \$25,080                                                                   | 660.0%                 | 3.1%                   |
| Interest Expense                    | \$331,321                                                         | \$446,099                                                         | \$395,300                                                                 | \$396,010                                                            | \$421,423                                                                  | 6.6%                   | 6.4%                   |
| subtotal                            | \$589,534                                                         | \$750,208                                                         | \$653,694                                                                 | \$681,298                                                            | \$750,228                                                                  | 14.8%                  | 10.1%                  |
| <b>Operations &amp; Maintenance</b> |                                                                   |                                                                   |                                                                           |                                                                      |                                                                            |                        |                        |
| Personnel                           | \$198,580                                                         | \$254,542                                                         | \$227,588                                                                 | \$254,328                                                            | \$321,679                                                                  | 41.3%                  | 26.5%                  |
| Maintenance Expenses                | \$93,134                                                          | \$40,818                                                          | \$109,510                                                                 | \$71,046                                                             | \$95,649                                                                   | -12.7%                 | 34.6%                  |
| Power Costs                         | \$50,056                                                          | \$47,180                                                          | \$52,825                                                                  | \$46,929                                                             | \$54,075                                                                   | 2.4%                   | 15.2%                  |
| Annual Maintenance                  | \$809                                                             | \$11,737                                                          | \$15,000                                                                  | \$10,160                                                             | \$4,400                                                                    | -70.7%                 | -56.7%                 |
| subtotal                            | \$342,579                                                         | \$354,277                                                         | \$404,923                                                                 | \$382,463                                                            | \$475,803                                                                  | 17.5%                  | 24.4%                  |
| <b>Engineering Department</b>       |                                                                   |                                                                   |                                                                           |                                                                      |                                                                            |                        |                        |
| Personnel                           | \$159,077                                                         | \$95,222                                                          | \$76,931                                                                  | \$78,345                                                             | \$63,205                                                                   | -17.8%                 | -19.3%                 |
| Expenses                            | \$994                                                             | \$1,999                                                           | \$275                                                                     | \$1,145                                                              | \$11,127                                                                   | 3946.2%                | 871.8%                 |
| 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                                                             | \$96,332                                                                   | 1.3%                   | 3.5%                   |
| <b>TOTAL</b>                        | <b>\$1,102,744</b>                                                | <b>\$1,256,375</b>                                                | <b>\$1,153,673</b>                                                        | <b>\$1,156,826</b>                                                   | <b>\$1,322,362</b>                                                         | <b>14.6%</b>           | <b>14.3%</b>           |

# **Ord Community Capital Improvement Projects**

**MARINA COAST WATER DISTRICT  
ORD COMMUNITY WATER AND WASTEWATER SYSTEMS  
CAPITAL IMPROVEMENT PROJECT BUDGET FOR FY 2014-2015**

**EXHIBIT CIP-1**

| <b>Project No.</b>         | <b>Project Name</b>                              |                     | <b>Amount</b>             |
|----------------------------|--------------------------------------------------|---------------------|---------------------------|
| WD-0203                    | MCWD Fort Ord Office Landscape Project           |                     | \$12,915                  |
|                            |                                                  | Ord Community Water | \$10,660                  |
|                            |                                                  | Ord Community Sewer | \$2,255                   |
| WD-0115                    | SCADA System Improvements - Phase I              |                     | \$20,650                  |
|                            |                                                  | Ord Community Water | \$9,100                   |
|                            |                                                  | Ord Community Sewer | \$11,550                  |
| WD-0202                    | IOP Building (BLM)                               |                     | \$1,447,936               |
|                            |                                                  | Ord Community Water | \$1,131,200               |
|                            |                                                  | Ord Community Sewer | \$316,736                 |
| GW-0212                    | Potable Water Tank Compliance Project            |                     | \$36,540                  |
|                            |                                                  | Ord Community Water | \$36,540                  |
| GW-0112                    | A1 & A2 Zone Tanks & B/C Booster Station @ CSUMB |                     | \$175,464                 |
|                            |                                                  | Ord Community Water | \$175,464                 |
| 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-0200                    | Clark Lift Station Improvement                   |                     | \$287,902                 |
|                            |                                                  | Ord Community Sewer | \$287,902                 |
| OS-0150                    | Imjin LS & Force Main Improvements - Phase I     |                     | \$28,000                  |
|                            |                                                  | Ord Community Sewer | \$28,000                  |
| <b>TOTALS</b>              |                                                  |                     | <b><u>\$2,221,207</u></b> |
| <b>Ord Community Water</b> |                                                  |                     | <b>\$1,574,764</b>        |
| <b>Ord Community Sewer</b> |                                                  |                     | <b>\$646,443</b>          |
| <b>TOTALS</b>              |                                                  |                     | <b><u>\$2,221,207</u></b> |



Capital Improvement Project Sheet

|                     |                                                               |
|---------------------|---------------------------------------------------------------|
| <b>Project:</b>     | <b>MCWD Fort Ord Office Landscape Project</b>                 |
| <b>Project No:</b>  | <b>WD-0203</b>                                                |
| <b>Cost Center:</b> | <b>Marina Water; Marina Sewer; Ft Ord Water; Ft Ord Sewer</b> |

**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 14/15 | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total  |
|-----------------------------------------|-------------|----------|----------|----------|----------|----------|-----------|--------|
| <b>Cost Category / Phasing</b>          |             |          |          |          |          |          |           |        |
| <b>Planning</b>                         |             |          |          |          |          |          |           |        |
| External Services                       |             |          |          |          |          |          |           | 0      |
| Internal Services                       |             |          |          |          |          |          |           | 0      |
| <b>Design</b>                           |             |          |          |          |          |          |           |        |
| External Services                       |             |          |          |          |          |          |           | 0      |
| Internal Services                       |             |          |          |          |          |          |           | 0      |
| <b>Construction</b>                     |             |          |          |          |          |          |           |        |
| External Services                       |             | 11,500   |          |          |          |          |           | 11,500 |
| Internal Services                       |             | 9,000    |          |          |          |          |           | 9,000  |
| <b>Property / Easement Acquisitions</b> |             |          |          |          |          |          |           | 0      |
| <b>Other Project Costs</b>              |             |          |          |          |          |          |           | 0      |
| <b>Estimated Cost By Fiscal Year</b>    | 0           | 20,500   | 0        | 0        | 0        | 0        | 0         | 20,500 |

| Project Funding / Cost Centers | G L Code             | % Cost Splits | Prior Years | FY 14/15      | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total         |
|--------------------------------|----------------------|---------------|-------------|---------------|----------|----------|----------|----------|-----------|---------------|
| 01 - Marina Water              | 01-00-160-402        | 29%           | 0           | 5,945         | 0        | 0        | 0        | 0        | 0         | 5,945         |
| 02 - Marina Sewer              | 02-00-160-402        | 8%            | 0           | 1,640         | 0        | 0        | 0        | 0        | 0         | 1,640         |
| <b>03 - Ft Ord Water</b>       | <b>03-00-160-402</b> | <b>52%</b>    | <b>0</b>    | <b>10,660</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>10,660</b> |
| <b>04 - Ft Ord Sewer</b>       | <b>04-00-160-402</b> | <b>11%</b>    | <b>0</b>    | <b>2,255</b>  | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>2,255</b>  |
|                                |                      |               |             |               |          |          |          |          |           | 0             |
| <b>Funding By Fiscal Year</b>  |                      |               | 0           | 20,500        | 0        | 0        | 0        | 0        | 0         | 20,500        |

Capital Improvement Project Sheet

|                     |                                                               |
|---------------------|---------------------------------------------------------------|
| <b>Project:</b>     | <b>SCADA System Improvements - Phase I</b>                    |
| <b>Project No:</b>  | <b>WD-0115</b>                                                |
| <b>Cost Center:</b> | <b>Marina Water; Marina Sewer; Ft Ord Water; Ft Ord Sewer</b> |

**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 14/15      | FY 15/16       | FY 16/17       | FY 17/18       | FY 18/19 | OUT YEARS | Total            |
|-----------------------------------------|------------------|---------------|----------------|----------------|----------------|----------|-----------|------------------|
| <b>Cost Category / Phasing</b>          |                  |               |                |                |                |          |           |                  |
| <b>Planning</b>                         |                  |               |                |                |                |          |           |                  |
| External Services                       |                  |               |                |                |                |          |           | 0                |
| Internal Services                       |                  |               |                |                |                |          |           | 0                |
| <b>Design</b>                           |                  |               |                |                |                |          |           |                  |
| External Services                       |                  |               |                |                |                |          |           | 0                |
| Internal Services                       |                  |               |                |                |                |          |           | 0                |
| <b>Construction</b>                     |                  |               |                |                |                |          |           |                  |
| External Services                       | 1,008,456        | 25,000        | 127,500        | 130,050        | 132,651        |          |           | 1,423,657        |
| Internal Services                       |                  | 10,000        | 10,200         | 10,404         | 10,612         |          |           | 41,216           |
| <b>Property / Easement Acquisitions</b> |                  |               |                |                |                |          |           | 0                |
| <b>Other Project Costs</b>              |                  |               |                |                |                |          |           | 0                |
| <b>Estimated Cost By Fiscal Year</b>    | <b>1,008,456</b> | <b>35,000</b> | <b>137,700</b> | <b>140,454</b> | <b>143,263</b> | <b>0</b> | <b>0</b>  | <b>1,464,873</b> |

| Project Funding / Cost Centers | G L Code             | % Cost Splits | Prior Years      | FY 14/15      | FY 15/16       | FY 16/17       | FY 17/18       | FY 18/19 | OUT YEARS | Total            |
|--------------------------------|----------------------|---------------|------------------|---------------|----------------|----------------|----------------|----------|-----------|------------------|
| 01 - Marina Water              | 01-00-160-402        | 25%           | 252,114          | 8,750         | 34,425         | 35,114         | 35,816         | 0        | 0         | 366,218          |
| 02 - Marina Sewer              | 02-00-160-402        | 16%           | 161,353          | 5,600         | 22,032         | 22,473         | 22,922         | 0        | 0         | 234,380          |
| <b>03 - Ft Ord Water</b>       | <b>03-00-160-402</b> | <b>26%</b>    | <b>262,199</b>   | <b>9,100</b>  | <b>35,802</b>  | <b>36,518</b>  | <b>37,248</b>  | <b>0</b> | <b>0</b>  | <b>380,867</b>   |
| <b>04 - Ft Ord Sewer</b>       | <b>04-00-160-402</b> | <b>33%</b>    | <b>332,790</b>   | <b>11,550</b> | <b>45,441</b>  | <b>46,350</b>  | <b>47,277</b>  | <b>0</b> | <b>0</b>  | <b>483,408</b>   |
|                                |                      |               |                  |               |                |                |                |          |           | 0                |
| <b>Funding By Fiscal Year</b>  |                      |               | <b>1,008,456</b> | <b>35,000</b> | <b>137,700</b> | <b>140,454</b> | <b>143,263</b> | <b>0</b> | <b>0</b>  | <b>1,464,873</b> |

Capital Improvement Project Sheet

|                        |                                                        |
|------------------------|--------------------------------------------------------|
| <b>Project:</b>        | IOP Building E (BLM)                                   |
| <b>Project Number:</b> | WD-0202                                                |
| <b>Cost Center:</b>    | 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 14/15         | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total            |
|-----------------------------------------|----------------|------------------|----------|----------|----------|----------|-----------|------------------|
| <b>Cost Category / Phasing</b>          |                |                  |          |          |          |          |           |                  |
| <b>Planning</b>                         |                |                  |          |          |          |          |           |                  |
| External Services                       | 75,000         |                  |          |          |          |          |           | 75,000           |
| Internal Services                       | 10,000         |                  |          |          |          |          |           | 10,000           |
| <b>Design</b>                           |                |                  |          |          |          |          |           |                  |
| External Services                       | 450,000        |                  |          |          |          |          |           | 450,000          |
| Internal Services                       | 100,000        |                  |          |          |          |          |           | 100,000          |
| <b>Construction</b>                     |                |                  |          |          |          |          |           |                  |
| External Services                       | 300,000        | 2,175,000        |          |          |          |          |           | 2,475,000        |
| Internal Services                       | 12,600         | 87,400           |          |          |          |          |           | 100,000          |
| <b>Property Easement / Acquisitions</b> |                |                  |          |          |          |          |           | 0                |
|                                         |                |                  |          |          |          |          |           | 0                |
| <b>Other Project Costs</b>              |                |                  |          |          |          |          |           | 0                |
|                                         |                |                  |          |          |          |          |           | 0                |
| <b>Estimated Cost By Fiscal Year</b>    | <b>947,600</b> | <b>2,262,400</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>3,210,000</b> |

| Project Funding / Cost Centers | G L CODE             | % Cost Splits | Prior Years    | FY 14/15         | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total            |
|--------------------------------|----------------------|---------------|----------------|------------------|----------|----------|----------|----------|-----------|------------------|
| 01 - Marina Water              | 01-00-163-050        | 28%           | 265,328        | 633,472          | 0        | 0        | 0        | 0        | 0         | 898,800          |
| 02 - Marina Sewer              | 02-00-163-050        | 8%            | 75,808         | 180,992          | 0        | 0        | 0        | 0        | 0         | 256,800          |
| <b>03 - Ft Ord Water</b>       | <b>03-00-163-050</b> | <b>50%</b>    | <b>473,800</b> | <b>1,131,200</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>1,605,000</b> |
| <b>04 - Ft Ord Sewer</b>       | <b>04-00-163-050</b> | <b>14%</b>    | <b>132,664</b> | <b>316,736</b>   | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>449,400</b>   |
|                                |                      |               |                |                  |          |          |          |          |           |                  |
| <b>Funding By Fiscal Year</b>  |                      |               | <b>947,600</b> | <b>2,262,400</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>3,210,000</b> |

Capital Improvement Project Sheet

|                     |                                       |
|---------------------|---------------------------------------|
| <b>Project:</b>     | Potable Water Tank Compliance Project |
| <b>Project No:</b>  | GW-0212                               |
| <b>Cost Center:</b> | 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 14/15      | FY 15/16      | FY 16/17 | FY 17/18 | FY 18/19       | OUT YEARS | Total          |
|-----------------------------------------|-------------|---------------|---------------|----------|----------|----------------|-----------|----------------|
| <b>Cost Category / Phasing</b>          |             |               |               |          |          |                |           |                |
| <b>Planning</b>                         |             |               |               |          |          |                |           | 0              |
| External Services                       |             |               |               |          |          |                |           | 0              |
| Internal Services                       |             |               |               |          |          |                |           |                |
| <b>Design</b>                           |             |               |               |          |          |                |           |                |
| External Services                       |             |               |               |          |          |                |           | 0              |
| Internal Services                       |             | 8,000         | 2,000         |          |          |                |           | 10,000         |
| <b>Construction</b>                     |             |               |               |          |          |                |           |                |
| External Services                       |             | 45,000        | 40,000        |          |          | 108,243        |           | 193,243        |
| Internal Services                       |             | 5,000         | 3,000         |          |          |                |           | 8,000          |
| <b>Property / Easement Acquisitions</b> |             |               |               |          |          |                |           | 0              |
| <b>Other Project Costs</b>              |             |               |               |          |          |                |           | 0              |
| <b>Estimated Cost By Fiscal Year</b>    | <b>0</b>    | <b>58,000</b> | <b>45,000</b> | <b>0</b> | <b>0</b> | <b>108,243</b> | <b>0</b>  | <b>211,243</b> |

| Project Funding / Cost Centers | G L Code | % Cost Splits | Prior Years | FY 14/15      | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19       | OUT YEARS | Total          |
|--------------------------------|----------|---------------|-------------|---------------|----------|----------|----------|----------------|-----------|----------------|
| 01 - Marina Water -            |          | 37%           |             | 21,460        | 0        | 0        | 0        | 40,050         | 0         | 61,510         |
| <b>03 - Ft Ord Water</b>       |          | <b>63%</b>    |             | <b>36,540</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>68,193</b>  | <b>0</b>  | <b>104,733</b> |
|                                |          |               |             |               |          |          |          |                |           | 0              |
|                                |          |               |             |               |          |          |          |                |           | 0              |
| <b>Funding By Fiscal Year</b>  |          |               | <b>0</b>    | <b>58,000</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>108,243</b> | <b>0</b>  | <b>166,243</b> |

Capital Improvement Project Sheet

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

**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.

| <b>PROJECT COSTS: 1</b>                                                             | <b>Prior Years</b> | <b>FY 14/15</b> | <b>FY 15/16</b>  | <b>FY 16/17</b>  | <b>FY 17/18</b> | <b>FY 18/19</b>  | <b>OUT YEARS</b> | <b>Total</b>      |
|-------------------------------------------------------------------------------------|--------------------|-----------------|------------------|------------------|-----------------|------------------|------------------|-------------------|
| <b>Cost Category / Phasing<sub>2</sub></b>                                          |                    |                 |                  |                  |                 |                  |                  |                   |
| <b>Planning</b>                                                                     |                    |                 |                  |                  |                 |                  |                  |                   |
| External Services                                                                   | 120,017            | 93,924          | 82,616           |                  |                 | 77,050           |                  | <b>373,607</b>    |
| Internal Services                                                                   | 8,705              | 19,740          | 8,980            |                  |                 | 13,400           |                  | <b>50,825</b>     |
| <b>Design</b>                                                                       |                    |                 |                  |                  |                 |                  |                  |                   |
| External Services                                                                   |                    | 75,250          | 107,500          | 32,250           |                 | 25,000           |                  | <b>240,000</b>    |
| Internal Services                                                                   |                    | 89,600          | 85,120           | 71,680           |                 | 91,000           |                  | <b>337,400</b>    |
| <b>Construction</b>                                                                 |                    |                 |                  |                  |                 |                  |                  |                   |
| External Services                                                                   |                    |                 | 3,205,563        | 3,071,391        |                 | 3,072,699        |                  | <b>9,349,652</b>  |
| Internal Services                                                                   |                    |                 | 120,680          | 120,802          |                 | 114,000          |                  | <b>355,482</b>    |
| <b>Property Easement / Acquisitions</b>                                             |                    |                 |                  |                  |                 |                  |                  | <b>0</b>          |
| <b>Property rights have been paid for through a settlement agreement with CSUMB</b> |                    |                 |                  |                  |                 |                  |                  |                   |
| <b>Other Project Costs</b>                                                          |                    |                 |                  |                  |                 |                  |                  | <b>0</b>          |
| <b>Estimated Cost By Fiscal Year</b>                                                | <b>128,722</b>     | <b>278,514</b>  | <b>3,610,459</b> | <b>3,296,123</b> | <b>0</b>        | <b>3,393,149</b> | <b>0</b>         | <b>10,706,966</b> |

| <b>Project Funding / Cost Centers</b> | <b>G L CODE</b> | <b>% Cost</b> | <b>Prior Years</b> | <b>FY 14/15</b> | <b>FY 15/16</b>  | <b>FY 16/17</b>  | <b>FY 17/18</b> | <b>FY 18/19</b>  | <b>OUT YEARS</b> | <b>Total</b>      |
|---------------------------------------|-----------------|---------------|--------------------|-----------------|------------------|------------------|-----------------|------------------|------------------|-------------------|
| 01 - Marina Water                     | 01-00-160-327   | 37%           | 47,627             | 103,050         | 1,335,870        | 1,219,565        | 0               | 1,255,465        | 0                | 3,961,578         |
| 03 - Ft Ord Water                     | 03-00-160-327   | 63%           | 81,095             | 175,464         | 2,274,589        | 2,076,557        | 0               | 2,137,684        | 0                | 6,745,389         |
|                                       |                 |               |                    |                 |                  |                  |                 |                  |                  |                   |
|                                       |                 |               |                    |                 |                  |                  |                 |                  |                  |                   |
| <b>Funding By Fiscal Year</b>         |                 |               | <b>128,722</b>     | <b>278,514</b>  | <b>3,610,459</b> | <b>3,296,123</b> | <b>0</b>        | <b>3,393,149</b> | <b>0</b>         | <b>10,706,966</b> |

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

|                    |                          |
|--------------------|--------------------------|
| <b>Project:</b>    | Well 30 Pump Replacement |
| <b>Project No:</b> | OW-0223                  |
| <b>Cost Center</b> | 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 14/15 | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total   |
|-----------------------------------------|-------------|----------|----------|----------|----------|----------|-----------|---------|
| <b>Cost Category / Phasing</b>          |             |          |          |          |          |          |           |         |
| <b>Planning</b>                         |             |          |          |          |          |          |           |         |
| External Services                       |             |          |          |          |          |          |           | 0       |
| Internal Services                       |             |          |          |          |          |          |           | 0       |
| <b>Design</b>                           |             |          |          |          |          |          |           |         |
| External Services                       |             |          |          |          |          |          |           | 0       |
| Internal Services                       |             |          |          |          |          |          |           | 0       |
| <b>Construction</b>                     |             |          |          |          |          |          |           |         |
| External Services                       |             | 200,000  |          |          |          |          |           | 200,000 |
| Internal Services                       |             | 10,000   |          |          |          |          |           | 10,000  |
| <b>Property / Easement Acquisitions</b> |             |          |          |          |          |          |           | 0       |
| <b>Other Project Costs</b>              |             |          |          |          |          |          |           | 0       |
| <b>Estimated Cost By Fiscal Year</b>    | 0           | 210,000  | 0        | 0        | 0        | 0        | 0         | 210,000 |

| Project Funding / Cost Centers | G L Code | % Cost Splits | Prior Years | FY 14/15       | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total          |
|--------------------------------|----------|---------------|-------------|----------------|----------|----------|----------|----------|-----------|----------------|
| 01 - Marina Water -            |          | 0%            | 0           | 0              | 0        | 0        | 0        | 0        | 0         | 0              |
| <b>03 - Fort Ord Water -</b>   |          | <b>100%</b>   | <b>0</b>    | <b>210,000</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>210,000</b> |
|                                |          |               |             |                |          |          |          |          |           | 0              |
|                                |          |               |             |                |          |          |          |          |           | 0              |
| <b>Funding By Fiscal Year</b>  |          |               | <b>0</b>    | <b>210,000</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>210,000</b> |

Capital Improvement Project Sheet

|                    |                                                |
|--------------------|------------------------------------------------|
| <b>Project:</b>    | Gigling Transmission from D Booster to JM Blvd |
| <b>Project No:</b> | OW-0201                                        |
| <b>Cost Center</b> | 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 14/15 | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total   |
|-----------------------------------------|-------------|----------|----------|----------|----------|----------|-----------|---------|
| <b>Cost Category / Phasing</b>          |             |          |          |          |          |          |           |         |
| <b>Planning</b>                         |             |          |          |          |          |          |           |         |
| External Services                       |             |          |          |          |          |          |           | 0       |
| Internal Services                       |             | 1,800    |          |          |          |          |           | 1,800   |
| <b>Design</b>                           |             |          |          |          |          |          |           |         |
| External Services                       |             |          | 107,100  |          |          |          |           | 107,100 |
| Internal Services                       |             |          |          |          |          |          |           | 0       |
| <b>Construction</b>                     |             |          |          |          |          |          |           |         |
| External Services                       |             |          | 321,300  |          |          |          |           | 321,300 |
| Internal Services                       |             |          | 10,800   |          |          |          |           | 10,800  |
| <b>Property / Easement Acquisitions</b> |             |          |          |          |          |          |           | 0       |
| <b>Other Project Costs</b>              |             |          |          |          |          |          |           | 0       |
| <b>Estimated Cost By Fiscal Year</b>    | 0           | 1,800    | 439,200  | 0        | 0        | 0        | 0         | 441,000 |

| Project Funding / Cost Centers | G L Code | % Cost Splits | Prior Years | FY 14/15 | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | 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       |
| <b>Funding By Fiscal Year</b>  |          |               | 0           | 1,800    | 439,200  | 0        | 0        | 0        | 0         | 441,000 |

Capital Improvement Project Sheet

|                        |                                |
|------------------------|--------------------------------|
| <b>Project:</b>        | Clark Lift Station Improvement |
| <b>Project Number:</b> | OS-0200                        |
| <b>Cost Center:</b>    | 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 14/15       | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total          |
|-----------------------------------------|----------------|----------------|----------|----------|----------|----------|-----------|----------------|
| <b>Cost Category / Phasing</b>          |                |                |          |          |          |          |           |                |
| <b>Planning</b>                         |                |                |          |          |          |          |           |                |
| External Services                       |                |                |          |          |          |          |           | 0              |
| Internal Services                       |                |                |          |          |          |          |           | 0              |
| <b>Design</b>                           |                |                |          |          |          |          |           |                |
| External Services                       | 23,726         |                |          |          |          |          |           | 23,726         |
| Internal Services                       | 1,840          |                |          |          |          |          |           | 1,840          |
| <b>Construction</b>                     |                |                |          |          |          |          |           |                |
| External Services                       | 95,117         | 279,902        |          |          |          |          |           | 375,019        |
| Internal Services                       |                | 8,000          |          |          |          |          |           | 8,000          |
| <b>Property Easement / Acquisitions</b> |                |                |          |          |          |          |           | 0              |
| <b>Other Project Costs</b>              |                |                |          |          |          |          |           | 0              |
| <b>Estimated Cost By Fiscal Year</b>    | <b>120,683</b> | <b>287,902</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>408,585</b> |

| Project Funding / Cost Centers | G L CODE | % Cost | Prior Years    | FY 14/15       | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total          |
|--------------------------------|----------|--------|----------------|----------------|----------|----------|----------|----------|-----------|----------------|
| 04 - Fort Ord Sewer            |          | 100%   | 120,683        | 287,902        | 0        | 0        | 0        | 0        | 0         | 408,585        |
|                                |          |        |                |                |          |          |          |          |           | 0              |
|                                |          |        |                |                |          |          |          |          |           | 0              |
|                                |          |        |                |                |          |          |          |          |           | 0              |
| <b>Funding By Fiscal Year</b>  |          |        | <b>120,683</b> | <b>287,902</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>408,585</b> |



Capital Improvement Project Sheet

|                        |                                              |
|------------------------|----------------------------------------------|
| <b>Project:</b>        | Imjin LS & Force Main Improvements - Phase I |
| <b>Project Number:</b> | OS-0205                                      |
| <b>Cost Center:</b>    | 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 14/15 | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total   |
|-----------------------------------------|-------------|----------|----------|----------|----------|----------|-----------|---------|
| <b>Cost Category / Phasing</b>          |             |          |          |          |          |          |           |         |
| <b>Planning</b>                         |             |          |          |          |          |          |           |         |
| External Services                       |             |          |          |          |          |          |           | 0       |
| Internal Services                       |             |          |          |          |          |          |           | 0       |
| <b>Design</b>                           |             |          |          |          |          |          |           |         |
| External Services                       |             | 20,000   |          |          |          |          |           | 20,000  |
| Internal Services                       |             | 8,000    |          |          |          |          |           | 8,000   |
| <b>Construction</b>                     |             |          |          |          |          |          |           |         |
| External Services                       |             |          | 490,000  |          |          |          |           | 490,000 |
| Internal Services                       |             |          | 40,000   |          |          |          |           | 40,000  |
| <b>Property Easement / Acquisitions</b> |             |          |          |          |          |          |           | 0       |
| <b>Other Project Costs</b>              |             |          |          |          |          |          |           | 0       |
| <b>Estimated Cost By Fiscal Year</b>    | 0           | 28,000   | 530,000  | 0        | 0        | 0        | 0         | 558,000 |

| Project Funding / Cost Centers | G L CODE | % Cost | Prior Years | FY 14/15 | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | OUT YEARS | Total   |
|--------------------------------|----------|--------|-------------|----------|----------|----------|----------|----------|-----------|---------|
| 02 - Marina Sewer              |          |        |             |          |          |          |          |          |           | 0       |
| <b>04 - Fort Ord Sewer</b>     |          | 100%   |             | 28,000   | 530,000  | 0        | 0        | 0        | 0         | 558,000 |
|                                |          |        |             |          |          |          |          |          |           | 0       |
|                                |          |        |             |          |          |          |          |          |           | 0       |
|                                |          |        |             |          |          |          |          |          |           | 0       |
| <b>Funding By Fiscal Year</b>  |          |        | 0           | 28,000   | 530,000  | 0        | 0        | 0        | 0         | 558,000 |

# Ord Community Reserves

# MCWD - Capacity Charge Calculations

2014

|                                                                           | Ord Water<br>Original Proposed | Ord Water<br>Revised Proposed |
|---------------------------------------------------------------------------|--------------------------------|-------------------------------|
| <b>System Capacity Charge</b>                                             |                                |                               |
| <b>Existing Cost Basis</b>                                                |                                |                               |
| <b>Value of Water Infrastructure in Service (Less Conveyed Assets)</b>    |                                |                               |
| 1 Total Replacement Cost of Existing System Infrastructure                | \$ 119,943,500                 | \$ 31,033,144                 |
| 2 Less Accumulated Depreciation on Existing Infrastructure Assets         | \$ (62,844,026)                | \$ (10,614,838)               |
| <b>3 RCNLD of Infrastructure in Service (sum of 1 to 2)</b>               | <b>\$ 57,099,474</b>           | <b>\$ 20,418,305</b>          |
| <b>Value of Other Depreciable Assets</b>                                  |                                |                               |
| 4 Total Value of Water/Sewer Rights Assets                                | \$ -                           | <i>Included in Row 3</i>      |
| 5 Less Accumulated Depreciation on Water/Sewer Rights Assets              | \$ -                           | <i>Included in Row 3</i>      |
| 6 Total Value of Building and Improvements Assets                         | \$ 1,985,062                   | <i>Included in Row 3</i>      |
| 7 Less Accumulated Depreciation on Building and Improvements Assets       | \$ (184,589)                   | <i>Included in Row 3</i>      |
| 8 Total Value of Equipment Assets                                         | \$ 945,542                     | <i>Included in Row 3</i>      |
| 9 Less Accumulated Depreciation on Equipment Assets                       | \$ (539,142)                   | <i>Included in Row 3</i>      |
| <b>10 RCNLD of Other Depreciable Assets (sum of 4 to 9)</b>               | <b>\$ 2,206,873</b>            | <b>\$ -</b>                   |
| <b>Value of Non-depreciable Assets (Less Conveyed)</b>                    |                                |                               |
| 11 Land                                                                   | \$ 4,344,818                   | \$ 4,344,494                  |
| 12 Property Easement                                                      | \$ 14,100,000                  | \$ -                          |
| 13 Water/Sewer Rights                                                     | \$ 57,450,000                  | \$ 250,000                    |
| 14 Construction in Progress                                               | \$ 7,480,988                   | \$ 7,480,988                  |
| <b>15 Sub-Total of Adjustments (sum of 11 to 14)</b>                      | <b>\$ 83,375,806</b>           | <b>\$ 12,075,482</b>          |
| <b>16 Total Value of Capital Assets (3+10+15)</b>                         | <b>\$ 142,682,153</b>          | <b>\$ 32,493,787</b>          |
| <b>Liability and Asset Related Adjustments</b>                            |                                |                               |
| 17 Outstanding Debt for Infrastructure (2006 and 2010 Bonds)              | \$ (16,398,665)                | \$ (16,398,665)               |
| 18 Other Long-term Debt                                                   | (38,459)                       | (38,459)                      |
| 19 Capital Fund                                                           | 3,522,500                      | 3,522,500                     |
| 20 Operating Fund                                                         | 1,181,088                      | 1,181,088                     |
| 21 Debt Service Reserve Fund                                              | 3,781,403                      | 3,781,403                     |
| <b>22 Total Liability and Asset-Related Adjustments (sum of 17 to 21)</b> | <b>\$ (7,952,134)</b>          | <b>\$ (7,952,134)</b>         |
| <b>23 Total Value of Existing Assets Net of Liabilities (16+22)</b>       | <b>\$ 134,730,019</b>          | <b>\$ 24,541,654</b>          |
| <b>Future Cost Basis</b>                                                  |                                |                               |
| <b>Future CIP</b>                                                         |                                |                               |
| 24 Cost Center Specific Projects                                          | \$ 48,157,623                  | \$ 48,157,623                 |
| 25 General Water Project Costs Assigned to Cost Center                    | 39,930,184                     | 39,930,184                    |
| 26 Projects Assigned to Cost Center                                       | 2,605,959                      | 2,605,959                     |
| <b>27 Infrastructure Related Future CIP Costs (24+26)</b>                 | <b>\$ 90,693,766</b>           | <b>\$ 90,693,766</b>          |
| <b>28 Total Value of Existing and Future Assets (23+27)</b>               | <b>\$ 225,423,786</b>          | <b>\$ 115,235,420</b>         |
| <b>Existing and Future Customer Base</b>                                  |                                |                               |
| <b>Meters Equivalents</b>                                                 |                                |                               |
| 29 Total Existing Meter Equivalents                                       | 6,689                          | 6,689                         |
| 30 Number of Future Meter Equivalents                                     | 7,697                          | 7,697                         |
| <b>31 Total Number of Meter Equivalents (29+30)</b>                       | <b>14,387</b>                  | <b>14,387</b>                 |
| <b>System Capacity Charge Results</b>                                     |                                |                               |
| <b>32 Estimated CY System Capacity Charge (28/31)</b>                     | <b>\$ 15,669</b>               | <b>\$ 8,010</b>               |



# **FY 2014/15 Ord Community Compensation Plan**

May 21, 2014

# Meeting & Outreach efforts

- March 5<sup>th</sup> – Joint Admin/WWOC Meeting
  - Submitted proposed budget (Compensation Plan)
- April 2<sup>nd</sup> – Joint Admin/WWOC Meeting
  - Reviewed proposed budget (Compensation Plan)
  - Provided responses to questions received
- April 30<sup>th</sup> – WWOC Meeting
  - Submitted and reviewed revision to Compensation Plan
- May 7<sup>th</sup> - Joint Admin/WWOC Meeting
  - Presentation on 2013 Rate and Fee Study
  - Presentation of FY 2014/15 Ord Community Compensation Plan
- May 21<sup>st</sup> – WWOC Meeting
  - WWOC Compensation Plan recommendation to Board

# Proposed FY2014/15 Compensation Plan:

- Funds on-going O&M
- Funds existing debt
- Provides minimal PAYGO funding
  - Remaining CIP to be Reserve funded
- Requires \$1M loan from Marina Water to cover operations
- Expenditures supported by proposed 10% water revenue and 4% sewer revenue increase
  - Typical monthly water increase of \$12.37 based on 13 hcf
  - Monthly sewer increase of \$1.23

# MCWD Ord System: Background & Statistics

- 3,092 accounts
- 208 miles of water / 112 miles of sewer
- 5 wells and 15 lift stations
- Total asset value - \$141M
- Average life of asset – 47 years
- Annual depreciation - \$3M ( $\$141\text{M} \div 47 \text{ yrs}$ )
  - \$970 – Annual cost per account
  - Standard to benchmark capital reinvestment

# On Going Unfunded Needs are not unique to MCWD

**“Taking care of Streets costs less than deferring & rebuilding”**

*City of Marina  
2014 Financial Compass*

**“Deferred maintenance is causing streets to deteriorate rapidly & cost much more”**

*City of Marina  
2014 Financial Compass*



**“This [funding maintenance] can save communities millions of dollars”**

*City of Marina  
2014 Financial Compass*



# There is a significant impact of deferred maintenance and capital replacement

- Less preventive maintenance on your systems **shortens asset life cycle** by as much as one-third
  - Would increase annual depreciation to \$4.5M
  - Roughly \$1,450/yr per account
- Less preventive maintenance results in more emergency repairs, which are more costly than planned repairs

**Standard practice, in most industries, is to annually adjust rates to maintain cost recovery and curtail large one-time increases**

## **CAL STATE MONTEREY BAY STUDENT HOUSING**

**Get Started**   **Current Residents**   **Parents**   **Connect With Us**

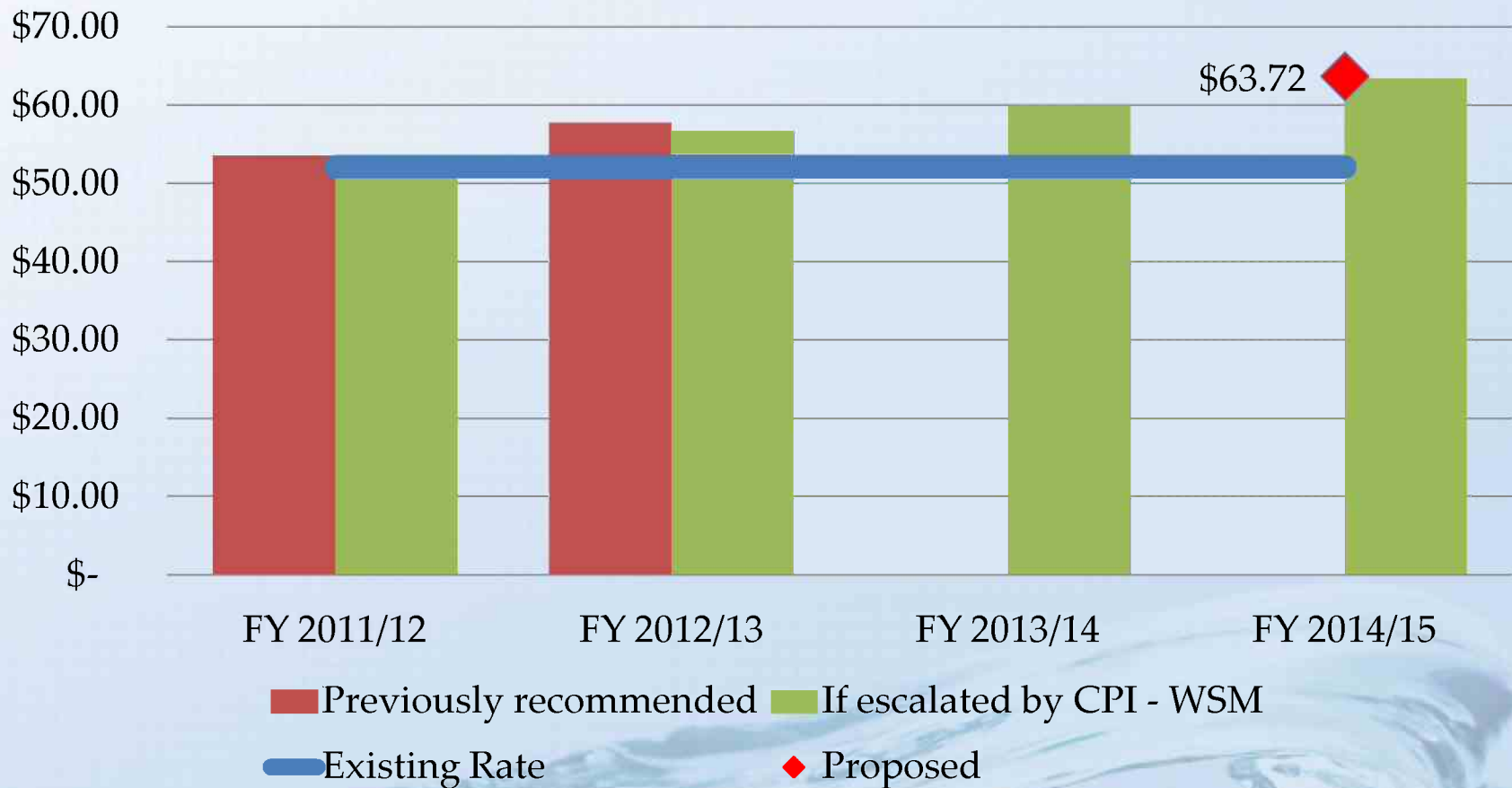
Student Housing & Residential Life »

### **Rates**

To assist our students with their financial planning, Student Housing & Residential Life offers a rate lock structure for Main Campus. Rates typically increase by about 5 percent per year.

# Proposed rate increases consistent with historical CPI-WSM\* escalation

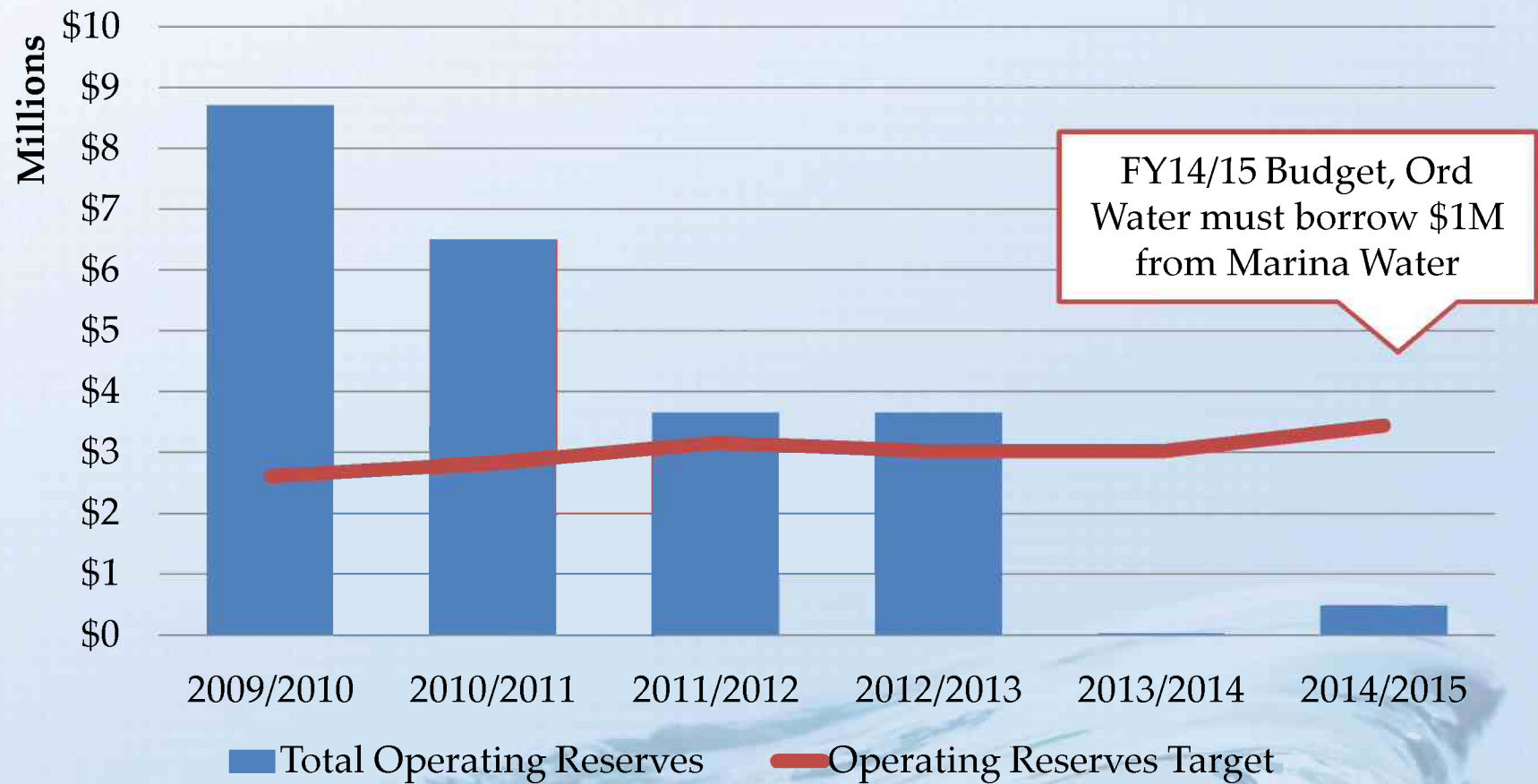
## Typical Monthly Bill (13 hcf)



\* Consumer Price Index - Water and Sewerage Maintenance (5yr rolling average)

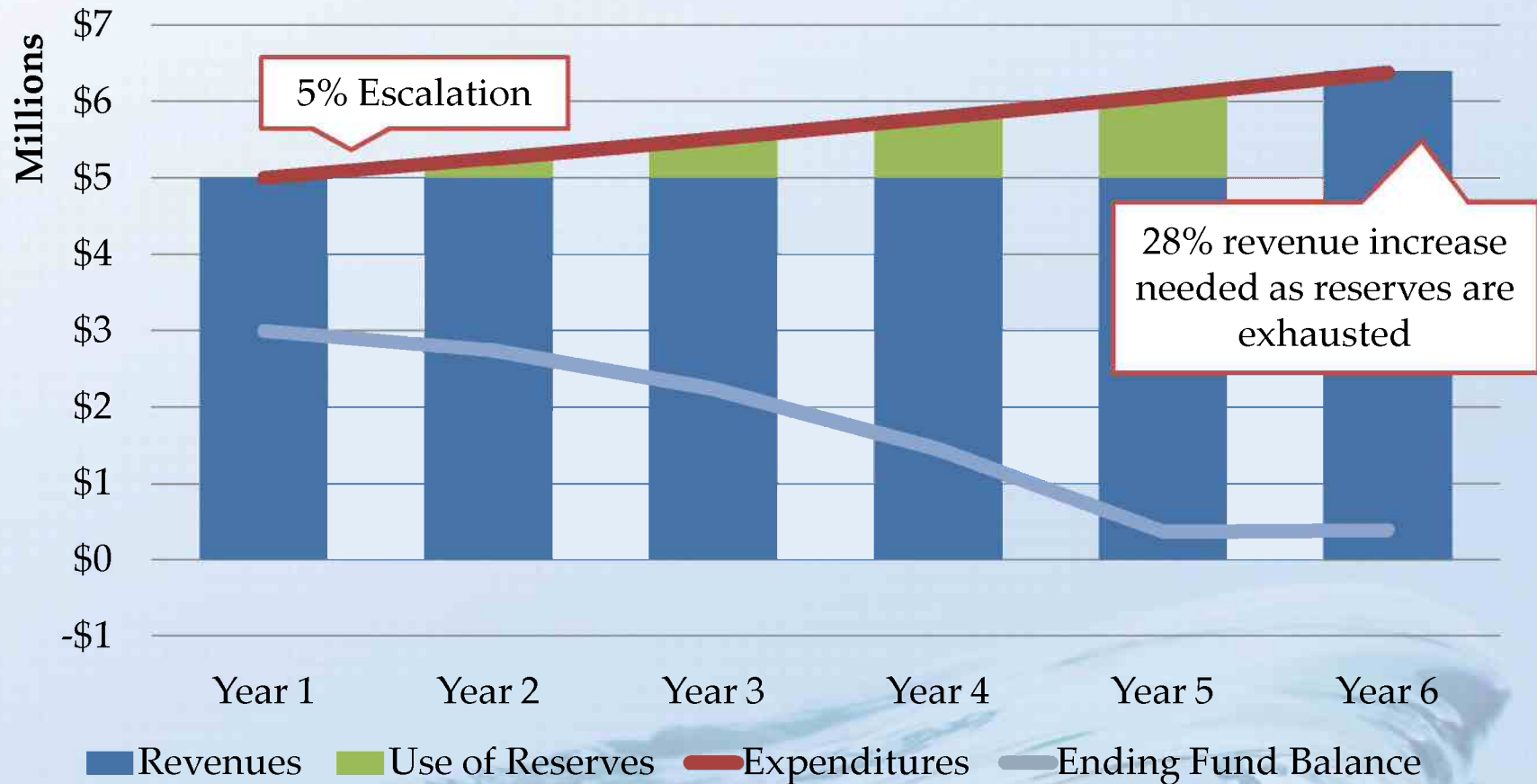
# Reserves were utilized instead of increasing rates

## Combined Ord Operating Reserves



# Illustrative impact of using reserves in-lieu of revenue increases

Illustration Potential Rate Impact





# Financial Plan & Rate Study

May 21, 2014



# Rate & Financial Study Objectives focused on:

- **5-10 year outlook** to smooth proposed increases as well as to provide greater operational and financial stability
- Identify **revenue requirements** to develop water and sewer rates for providing sufficient and predictable revenues to fund expenditures and reserves
- Prepare a **cost of service analysis** to evaluate the appropriate rates and charges that are consistent with legal requirements
- Design rates that **promotes conservation** to meet the State's 20 x 2020 requirements (SB 7x-7)

# Cost of Service process includes three main analysis components

## Revenue Requirement Analysis

- Compares the revenues to operating and capital costs to determine adequacy of the existing rates to recover costs

## Cost of Service Analysis

- Allocates revenue requirements to various customer classes in a reasonable and equitable manner

## Rate-Design Analysis

- Considers the structure of the rate design to collect the revenue requirements from each class of service



# Rate setting process is complex due to diverse and competing objectives

## Rate Design

- Cost of Service
- Prop. 218
- Conservation Objectives
- Affordability

## Financial Stability

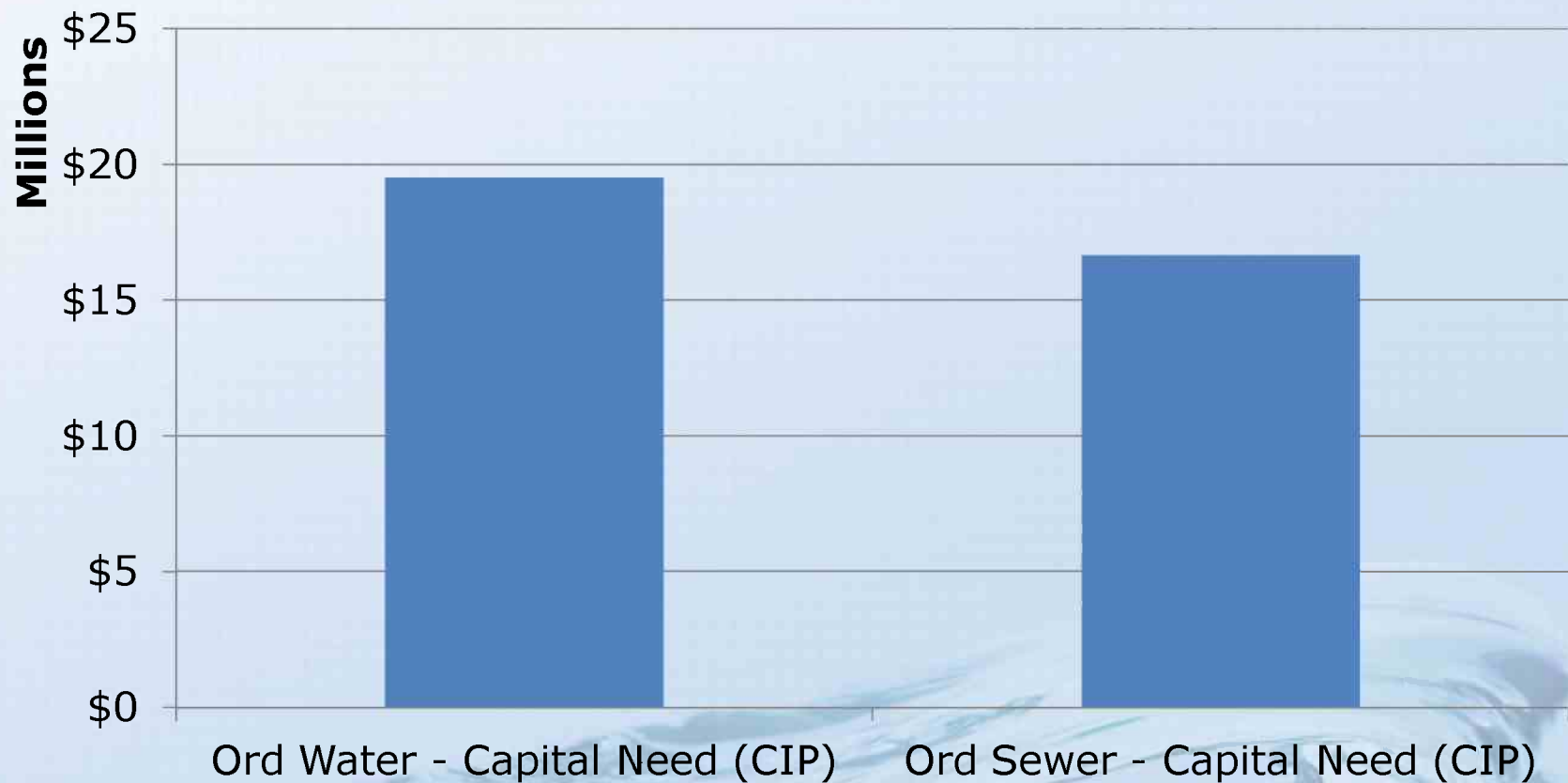
- Revenue Sufficiency
- Predictable & Stable Revenue
- Use of/ Ideal Reserve Levels

## Capital Funding

- Short-term Needs
- Long-term Needs
- Proactive vs. Reactive

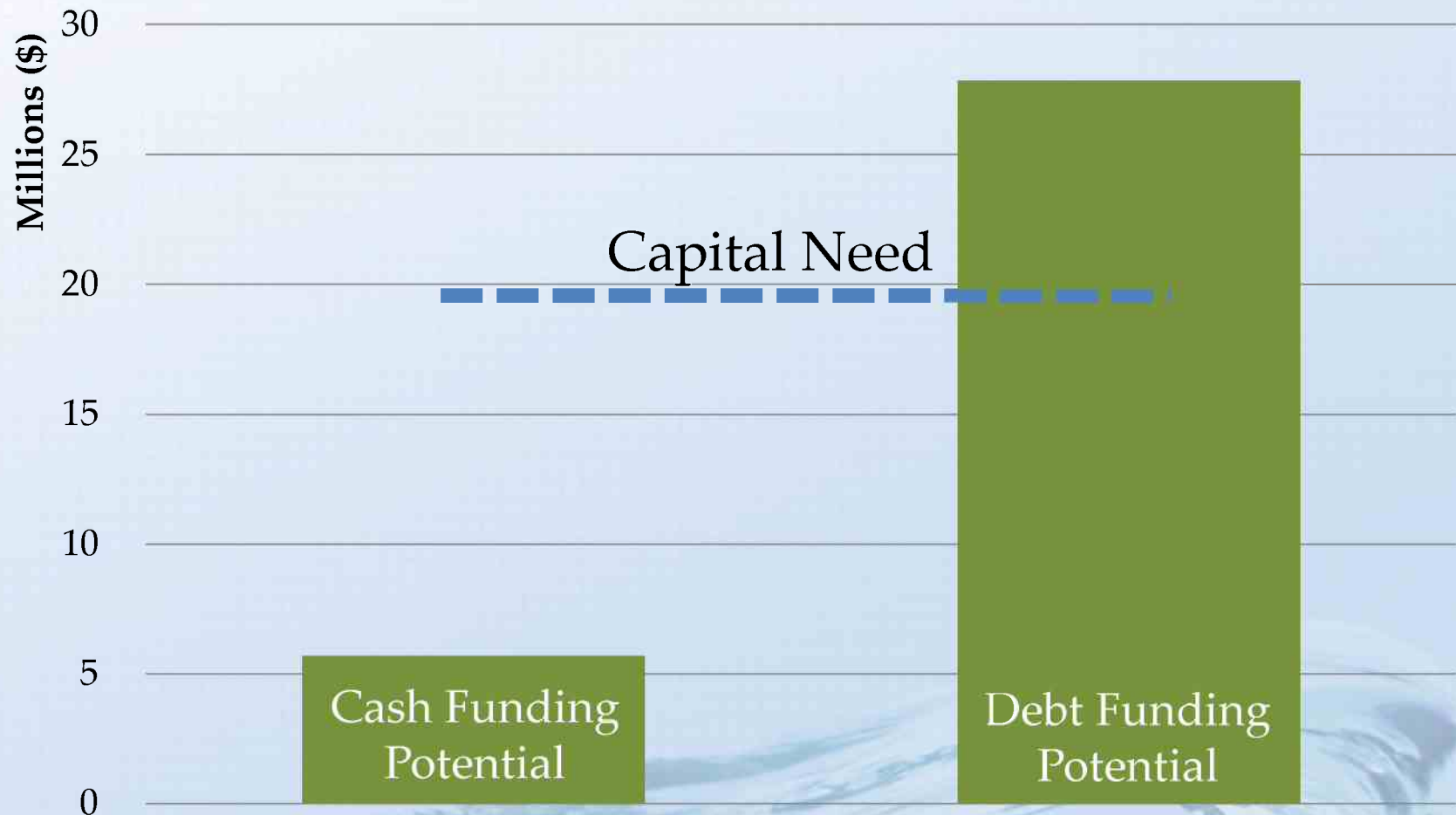
# Forecasted five-year capital needs are significant driver of proposed revenue program

## Five-Year Proposed Capital Improvement Program (Total)



# Debt funding potential is sufficient to fund identified Capital Program

## Ord Water - 5yr Capital Outlook

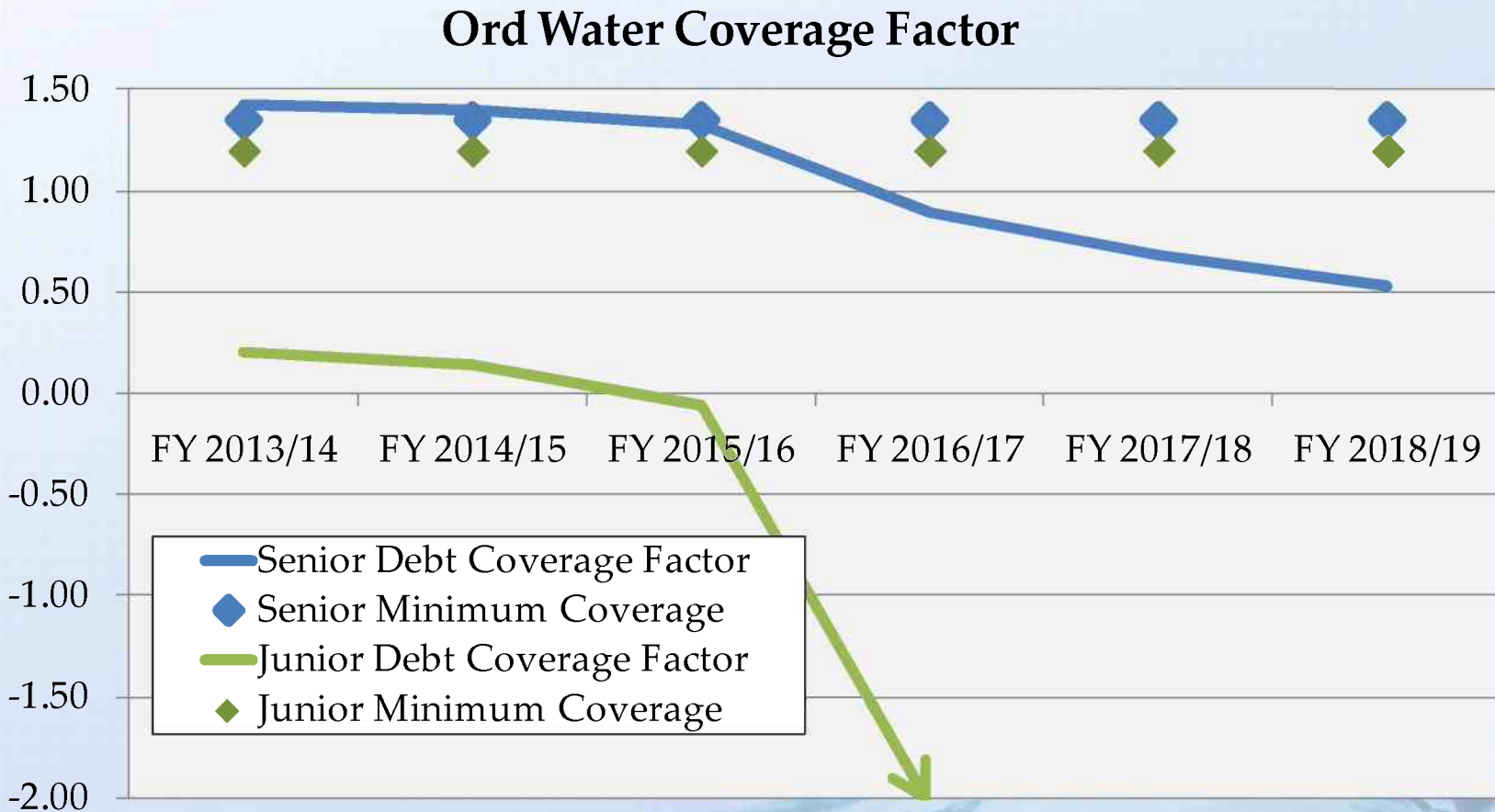


# Debt funding only partially funds identified Capital Program

## Ord Sewer - 5yr Capital Outlook

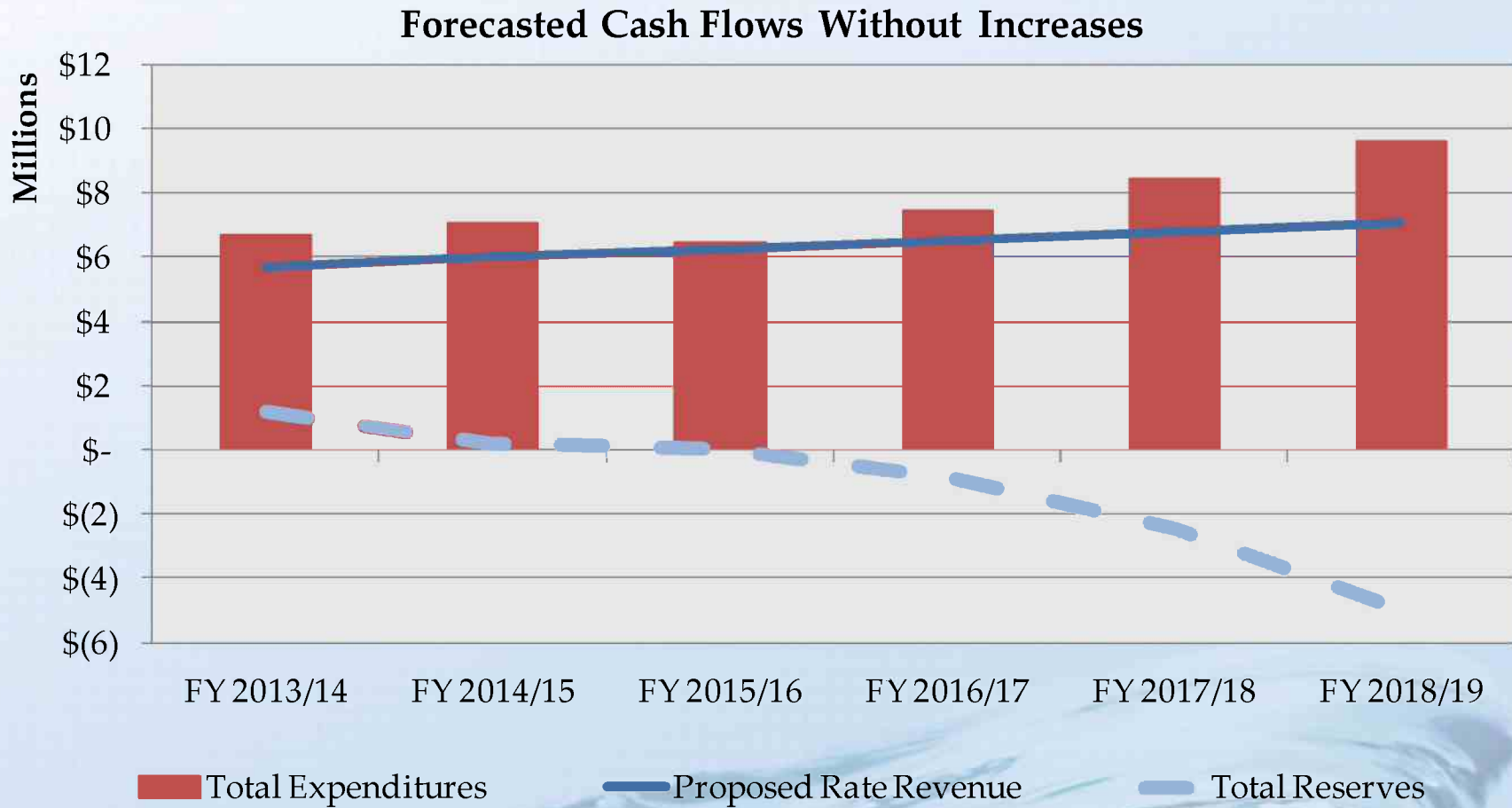


# Approval of rate increases are necessary to comply with existing bond covenants



\* Based on 2013 Rate Study cash flow projections for Ord Water Cost Center assuming no revenue increases. Targets exceed legal DCSR of 1.25x and 1.10x for the 2006 Bond and 2010 Bond, respectively, to allow for continued debt funding.

# Financial outcome without recommended increases is not an option

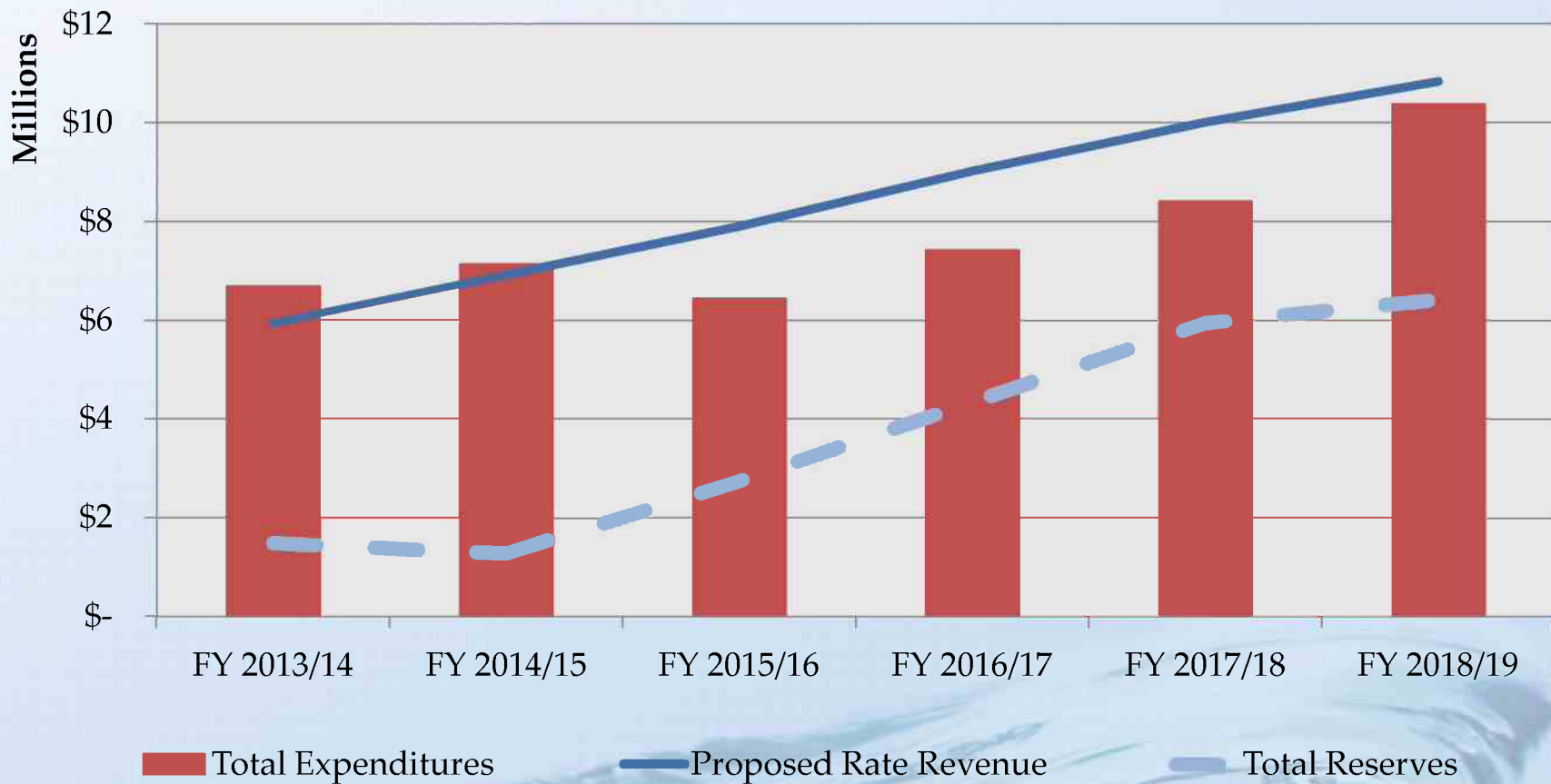


# Facilities Agreement

**7.1.2 - MCWD Will Recover Costs.** MCWD will recover all of its direct and indirect, short term and long term costs of furnishing the facilities to the service area. MCWD shall not be required to take any action in connection with furnishing the facilities to the service area unless and until a source of funds is secured from the service area to pay in full in a reasonable manner consistent with normal accounting practices all of MCWD's direct and indirect, short term and long term costs of the action to be taken by MCWD, including costs of administration, operation, maintenance and capital improvements to provide adequate system capacity to meet existing and anticipated service demands.

# Proposed gradually provides financial stability, ability to issue new debt, and funds adequate capital reinvestment

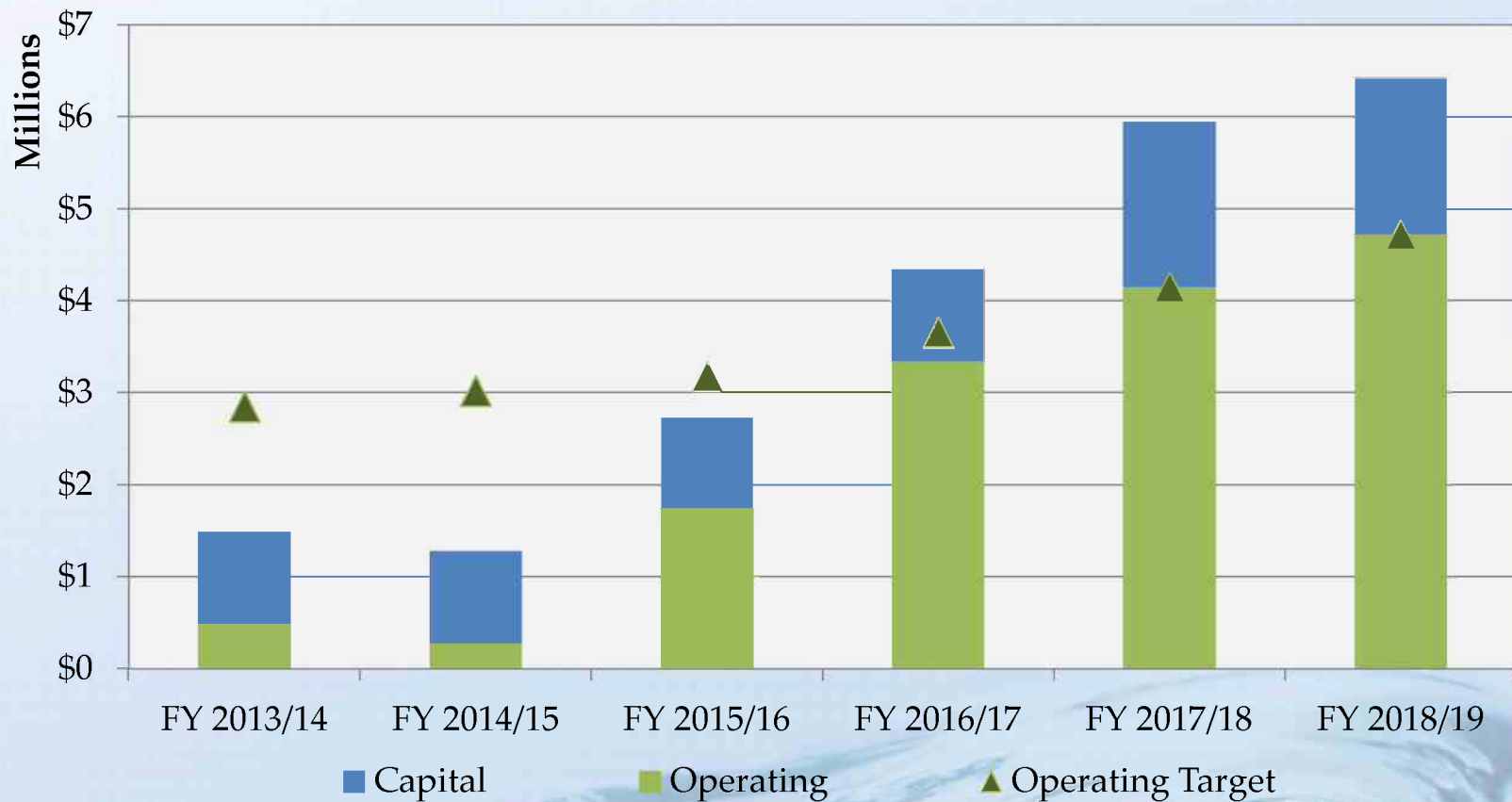
## Ord Water Forecasted Cash Flows With Increases





# Gradual increases enable rebuilding of reserves over the forecasted period

## Ord Water Forecasted Fund Balances



# Resulting Proposed Ord Water and Sewer Rates

| Description                        | Existing | FY 2013/<br>2014 | FY 2014/<br>2015 | FY 2015/<br>2016 | FY 2016/<br>2017 | FY 2017/<br>2018 |
|------------------------------------|----------|------------------|------------------|------------------|------------------|------------------|
| <b>Consumption Rates (per hcf)</b> |          |                  |                  |                  |                  |                  |
| 0 to 8 hcf                         | \$2.33   | \$2.22           | \$2.60           | \$2.97           | \$3.40           | \$3.68           |
| 9 to 16 hcf                        | 3.27     | 3.40             | 3.98             | 4.56             | 5.22             | 5.65             |
| 16+ hcf                            | 4.22     | 4.59             | 5.37             | 6.14             | 7.03             | 7.62             |
| <b>Monthly Service Charges</b>     |          |                  |                  |                  |                  |                  |
| 5/8" - 3/4"                        | \$17.11  | \$ 28.96         | \$ 31.48         | \$ 34.37         | \$ 37.55         | \$ 38.79         |
| 1"                                 | 42.76    | 45.18            | 49.11            | 53.62            | 58.57            | 60.51            |
| 1 1/2"                             | 85.49    | 72.21            | 78.49            | 85.71            | 93.62            | 96.71            |
| 2"                                 | 136.78   | 104.64           | 113.74           | 124.20           | 135.66           | 140.14           |
| 3"                                 | 256.47   | 180.37           | 196.05           | 214.09           | 233.85           | 241.57           |
| 4"                                 | 427.45   | 288.45           | 313.52           | 342.36           | 373.96           | 386.31           |
| 6"                                 | 854.89   | 558.75           | 607.31           | 663.18           | 724.39           | 748.31           |
| 8"                                 | 1709.79  | 1,099.66         | 1,195.24         | 1,305.19         | 1,425.66         | 1,472.72         |
| Flat Rate                          | \$84.34  | \$ 98.36         | \$112.65         | \$127.29         | \$143.94         | \$153.99         |
| Sewer (EDU)                        | \$ 25.26 | \$ 26.49         | \$ 27.55         | \$ 28.65         | \$ 29.80         | \$ 32.18         |

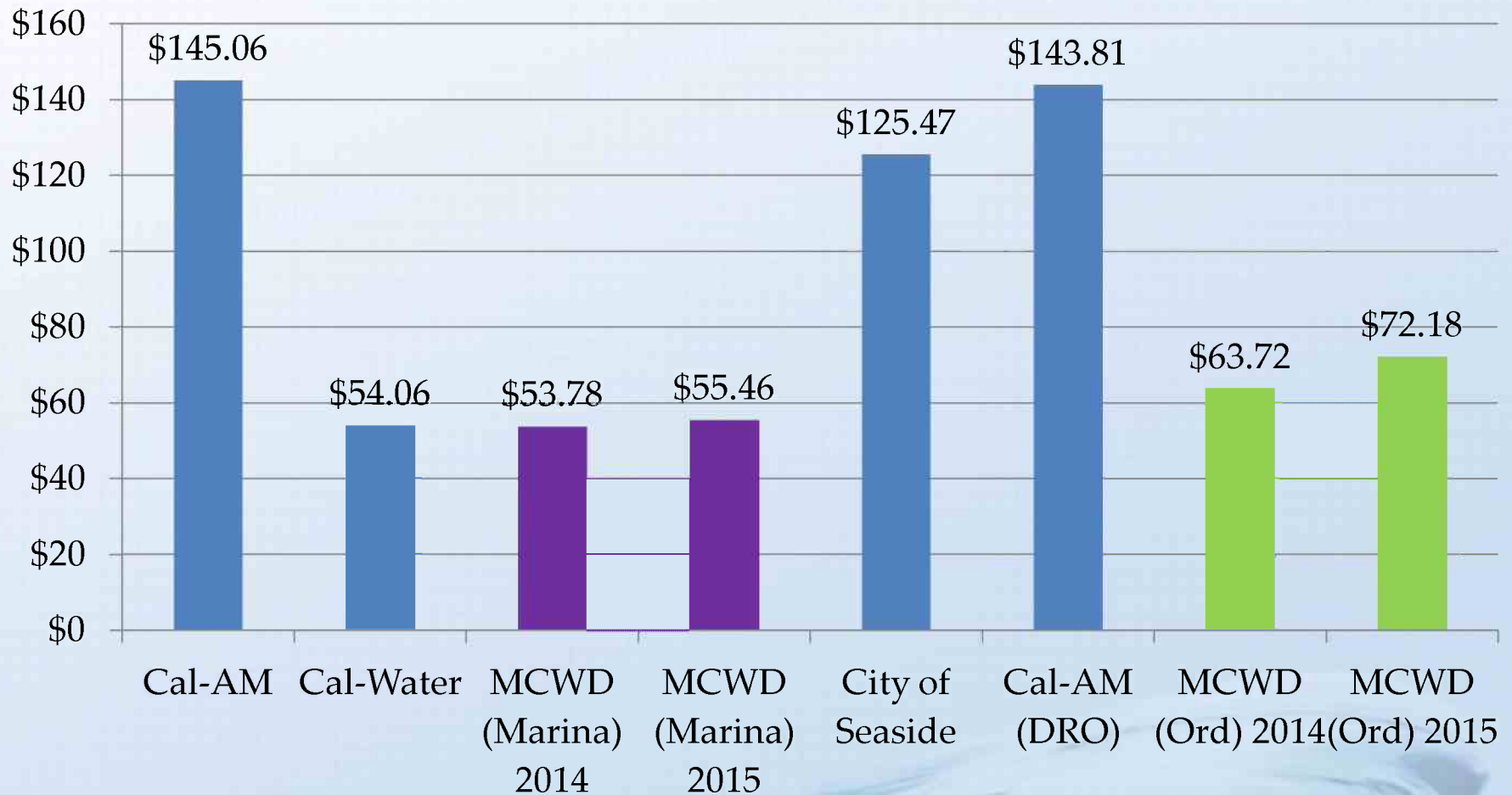
# Typical Customer Impact Based on 13 Units (hcf) of Water

- Ord Water: \$12.37 increase
- Ord Sewer: \$1.23 increase



# Water Rate Comparison

(Based on 13 hcf = hundred cubic feet)



# Wastewater Rate Comparison





# Capacity Fees

# Capacity Charge Structure

$$\text{Capacity Charge} = \frac{\text{RCNLD* for Existing System**} + \text{PV of Future CIP}}{\text{Existing + Future Customers}}$$

\* Replacement Cost New Less Depreciation (RCNLD)

\*\* Value does not include any Conveyed Assets

# Capacity Charge Cost Basis

- Current Asset Value
  - Escalated Asset Replacement Values
    - Does not include conveyed assets
  - Plus: Applicable Reserves & Other Assets
  - Less: Depreciation
  - Less: Debt Principal
- Future CIP
  - Present Value of CIP
  - Includes Total Capital Improvements
- Meter Equivalent Projections
  - Population Growth (Based on UWMP Projections)
  - Total Meter Equivalents (in 2030)



# System Capacity Charges

| Description                              | Existing | Proposed |
|------------------------------------------|----------|----------|
| <b>System Capacity Charges (per EDU)</b> |          |          |
| Ord Water                                | \$5,750  | \$8,010  |
| Ord Sewer                                | \$2,150  | \$3,322  |

\* Charges reflect updated asset valuation and financial records



## Closing Remarks / Questions

# FORA's approval of the Compensation Plan

- Complies with Facilities Agreement
- Enables future debt (minimizes upfront capital costs)
- Funds necessary Water & Sewer System Master Plans
- Funds development of Asset Management program
- Funds / Incentivizes conservation programs
- Funds less expensive, preventive maintenance program
  
- Failure to approve will restrict ability to plan and construct new water sources

# MCWD - Capacity Charge Calculations

2014

|                                                                           | Ord Sewer<br>Original Proposed | Ord Sewer<br>Revised Proposed |
|---------------------------------------------------------------------------|--------------------------------|-------------------------------|
| <b>System Capacity Charge</b>                                             |                                |                               |
| <b>Existing Cost Basis</b>                                                |                                |                               |
| <b>Value of Water Infrastructure in Service (Less Conveyed Assets)</b>    |                                |                               |
| 1 Total Replacement Cost of Existing System Infrastructure                | \$ 62,336,100                  | \$ 8,638,389                  |
| 2 Less Accumulated Depreciation on Existing Infrastructure Assets         | \$ (32,644,610)                | \$ (2,686,944)                |
| <b>3 RCNLD of Infrastructure in Service (sum of 1 to 2)</b>               | <b>\$ 29,691,490</b>           | <b>\$ 5,951,445</b>           |
| <b>Value of Other Depreciable Assets</b>                                  |                                |                               |
| 4 Total Value of Water/Sewer Rights Assets                                | \$ -                           | <i>Included in Row 3</i>      |
| 5 Less Accumulated Depreciation on Water/Sewer Rights Assets              | \$ -                           | <i>Included in Row 3</i>      |
| 6 Total Value of Building and Improvements Assets                         | \$ 501,880                     | <i>Included in Row 3</i>      |
| 7 Less Accumulated Depreciation on Building and Improvements Assets       | \$ (76,519)                    | <i>Included in Row 3</i>      |
| 8 Total Value of Equipment Assets                                         | \$ 572,448                     | <i>Included in Row 3</i>      |
| 9 Less Accumulated Depreciation on Equipment Assets                       | \$ (223,493)                   | <i>Included in Row 3</i>      |
| <b>10 RCNLD of Other Depreciable Assets (sum of 4 to 9)</b>               | <b>\$ 774,317</b>              | <b>\$ -</b>                   |
| <b>Value of Non-depreciable Assets (Less Conveyed)</b>                    |                                |                               |
| 11 Land                                                                   | \$ 1,216,549                   | \$ 1,216,458                  |
| 12 Property Easement                                                      | \$ 10,800,000                  | -                             |
| 13 Water/Sewer Rights                                                     | \$ 15,300,000                  | -                             |
| 14 Construction in Progress                                               | \$ 842,889                     | 842,889                       |
| <b>15 Sub-Total of Adjustments (sum of 11 to 14)</b>                      | <b>\$ 28,159,438</b>           | <b>\$ 2,059,347</b>           |
| <b>16 Total Value of Capital Assets (3+10+15)</b>                         | <b>\$ 58,625,245</b>           | <b>\$ 8,010,792</b>           |
| <b>Liability and Asset Related Adjustments</b>                            |                                |                               |
| 17 Outstanding Debt for Infrastructure (2006 and 2010 Bonds)              | \$ (8,360,980)                 | \$ (8,360,980)                |
| 18 Other Long-term Debt                                                   | \$ (5,942)                     | (5,942)                       |
| 19 Capital Fund                                                           | \$ 986,300                     | 986,300                       |
| 20 Operating Fund                                                         | \$ 2,071,647                   | 2,071,647                     |
| 21 Debt Service Reserve Fund                                              | \$ 1,147,087                   | 1,147,087                     |
| <b>22 Total Liability and Asset-Related Adjustments (sum of 17 to 21)</b> | <b>\$ (4,161,888)</b>          | <b>\$ (4,161,888)</b>         |
| <b>23 Total Value of Existing Assets Net of Liabilities (16+22)</b>       | <b>\$ 54,463,357</b>           | <b>\$ 3,848,904</b>           |
| <b>Future Cost Basis</b>                                                  |                                |                               |
| <b>Future CIP</b>                                                         |                                |                               |
| 24 Cost Center Specific Projects                                          | \$ 34,242,551                  | \$ 34,242,551                 |
| 25 General Water Project Costs Assigned to Cost Center                    | \$ 314,984                     | 314,984                       |
| 26 Projects Assigned to Cost Center                                       | \$ 573,311                     | 573,311                       |
| <b>27 Infrastructure Related Future CIP Costs (24+26)</b>                 | <b>\$ 35,130,846</b>           | <b>\$ 35,130,846</b>          |
| <b>28 Total Value of Existing and Future Assets (23+27)</b>               | <b>\$ 89,594,203</b>           | <b>\$ 38,979,750</b>          |
| <b>Existing and Future Customer Base</b>                                  |                                |                               |
| <b>Meters Equivalents</b>                                                 |                                |                               |
| 29 Total Existing Meter Equivalents                                       | \$ 5,541                       | 5,541                         |
| 30 Number of Future Meter Equivalents                                     | \$ 6,193                       | 6,193                         |
| <b>31 Total Number of Meter Equivalents (29+30)</b>                       | <b>\$ 11,734</b>               | <b>\$ 11,734</b>              |
| <b>System Capacity Charge Results</b>                                     |                                |                               |
| <b>32 Estimated CY System Capacity Charge (28/31)</b>                     | <b>\$ 7,636</b>                | <b>\$ 3,322</b>               |

**MARINA COAST WATER DISTRICT  
ORD COMMUNITY RESERVE DETAIL  
PROJECTED AS OF JUNE 30, 2014**

**EXHIBIT RES-1**

|                                                                                                                                                                                                                                      | Ord Water                 | Ord Sewer               | TOTALS                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------|---------------------------|
| <b><u>Description</u></b>                                                                                                                                                                                                            |                           |                         |                           |
| 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                                                                                                                                                                                                                            | <u>3,787,365</u>          | <u>1,148,490</u>        | <u>4,935,855</u>          |
| Capital Reserves                                                                                                                                                                                                                     |                           |                         |                           |
| Bond Series 2006 Construction Funds**                                                                                                                                                                                                | -                         | 781,990                 | 781,990                   |
| Capacity Charge/Capital Surcharge**                                                                                                                                                                                                  | 1,584,193                 | 115,404                 | 1,699,597                 |
| Capital Replacement**                                                                                                                                                                                                                | 1,218,796                 | 609,398                 | 1,828,194                 |
| Sub-total                                                                                                                                                                                                                            | <u>2,802,989</u>          | <u>1,506,793</u>        | <u>4,309,782</u>          |
| General Operating Reserve (#)                                                                                                                                                                                                        | 31,277                    | 157,698                 | 188,975                   |
| <b>Total Projected Reserve as of 06-30-2014</b>                                                                                                                                                                                      | <b><u>6,621,631</u></b>   | <b><u>2,812,981</u></b> | <b><u>9,434,612</u></b>   |
| <b><u>FY 2013-2014 Operating Reserve</u></b>                                                                                                                                                                                         |                           |                         |                           |
| Beginning operating reserve                                                                                                                                                                                                          | 31,277                    | 157,698                 | 188,975                   |
| A Proposed transfers to operations                                                                                                                                                                                                   | (1,018,399)               | -                       | (1,018,399)               |
| Due to/(Due From) Interfund Transfers                                                                                                                                                                                                | 987,122                   | -                       | 987,122                   |
| B Proposed transfers from operations                                                                                                                                                                                                 | -                         | 331,031                 | 331,031                   |
| <b>Projected Ending Balance @ 06-30-2014</b>                                                                                                                                                                                         | <b>-</b>                  | <b>488,729</b>          | <b>488,729</b>            |
| 6 mths avg operating expenses required by Board***                                                                                                                                                                                   | 2,751,344                 | 698,461                 | 3,449,805                 |
| <b>Projected available Operating Reserve @ 06-30-2014</b>                                                                                                                                                                            | <b><u>(2,751,343)</u></b> | <b><u>(209,733)</u></b> | <b><u>(2,961,076)</u></b> |
| <b><u>FY 2013-2014 Capital Reserve</u></b>                                                                                                                                                                                           |                           |                         |                           |
| Beginning capital reserve                                                                                                                                                                                                            | 2,802,989                 | 1,506,793               | 4,309,782                 |
| Due to/(Due From) Interfund Transfers                                                                                                                                                                                                | (1,000,000)               | -                       | (1,000,000)               |
| Proposed transfer to capital reserve                                                                                                                                                                                                 | -                         | -                       | -                         |
| C Proposed transfer to/(from) capital reserve                                                                                                                                                                                        | 1,588,836                 | 371,015                 | 1,959,851                 |
| <b>Projected Ending Balance @ 06-30-2014</b>                                                                                                                                                                                         | <b>3,391,825</b>          | <b>1,877,808</b>        | <b>5,269,633</b>          |
| Capital minimum balance required by Board***                                                                                                                                                                                         | 1,000,000                 | 1,000,000               | 2,000,000                 |
| <b>Projected available Capital Reserve @ 06-30-2014</b>                                                                                                                                                                              | <b><u>2,391,825</u></b>   | <b><u>877,808</u></b>   | <b><u>3,269,633</u></b>   |
| <b>Proposed Net Transfers To/(From) Reserves (A+B+C)</b>                                                                                                                                                                             | <b>570,437</b>            | <b>702,046</b>          | <b>1,272,483</b>          |
| <p>\$12,671,753 is expected to be reimbursed to Ord Operating Reserves through Regional Project financing/settlement</p> <p>* Held by external Agencies</p> <p>** Restricted to only capital spending</p> <p>***Per Board Policy</p> |                           |                         |                           |
| Operating Expenses plus Interest & Bond Amortization - 2011/2012                                                                                                                                                                     | 5,533,999                 | 1,396,922               | 6,930,921                 |