

GRAND LAKE PUBLIC WORKS AUTHORITY

CONSTRUCTION REQUIREMENTS POLICY

1. **Projects cost:**

The Authority is subject to competitive bid laws, any project that is funded through the authority that is estimated to be over the competitive bid requirements must be bid. The authority will allow projects to be installed by end users and facilities donated to the authority.
All cost of any project are to be paid by the end users.
2. **Easements:** The Authority needs to have clear easement(s) for each project or extension which grants the Authority the specific right to cross private individual or association property to construct and maintain any water or sewer line or related facility to serve any Authority use.
3. **Ownership:**
 - a. When Project is being built new and being paid for by an entity separate from the Authority, permitting of facilities will be in Authority's Name. Ownership of facilities will pass to the Authority when water or sewer begins flowing.
 - b. When Project involves transfer of existing facilities, being operated by an entity separate from the Authority, to the Authority. Ownership of facilities passes when all obligations of the former entity are met and the Board of the Authority formally accepts the facilities.
 - c. Once ownership has passed to the Authority, Authority has the right to extend any lines, at Authority cost, to serve any other users.
4. **Refund of Cost:** This is on a case by case basis, when the Authority is going to refund any cost there must be a specific contract on refund, contract must state what percent is being refunded of specific lines. All contracts should include a statement "Water and Sewer facilities not specifically listed in refund agreement become property of Authority without potential of future refund regardless of Authority use".
5. **Authority's Cost:** Authority is to charge a fixed rate to cover Authority's expenses. Normal Authority expenses on projects include, but are not limited to:
 1. Legal
 2. Engineering
 3. Inspection
 4. Project Management
 5. Permits
 - 6.
6. **Startup provisions:** There needs to be a detail of procedures for start up and connections, when fees start and how connections are reported.

Per DEQ requirements, Authority personnel are required to make all connections to Authority facilities including service connections. No contractor is authorized to connect to Authority's system including service connections, both water and sewer.

7. System Design & Installation: System must meet Authorities specifications and quality standards. Authority standards are;
- 1) All pipe must be PE including Sewer Mains and Sewer Service lines.
 - 2) All PE fittings and connections must be Fused.
 - 3) Transitions to PE (when connection to dissimilar materials) must be MJ connections with restraint on the dissimilar material and PE/MJ adaptor fused on PE pipe end.
 - 4) Pipe must be bedded with Screenings or approved select fill.
 - 5) All buried pipe must have Tracer Wire; #12 solid copper wire with THHN coating or better.
 - 6) All valves and fire hydrants must be AVK brand CI with PE stubs.
 - 7) All Stations, both water and sewer must be connected to the GLPWA SCADA system, this includes radios and programing.
 - 8) All motors must be 3 phase with VFD's.
 - 9)
- 7A. System Design & Installation:
- 1) Pump Sizing; GLPWA is final judge on appropriate size for application.
 - 2) GLPWA will determine cost of required construction which will include in house expenses. All facility requirements to be based on long term operating and maintenance cost and not least initial costs.
- 8A. Maintenance Guarantee - When a Contractor is hired by a developer or group of end users, to install project, Authority will require bonded maintenance guarantee for specific time period, this would typically be one year from time ownership passes to Authority.
- 8B. Maintenance Guarantee - When Authority is assuming existing system, the Authority must approve the system and owners must bring up to DEQ specifications at owners expense before system is transferred to Authority. Also, Authority will require maintenance guarantee for specific period.

Approved:

Construction/Inspection Fee March 20, 1998

Construction/Project Checklist April 17, 1998

Policies edited and combined - approved May 15, 2015