



CAPITAL IMPROVEMENT PROGRAM

16. Capital Improvement Program

The 2022 System-wide Master Plan Update and Condition Assessment analyses and evaluations formed the basis for the recommendations of the Capital Improvement Program (CIP).

16.1 Project Type

Identified projects have been divided into two categories:

- **Capital Improvement Projects** - Major facilities associated with the District's systems that require final design, construction management, and construction.
- **Annual Programs** - Operations and other programs that may be implemented by District staff, outside contractors, and consultants.

16.2 Project Naming Convention

Each project is categorized with a CIP-ID. The CIP-ID consists of one abbreviation and a number. The abbreviation identifies if the project is part of the water system, non-domestic water system, or sewer system. Table 16-1 summarizes the CIP naming convention.

Table 16-1: CIP Naming Convention

CIP ID	System
W-##	Water Project
NDW-##	Non-domestic Water Project
S-##	Sewer Project

16.3 Project Priority

A prioritization was set for each project in the CIP. Projects were assigned a 1, 2, or 3 under the priority attribute. Each number corresponds to a general timeline for when the project should be implemented. However, the District could choose to implement projects in any order based on other factors. Table 16-2 summarizes the project priority ranking convention.

Table 16-2: Project Priority Ranking

Priority Ranking	Timeline to Implement Project
1	Within the next 5 years
2	Within the next 5 - 10 years
3	Within the next 10 - 15 years



16.4 Cost Basis

The opinion of probable costs has been prepared based on master plan level project definition. Because of the level of scope development at this stage, the opinion is an “order of magnitude” estimate. An order of magnitude estimate is one that is made without detailed engineering data and uses techniques such as cost curves, unitized pricing, and scaling factors from similar projects.

Based on the level of scope development at the master plan level, the opinion of project costs presented herein are Class 5 estimates as defined by the Association for the Advancement of Cost Engineering International (AACE International) “Recommended Practice No. 56R-08 – Cost Estimate Classification System as Applied for the Building and General Construction Industries.” These opinions of probable costs have been prepared for guidance in project evaluation and implementation. More detailed estimates are typically developed as the project scopes are better defined and the design process moves forward.

The project costs include the following markups to the construction cost:

- Construction Contingency: 35%
- Engineering Design Services: 10%
- Engineering Services During Construction (ESDC): 3%
- Construction Management Services: 12%
- Admin/Legal: 2%

The costs are based on 2022 dollars and do not include escalation for inflation or potential increases in the cost of materials. A breakdown of CIP costs and annual program costs from this master plan is shown in Table 16-3 and Table 16-4, respectively. Both tables also list projects previously identified and budgeted by the District. The project costs were identified by the District from the following sources:

- 2020 El Toro Lift Station Technical Memorandum by Hazen and Sawyer
- 2019 Canyon Creek Pump Station Evaluation by JIG Consultants
- 2019 Dove Canyon and Robinson Ranch Recycled Water Pump Station Rehabilitation – Phase 1 report by JIG Consultants
- Input from District staff

Costs from these reports have been escalated to 2022 dollars.

The District also has current ongoing projects and not all are included in this CIP. These projects include:

- Golf Club Lift Station Upgrades – This project is listed as part of the Master Plan CIP and is near completion.



- El Toro Lift Station Improvements – District has replaced the air compressor, all 4 pumps, and the surge tank. Work is still in progress to replace the remaining assets. Table 16-3 shows the cost to replace the remaining assets.

A summary of project costs totaled by priority level shown in Table 16-5.



Table 16-3: Capital Improvement Project Costs

Project #	Name	Construction Cost	Construction Contingency	Engineering Design	ESDC	Construction Management Services	Admin/ Legal	Project Cost	Priority Level
W-2	Dimension Water Treatment Plant Improvements-Phase 1 (Electrical)	\$944,819	\$330,687	\$127,551	\$38,265	\$153,061	\$25,510	\$1,620,000	1
W-5	Plano Trabuco Pump Station Upgrades	\$91,015	\$31,855	\$12,287	\$3,686	\$14,744	\$2,457	\$160,000	1
W-20	10-inch Pipeline Replacement from Cooks Corner to Harris Grade Tanks	\$1,457,958	\$510,285	\$196,824	\$59,047	\$236,189	\$39,365	\$2,500,000	1
W-31	PSPS Transfer Switch Upgrade	\$34,991	\$12,247	\$4,724	\$1,417	\$5,669	\$945	\$60,000	1
W-32	DWTP Office Trailer Replacement	\$204,114	\$71,440	\$27,555	\$8,267	\$33,066	\$5,511	\$350,000	1
W-33	DWTP Vault Improvements	\$43,739	\$15,309	\$5,905	\$1,771	\$7,086	\$1,181	\$80,000	1
W-34	SCADA Improvements (70% Water)	\$233,273	\$81,646	\$31,492	\$9,448	\$37,790	\$6,298	\$400,000	1
W-12	Canyon Creek Pump Station Upgrades, ALT#2	\$274,096	\$95,934	\$37,003	\$11,101	\$44,404	\$7,401	\$470,000	1
W-26	New Reservoir - Effective Volume 1.5 MG	\$3,443,055	\$1,205,069	\$464,812	\$139,444	\$557,775	\$92,962	\$5,910,000	1
NDW-24	Dove Lake Slide Gate Replacement	\$1,166,366	\$408,228	\$157,459	\$47,238	\$188,951	\$31,492	\$2,000,000	1
NDW-23	Tick Creek and Dove Creek Urban Recovery Booster Stations	\$454,300	\$159,005	\$61,330	\$18,399	\$73,597	\$12,266	\$780,000	1
NDW-13	Dove Canyon NDW and Robinson Ranch NDW Booster Station Improvements	\$583,183	\$204,114	\$78,730	\$23,619	\$94,476	\$15,746	\$1,000,000	1
NDW-51	SCADA Improvements (5% RW)	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	1
NDW-52	Fleet & Heavy Equipment (5%)	\$0	\$0	\$0	\$0	\$0	\$0	\$63,142	1
S-7	Barneburg Lift Station Upgrades	\$46,396	\$16,239	\$6,263	\$1,879	\$7,516	\$1,253	\$80,000	1
S-9	Heritage Lift Station Upgrades	\$816,456	\$285,760	\$110,222	\$33,066	\$132,266	\$22,044	\$1,400,000	1
S-10	Plano Trabuco Lift Station Upgrades	\$325,165	\$113,808	\$43,897	\$13,169	\$52,677	\$8,779	\$560,000	1
S-11	Via Allegre Lift Station Improvements	\$71,345	\$24,971	\$9,632	\$2,889	\$11,558	\$1,926	\$130,000	1
S-22	WWTP Reclaimed Reservoir Gate Improvement	\$87,477	\$30,617	\$11,809	\$3,543	\$14,171	\$2,362	\$150,000	1
S-39	Golf Club Sewer Lift Station	\$1,049,730	\$367,405	\$141,713	\$42,514	\$170,056	\$28,343	\$1,800,000	1
S-40	Hoffman Blower Room Rehab	\$233,273	\$81,646	\$31,492	\$9,448	\$37,790	\$6,298	\$400,000	1



Project #	Name	Construction Cost	Construction Contingency	Engineering Design	ESDC	Construction Management Services	Admin/ Legal	Project Cost	Priority Level
S-41	WWTP PLC Replacement/Fiber Upgrade	\$75,814	\$26,535	\$10,235	\$3,070	\$12,282	\$2,047	\$130,000	1
S-42	PSPS Transfer Switch Upgrade	\$34,991	\$12,247	\$4,724	\$1,417	\$5,669	\$945	\$60,000	1
S-44	SCADA Improvements (25% Sewer)	\$58,318	\$20,411	\$7,873	\$2,362	\$9,448	\$1,575	\$100,000	1
S-45	El Toro Lift Station Improvements - FM Valve Replacement	\$46,071	\$16,125	\$6,220	\$1,866	\$7,464	\$1,244	\$80,000	1
S-6	Robinson Ranch WWTP Improvements - Phase 1	\$2,010,454	\$703,659	\$271,411	\$81,423	\$325,693	\$54,282	\$3,450,000	1
S-24	5-year CCTV Monitoring Program	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	1
S-43	Fleet & Heavy Equipment (25%)	\$0	\$0	\$0	\$0	\$0	\$0	\$315,710	1
W-4	Dimension Water Treatment Plant Improvements-Phase 2	\$228,535	\$79,987	\$30,852	\$9,256	\$37,023	\$6,170	\$400,000	2
W-25	Fire Flow Availability Improvements	\$898,102	\$314,336	\$121,244	\$36,373	\$145,493	\$24,249	\$1,540,000	2
W-1	Permanent Generator Installation at Robinson Ranch Pump Station	\$600,679	\$210,238	\$81,092	\$24,327	\$97,310	\$16,218	\$1,030,000	2
W-15	Rose Canyon Reservoir Coating and Site Improvements	\$664,829	\$232,690	\$89,752	\$26,926	\$107,702	\$17,950	\$1,140,000	2A
W-16	Harris Grade #1 Reservoir Coating and Site Improvements	\$577,351	\$202,073	\$77,942	\$23,383	\$93,531	\$15,588	\$990,000	2B
W-17	Upper Dove Canyon Reservoir Coating and Site Improvements	\$746,474	\$261,266	\$100,774	\$30,232	\$120,929	\$20,155	\$1,280,000	2C
W-18	Trabuco #2 Reservoir Coating and Site Improvements	\$1,137,207	\$398,022	\$153,523	\$46,057	\$184,228	\$30,705	\$1,950,000	2D
S-8	Robinson Ranch WWTP Improvements - Phase 2	\$771,489	\$270,021	\$104,151	\$31,245	\$124,981	\$20,830	\$1,330,000	2
W-29	Permanent Generator Installation at DWTP	\$600,679	\$210,238	\$81,092	\$24,327	\$97,310	\$16,218	\$1,030,000	3
W-3	Transmission Main Replacement - Dimension Water Treatment Plant to Ridgeline Pump Station	\$6,374,191	\$2,230,967	\$860,516	\$258,155	\$1,032,619	\$172,103	\$10,930,000	3
W-19	Trabuco #1 Reservoir Coating and Site Improvements	\$670,661	\$234,731	\$90,539	\$27,162	\$108,647	\$18,108	\$1,150,000	3
W-30	Robinson Ranch PS Upgrades	TBD	TBD	TBD	TBD	TBD	TBD	TBD	3
S-14	El Toro Lift Station Improvements	\$3,225,002	\$1,128,751	\$435,375	\$130,613	\$522,450	\$87,075	\$5,530,000	3
S-27	Robinson Ranch WWTP Improvements - Phase 3	\$94,051	\$32,918	\$12,697	\$3,809	\$15,236	\$2,539	\$170,000	3



Project #	Name	Construction Cost	Construction Contingency	Engineering Design	ESDC	Construction Management Services	Admin/ Legal	Project Cost	Priority Level
S-28	New Force Main - Golf Club to WWTP	\$3,064,627	\$1,072,619	\$413,725	\$124,117	\$496,470	\$82,745	\$5,260,000	3



Table 16-4: Annual Program Costs

Project #	Name	Project Cost
W-35	PRV Improvements Program	\$20,000
W-36	Water Pump Replacement Program	\$50,000
W-37	Valve Replacement Program	\$30,000
W-38	Fleet & Heavy Equipment (70%) Replacement Program	\$91,000
NDW-50	Dove Canyon PRV Replacement	\$200,000
S-46	Wet Well Recoating Program	\$30,000
S-47	Manhole Recoating Program	\$20,000
S-48	Sewer Pump Replacement	\$50,000
S-49	Chiquita Capital Improvement Program	\$178,000

16.5 Project Summary

A list of all capital improvement projects identified are shown in Table 16-5 along with estimated project costs and priority level.

Table 16-5: Summary of Capital Improvement Projects - 2022 Updated Master Plan

Project #	Name	Project Cost	Priority Level
W-2	Dimension Water Treatment Plant Improvements-Phase 1 (Electrical)	\$1,620,000	1
W-5	Plano Trabuco Pump Station Upgrades	\$160,000	1
W-20	10-inch Pipeline Replacement from Cooks Corner to Harris Grade Tanks	\$2,500,000	1
W-31	PSPS Transfer Switch Upgrade	\$60,000	1
W-32	DWTP Office Trailer Replacement	\$350,000	1
W-33	DWTP Vault Improvements	\$80,000	1
W-34	SCADA Improvements (70% Water)	\$400,000	1
W-12	Canyon Creek Pump Station Upgrades, ALT#2	\$470,000	1
W-26	New Reservoir - Effective Volume 1.5 MG	\$5,910,000	1
NDW-24	Dove Lake Slide Gate Replacement	\$2,000,000	1
NDW-23	Tick Creek and Dove Creek Urban Recovery Booster Stations	\$780,000	1
NDW-13	Dove Canyon NDW and Robinson Ranch NDW Booster Station Improvements	\$1,000,000	1
NDW-51	SCADA Improvements (5% RW)	\$20,000	1
NDW-52	Fleet & Heavy Equipment (5%)	\$63,142	1
S-7	Barneburg Lift Station Upgrades	\$80,000	1
S-9	Heritage Lift Station Upgrades	\$1,400,000	1
S-10	Plano Trabuco Lift Station Upgrades	\$560,000	1
S-11	Via Allegre Lift Station Improvements	\$130,000	1



Project #	Name	Project Cost	Priority Level
S-22	WWTP Reclaimed Reservoir Gate Improvement	\$150,000	1
S-39	Golf Club Sewer Lift Station	\$1,800,000	1
S-40	Hoffman Blower Room Rehab	\$400,000	1
S-41	WWTP PLC Replacement/Fiber Upgrade	\$130,000	1
S-42	PSPS Transfer Switch Upgrade	\$60,000	1
S-44	SCADA Improvements (25% Sewer)	\$100,000	1
S-45	El Toro Lift Station Improvements - FM Valve Replacement	\$80,000	1
S-6	Robinson Ranch WWTP Improvements - Phase 1	\$3,450,000	1
S-24	5-year CCTV Monitoring Program	\$150,000	1
S-43	Fleet & Heavy Equipment (25%)	\$315,710	1

PRIORITY 1 TOTAL \$24,218,852

Project #	Name	Project Cost	Priority Level
W-4	Dimension Water Treatment Plant Improvements-Phase 2	\$400,000	2
W-25	Fire Flow Availability Improvements	\$1,540,000	2
W-1	Permanent Generator Installation at Robinson Ranch Pump Station	\$1,030,000	2
W-15	Rose Canyon Reservoir Coating and Site Improvements	\$1,140,000	2A
W-16	Harris Grade #1 Reservoir Coating and Site Improvements	\$990,000	2B
W-17	Upper Dove Canyon Reservoir Coating and Site Improvements	\$1,280,000	2C
W-18	Trabuco #2 Reservoir Coating and Site Improvements	\$1,950,000	2D
S-8	Robinson Ranch WWTP Improvements - Phase 2	\$1,330,000	2

PRIORITY 2 TOTAL \$9,660,000

CIP-ID	Name	Project Cost	Priority Level
W-29	Permanent Generator Installation at DWTP	\$1,030,000	3
W-3	Transmission Main Replacement - Dimension Water Treatment Plant to Ridgeline Pump Station	\$10,930,000	3
W-19	Trabuco #1 Reservoir Coating and Site Improvements	\$1,150,000	3
W-30	Robinson Ranch PS Upgrades	TBD	3
S-14	El Toro Lift Station Improvements	\$5,530,000	3
S-27	Robinson Ranch WWTP Improvements - Phase 3	\$170,000	3
S-28	New Force Main - Golf Club to WWTP	\$5,260,000	3

PRIORITY 3 TOTAL \$24,070,000



Table 16-6 summarizes the capital improvement projects based by priority.

Table 16-6: Summary of all Recommended CIP Projects

Priority Level	Project Cost
Total Priority Level 1 Projects	24,218,852
Total Priority Level 2 Projects	\$9,660,000
Total Priority Level 3 Projects	\$24,070,000

A summary of annual program costs from this master plan is shown in Table 16-7.

Table 16-7: Annual Program Costs

Project #	Name	Project Cost
W-35	PRV Improvements Program	\$20,000
W-36	Water Pump Replacement Program	\$50,000
W-37	Valve Replacement Program	\$30,000
W-38	Fleet & Heavy Equipment (70%) Replacement Program	\$91,000
NDW-50	Dove Canyon PRV Replacement	\$200,000
S-46	Wet Well Recoating Program	\$30,000
S-47	Manhole Recoating Program	\$20,000
S-48	Sewer Pump Replacement	\$50,000
S-49	Chiquita Capital Improvement Program	\$178,000
TOTAL		\$669,000

Exhibit 16-1 shows the project locations for projects developed from the Master Plan analysis, where applicable. Projects that do not have a specific geographic location are not shown, such as the installation of a new reservoir.

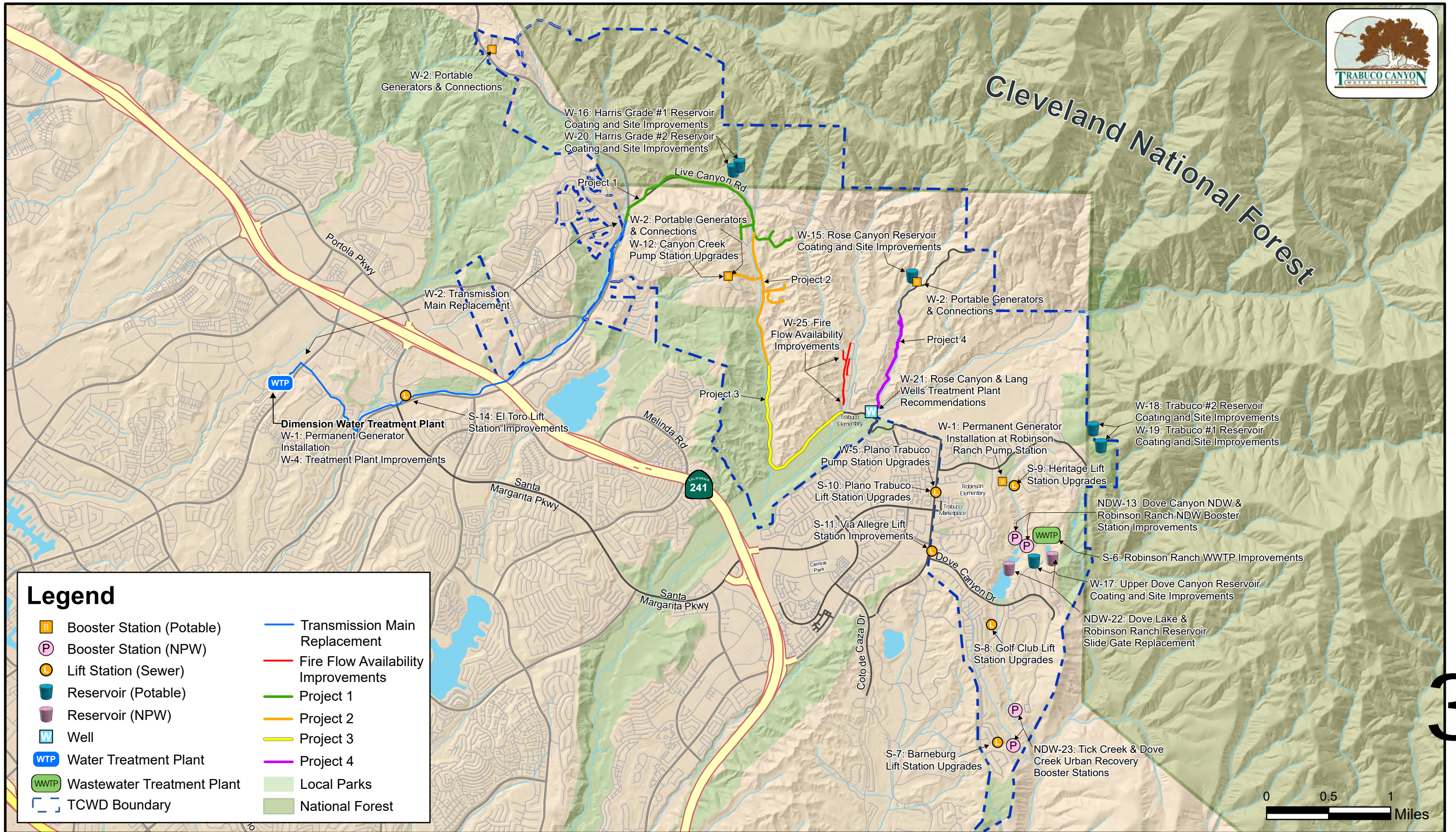
16.6 CIP Project Sheets

Individual project sheets were developed to list the main components, justification, and costs for each project. These sheets were created for all projects listed in Table 16-8 The sheets have been included at the end of this section. The sheets are listed in order of priority.



Table 16-8: CIP Project Sheets

Project #	Name
W-2	Dimension Water Treatment Plant Improvements-Phase 1 (Electrical)
W-4	Dimension Water Treatment Plant Improvements-Phase 2
W-29	Permanent Generator Installation at DWTP
W-5	Plano Trabuco Pump Station Upgrades
W-3	Transmission Main Replacement - Dimension Water Treatment Plant to Ridgeline Pump Station
W-20	10-inch Pipeline Replacement from Cooks Corner to Harris Grade Tanks
NDW-24	Dove Lake Slide Gate Replacement
NDW-23	Tick Creek and Dove Creek Urban Recovery Booster Stations
S-7	Barneburg Lift Station Upgrades
S-9	Heritage Lift Station Upgrades
S-10	Plano Trabuco Lift Station Upgrades
S-11	Via Allegre Lift Station Improvements
S-14	El Toro Lift Station Improvements
S-22	WWTP Reclaimed Reservoir Gate Improvement
W-12	Canyon Creek Pump Station Upgrades, ALT#2
W-25	Fire Flow Availability Improvements
W-26	New Reservoir - Effective Volume 1.5 MG
W-1	Permanent Generator Installation at Robinson Ranch Pump Station
NDW-13	Dove Canyon NDW and Robinson Ranch NDW Booster Station Improvements
S-6	Robinson Ranch WWTP Improvements - Phase 1
S-8	Robinson Ranch WWTP Improvements - Phase 2
S-27	Robinson Ranch WWTP Improvements - Phase 3
W-15	Rose Canyon Reservoir Coating and Site Improvements
W-16	Harris Grade #1 Reservoir Coating and Site Improvements
W-17	Upper Dove Canyon Reservoir Coating and Site Improvements
W-18	Trabuco #2 Reservoir Coating and Site Improvements
W-19	Trabuco #1 Reservoir Coating and Site Improvements
S-28	New Force Main Golf Club to WWTP
S-24	5-year CCTV Monitoring Program



3

Project #: W-26

New Reservoir - Effective Volume 1.5 MG

Priority Level: 1

Project Description:

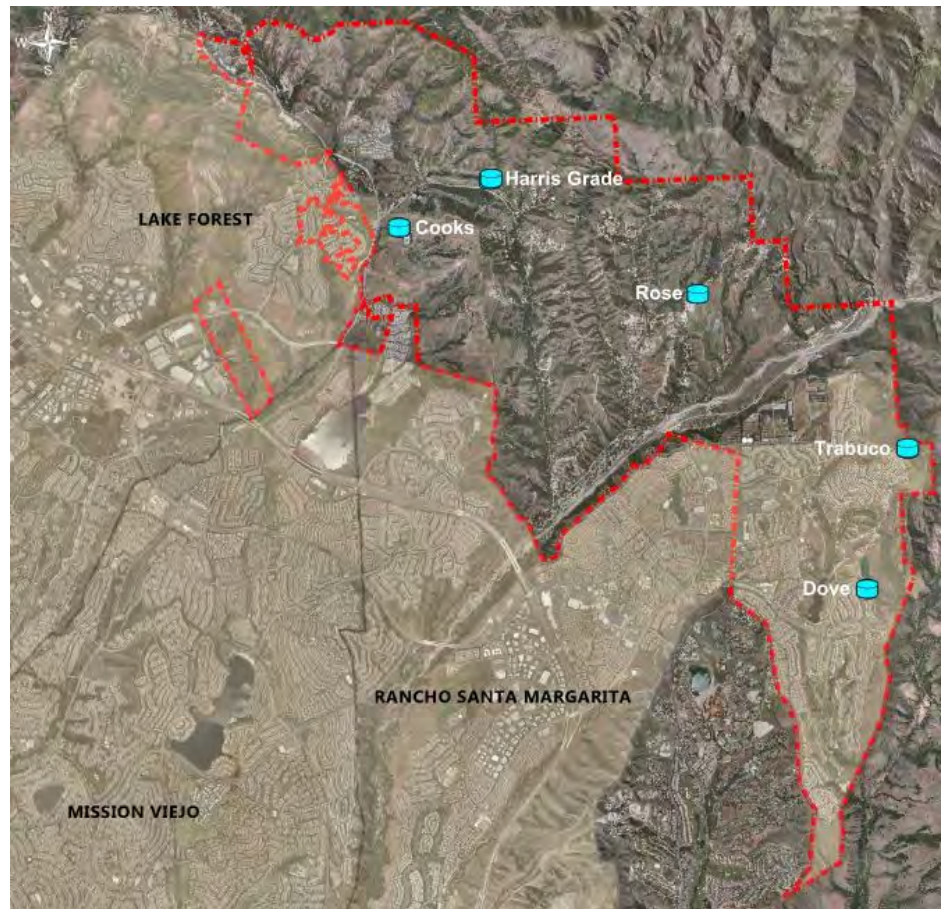
This project includes the construction of a new reservoir with an effective volume of 1.5 MG in one of the District's major pressure zones.

Project Justification:

The new reservoir will provide the District with more emergency storage and effectively ensure that the District can continue to provide water to its customers during a supply outage.

Project Implementation:

- Design (months): 12
- Construction (months): 15
- Total (months): 27



Total Project Cost: \$5,910,000

Breakdown Cost	
Design	\$464,812
ESDC	\$139,444
Construction	\$4,648,124
Construction Management	\$557,775
Admin/Legal	\$92,962

Project #: S-24

5-year CCTV Monitoring Program

Priority Level: 1

Project Description:

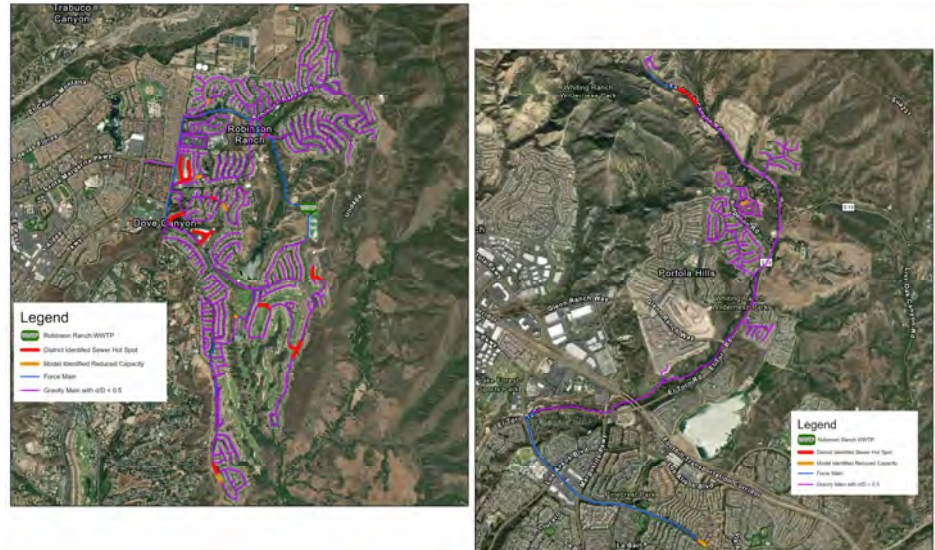
As part of a recurring 5-year Closed-Circuit Television (CCTV) monitoring program, it is recommended that TCWD monitor 20% of its sewer pipelines each year by conducting internal CCTV inspections. Pipelines were prioritized because they are known "Sewer Hot Spots". Sewer Hot Spots are areas known by TCWD to have issues such as: slow flow, root intrusion, grease/debris build-up, dilapidation, etc. Pipelines were also prioritized if they were identified by the model, under current dry weather conditions, as having reduced capacity. A sewer pipeline was considered to be of reduced capacity if at any point during the model's run the model reported that the pipeline had a water level greater than 50% of the pipeline's diameter (i.e. $d/D > 0.5$). The CCTV prioritization list is represented in the following figures.

Project Justification:

A CCTV inspection program is a crucial tool for sewer system owners. Visual inspection methods, including CCTV inspection, of the sewer system is the first line of defense in the early identification of existing or potential problem areas that could otherwise lead to reduced level of service or failures. A visual inspection program should include both routine scheduled inspections and inspections performed during preventive or corrective maintenance activities. CCTV inspections provide valuable information concerning the accuracy of system mapping, the presence and degree of I/I problems, and the physical state-of-repair of the system. The District will be able to record and track the structural condition, the presence of roots, condition of joints, depth of debris in the line, and depth of flow and adjust the frequency of inspection for each sewer based on its condition-related priority level. The CCTV inspection program data informs asset management, rehabilitation and replacement activities, and, combined with capacity-related information, informs the CIP.

Project Implementation:

- Design (months): 3
- Construction (months): 6
- Total (months): 9



Total Project Cost: \$150,000

Breakdown Cost	
Design	\$ 0
ESDC	\$ 0
Construction	\$ 0
Construction Management	\$ 0
Admin/Legal	\$ 0

CIP Project Sheet



Project #: W-2

Dimension Water Treatment Plant Improvements-Phase

Priority Level: 1

1 (Electrical)

Project Description:

Dimension Water Treatment Plant (DWTP) is the District's main water supply source. This project includes replacing the following components:

- Effluent Meter Vault
- Exhaust Fan for MCC B Building
- Filter Plant Back Wash Sump Pump #1 (Large)
- Filter Plant Filter #4 Air Scower Valve
- Filter Plant PLC - Controller
- Main Service Switchboard
- MCC-A

Project Justification:

The 2022 Field Condition Assessment found these items in need of replacement.



Project Implementation:

- Design (months): 6
- Construction (months): 12
- Total (months): 18

Total Project Cost: \$1,620,000

Breakdown Cost	
Design	\$127,551
ESDC	\$38,265
Construction	\$1,275,506
Construction Management	\$153,061
Admin/Legal	\$25,510

CIP Project Sheet



Project #: W-5

Plano Trabuco Pump Station Upgrades

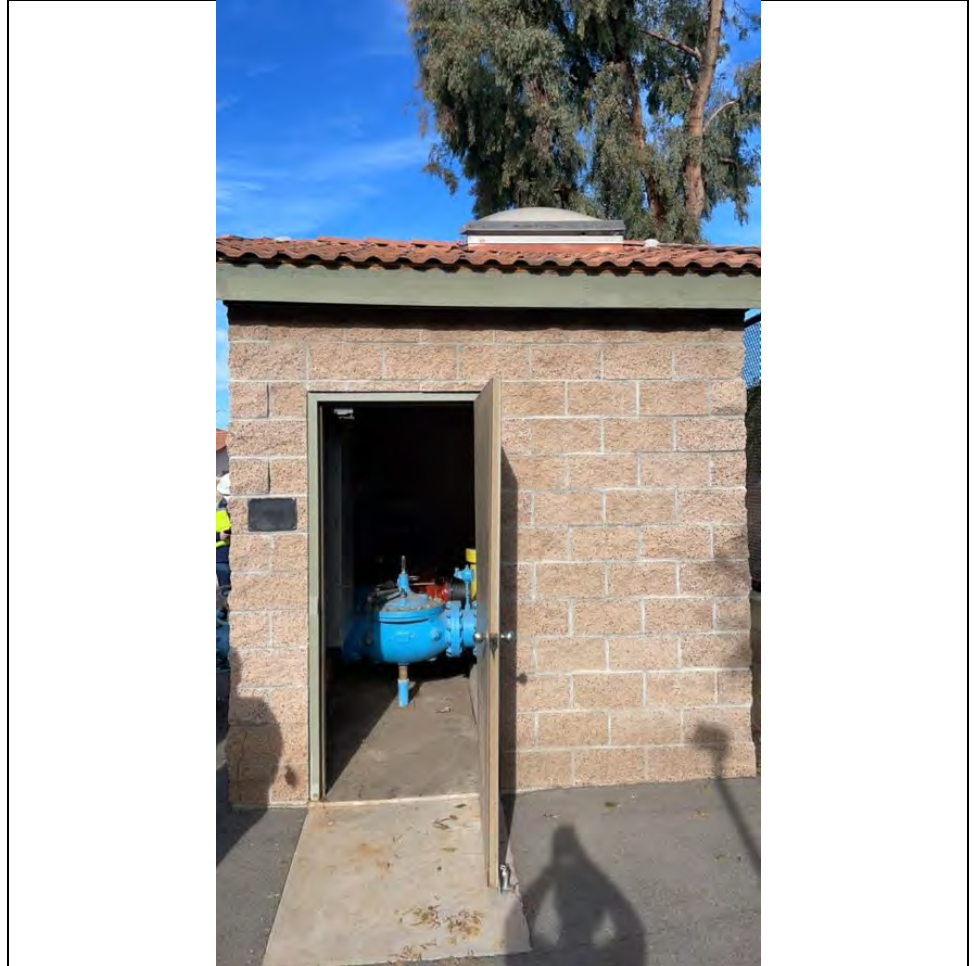
Priority Level: 1

Project Description:

Treated water is conveyed from Metropolitan Water District's Robert B. Diemer Filtration Plant, through the Allen McCullough Pipeline (AMP) to the South County Pipeline and Santa Margarita Water District's Antonio Delivery System, respectively. The water enters the District's water system at the Plano Trabuco Pump Station. The water delivered by Santa Margarita Water District (SMWD) is the District's contractual capacity of 4 cfs in the AMP that is "wheeled" through Santa Margarita Water District's system.

This project includes replacing the following items:

- Main Switchboard
- Pump Room Building Structure-Sky hatch Lighting Source - Single Story
- Flow Control Valve #2 - 6
- Engine Exhaust Silencer
- AC Unit Exhaust Fan



Project Justification:

The 2022 Field Condition Assessment found these items in need of replacement.

Project Implementation:

- Design (months): 9
- Construction (months): 12
- Total (months): 21

Total Project Cost: \$160,000

Breakdown Cost	
Design	\$12,287
ESDC	\$3,686
Construction	\$122,870
Construction Management	\$14,744
Admin/Legal	\$2,457

CIP Project Sheet



Project #: W-20

10-inch Pipeline Replacement from Cooks Corner to

Priority Level: 1

Harris Grade Tanks

Project Description:

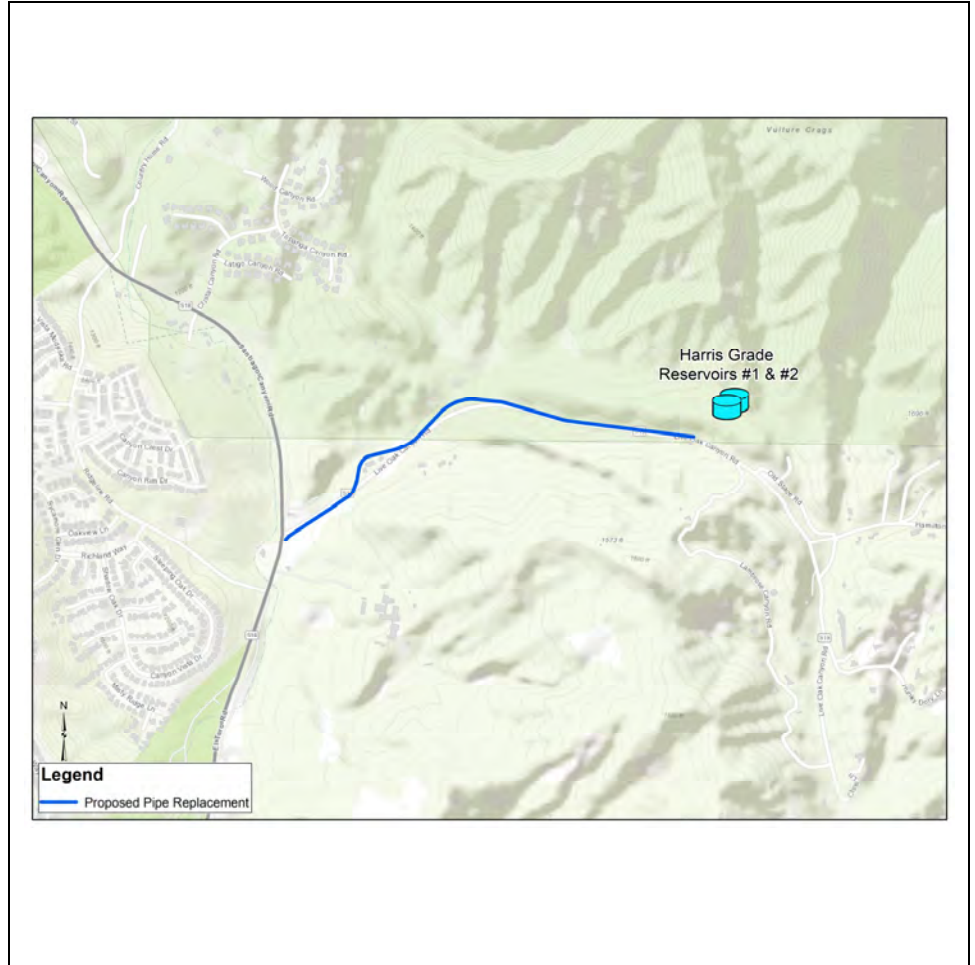
This project includes replacing the 10-inch pipeline that parallels the 14-inch line from Cook's Corner to the Harris Grade reservoirs with a 16-inch C905 PVC pipe.

Project Justification:

Based on model results there is an imbalance in the HGLs between the proposed Saddle Crest reservoir and Harris Grade reservoirs. Additional head is required to boost water to Harris Grade which causes the Saddle Crest reservoir to only fluctuate a small amount during extended period simulation (EPS) runs based mostly on the demands on that side (northwest) of Cooks Corner, which are relatively small compared to the rest of the zone. There is much more demand moving up the Harris Grade leg (Live Oak Canyon Road) from Cook's Corner and thus more headloss in that direction. This project will help balance the HGLs between the Ridgeline BPS, the Saddle Crest reservoir and the Harris Grade reservoirs.

Project Implementation:

- Design (months): 9
- Construction (months): 9
- Total (months): 18



Total Project Cost: \$2,500,000

Breakdown Cost	
Design	\$196,824
ESDC	\$59,047
Construction	\$1,968,243
Construction Management	\$236,189
Admin/Legal	\$39,365

CIP Project Sheet



Project #: W-12

Canyon Creek Pump Station Upgrades, ALT#2

Priority Level: 1

Project Description:

Canyon Creek Hydropneumatic Pump Station serves a small zone off of Harris Grade Zone.

This project includes the following improvements:

- Protect in place the existing masonry block building including all mechanical equipment.
- Demolish the existing 2500-gallon hydropneumatic tank and replace in kind. Protect in place the existing air compressor and accessories.
- Provide a level surface on the south side of the existing building by constructing retaining walls.
- Remove the existing electrical/control panels and equipment inside the building. Construct replacement panels on a new concrete slab outside the south wall of the existing building. The new electrical equipment will include soft-start controllers for the existing pumps and a 200-amp automatic transfer switch
- Furnish a 50-kW standby diesel generator set in a protective enclosure and install on a new concrete slab. The generator set will include a sub-base diesel fuel tank.



Project Justification:

The 2019 Canyon Creek Pump Station Evaluation by JIG Consultants found these items in need of replacement.

Total Project Cost: \$470,000

Breakdown Cost	
Design	\$37,003
ESDC	\$11,101
Construction	\$370,030
Construction Management	\$44,404
Admin/Legal	\$7,401

Project Implementation:

- Design (months): 9
- Construction (months): 12
- Total (months): 21

Project #: NDW-24

Dove Lake Slide Gate Replacement

Priority Level: 1

Project Description:

Dove Lake is an earthen dam within the District's non-domestic water system. Dove Lake collects runoff that is used to supplement reclaimed water from the District's Robinson Ranch Wastewater Treatment Plant (RRWWTP). Reclaimed water from RRWWTP is stored in Robinson Ranch Reservoir. The slide gate at the reservoir is inoperable. This project includes specialized dive inspections at the reservoir to determine the most appropriate, cost-effective method to repair the slide gate with the least impact to aquatic life.

Project Justification:

The Department of Water Resources Division of Safety of Dams Water Code states that outlet valves must be cycled once a year, and every 3 years in the Division's presence. The slide gate must be repaired in order to meet code.

Project Implementation:

- Design (months): 9
- Construction (months): 12
- Total (months): 21



Total Project Cost: \$2,000,000

Breakdown Cost	
Design	\$157,459
ESDC	\$47,238
Construction	\$1,574,594
Construction Management	\$188,951
Admin/Legal	\$31,492

Project #: NDW-23

Tick Creek and Dove Creek Urban Recovery Booster Stations

Priority Level: 1

Project Description:

Tick Creek and Dove Creek Pump Stations are part of the District's non-domestic water system. Both stations collect urban runoff that is used to supplement reclaimed water from the District's Robinson Ranch Wastewater Treatment Plant. This project will upgrade the both pump stations to increase capture of both dry weather runoff and stormwater to produce 200 AFY of new non-potable water. Project improvements will double the current amount of captured runoff by upgrading the pump stations with larger pumps capable of handling debris and moving a greater volume of water, expanding the area of captured flow, improving debris capture, and improving the storm drain overflow to prevent flooding and damage to equipment.

Project Justification:

The current pumps are undersized and inadequate for handling debris that enters the system. This prevents the pumps from moving as much flow as desired and leads to pump failures, causing flooding and electrical damage. Pump replacement is required every 3-6 months due to damage, and as a result pumps remain offline for extended periods.

Project Implementation:

- Design (months): 9
- Construction (months): 9
- Total (months): 18



Total Project Cost: \$780,000

Breakdown Cost	
Design	\$61,330
ESDC	\$18,399
Construction	\$613,304
Construction Management	\$73,597
Admin/Legal	\$12,266

Project #: NDW-13

Dove Canyon NDW and Robinson Ranch NDW Booster Station Improvements

Priority Level: 1

Project Description:

The Dove Canyon NDW BS discharge provides suction to the Robinson Ranch NDW BS. If either pump station is out of service, customers downstream of the Robinson Ranch NDW BS are left without water. The current configuration of these pump stations is not ideal for delivering recycled water to customers throughout the District's service area.

This project includes the following modifications at Dove Canyon NDW BS.

- Replacement of existing pumps with high-flow low head pumps
- Replacement of backwash pump
- Pump station will continue to take suction from the existing 20-inch steel pipe but will only serve Dove Canyon customers

This project includes the following modifications at Robinson Ranch NDW BS.

- Replacement of existing pumps with low flow-high head pumps
- Pump station will take suction from the existing 20-inch steel pipe instead of Dove Canyon NDW BS



Project Justification:

The 2019 Dove Canyon and Robinson Ranch Recycled Water Pump Station Rehabilitation – Phase 1 report by JIG Consultants recommended these modifications for more efficient distribution and operating conditions.

Project Implementation:

- Design (months): 12
- Construction (months): 12
- Total (months): 24

Total Project Cost: \$1,000,000

Breakdown Cost	
Design	\$78,730
ESDC	\$23,619
Construction	\$787,297
Construction Management	\$94,476
Admin/Legal	\$15,746

CIP Project Sheet



Project #: S-7

Barneburg Lift Station Upgrades

Priority Level: 1

Project Description:

Barneburg Lift Station collects flows from Dove Canyon Sewer Basin and pumps the flows to Golf Club Lift Station. Golf Club Lift Station in turn pumps the flows to Robinson Ranch Wastewater Treatment Plant.

This project includes replacing the following components at Barneburg Lift Station.

- MCC
- Bladder Surge Tank
- Sump Pump
- Entrance Gate



Project Justification:

The 2022 Field Condition Assessment found these items in need of replacement.

Project Implementation:

- Design (months): 9
- Construction (months): 12
- Total (months): 21

Total Project Cost: \$80,000

Breakdown Cost	
Design	\$6,263
ESDC	\$1,879
Construction	\$62,634
Construction Management	\$7,516
Admin/Legal	\$1,253

CIP Project Sheet



Project #: S-9

Heritage Lift Station Upgrades

Priority Level: 1

Project Description:

Heritage Lift Station pumps flows to Robinson Ranch Wastewater Treatment Plant.

This project includes replacing or rehabilitating the following components at Heritage Lift Station.

- Air Release Valve
- Air Release Vault
- Control Panel
- Control Room - Single Story
- Control Room and Pump Room Exhaust Fan
- Heritage Wet Well Level Transmitter
- Main Breaker
- Pavement
- Piping in Vault
- Secondary Wet Well Manhole Cover
- Telemetry Radio
- Transformer Circuit Breaker
- Ventilation



Project Justification:

The 2022 Field Condition Assessment found these items in need of replacement.

Project Implementation:

- Design (months): 9
- Construction (months): 12
- Total (months): 21

Total Project Cost: \$1,400,000

Breakdown Cost	
Design	\$110,222
ESDC	\$33,066
Construction	\$1,102,216
Construction Management	\$132,266
Admin/Legal	\$22,044

CIP Project Sheet



Project #: S-10

Plano Trabuco Lift Station Upgrades

Priority Level: 1

Project Description:

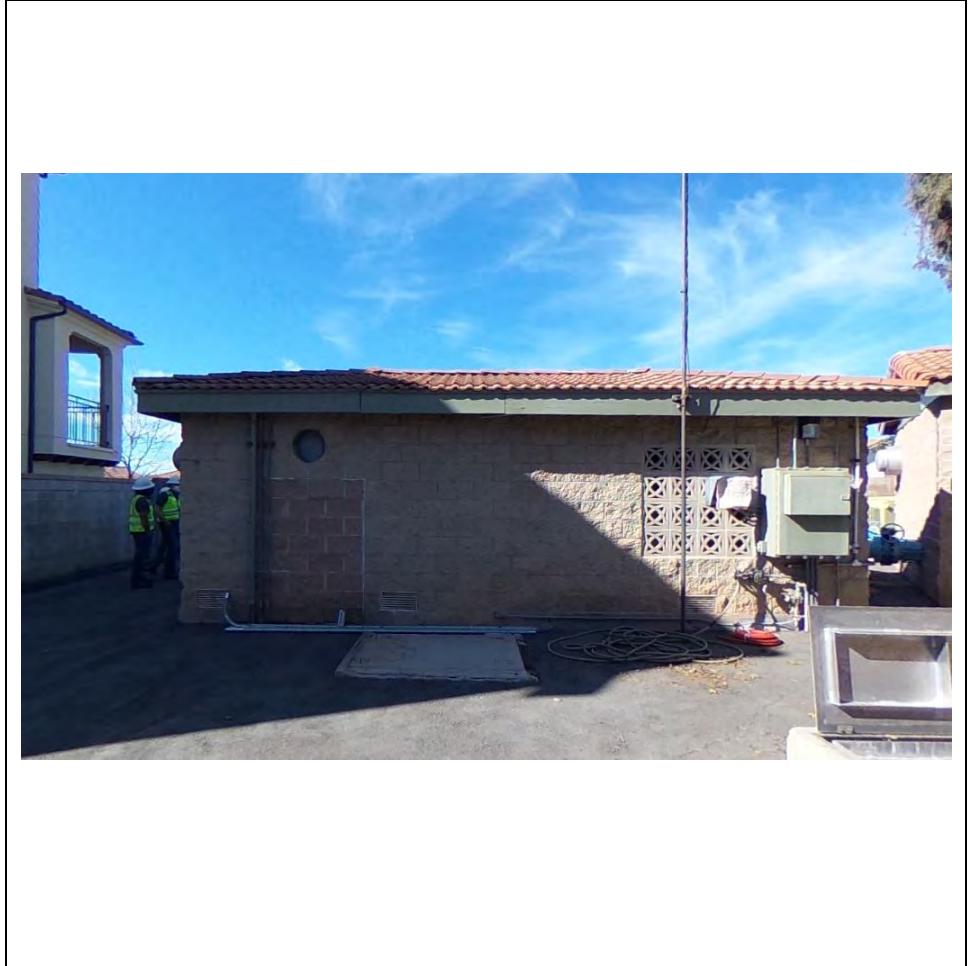
Plano Trabuco Lift Station collects flows from Robinson Ranch Sewer Basin and pumps the flows to Heritage Lift Station. Heritage Lift Station in turn pumps the flows to Robinson Ranch Wastewater Treatment Plant.

This project includes replacing the following components at Plano Trabuco Lift Station.

- Wet Well Level Transmitter
- Diaphragm Switch
- Sump Pump
- Emergency Generator
- Pump #1
- Control Panel
- Automatic Transfer Switch
- Building Exhaust Ventilation System

Project Justification:

The 2022 Field Condition Assessment found these items in need of replacement.



Project Implementation:

- Design (months): 9
- Construction (months): 12
- Total (months): 21

Total Project Cost: \$560,000

Breakdown Cost	
Design	\$43,897
ESDC	\$13,169
Construction	\$438,973
Construction Management	\$52,677
Admin/Legal	\$8,779

CIP Project Sheet



Project #: S-11

Via Allegre Lift Station Improvements

Priority Level: 1

Project Description:

Via Allegre Lift Station collects flows from Robinson Ranch Sewer Basin and pumps the flows to Plano Trabuco Lift Station.

This project includes replacing the following components at Via Allegre Lift Station.

- Old Wet Well Structure
- Sump Pump for Surge Tank Vault
- Air Release Valve Pump #1
- Air Release Valve Pump #2

Project Justification:

The 2022 Field Condition Assessment found these items in need of replacement.



Project Implementation:

- Design (months): 9
- Construction (months): 9
- Total (months): 18

Total Project Cost: \$130,000

Breakdown Cost	
Design	\$9,632
ESDC	\$2,889
Construction	\$96,316
Construction Management	\$11,558
Admin/Legal	\$1,926

Project #: S-22

WWTP Reclaimed Reservoir Gate Improvement

Priority Level: 1

Project Description:

Robinson Ranch Reservoir is an earthen dam within the District's non-domestic water system. Reclaimed water from District's Robinson Ranch Wastewater Treatment Plant (RRWWTP) is stored in Robinson Ranch Reservoir. The slide gate at the reservoir is inoperable. This project includes specialized dive inspections at the reservoir to determine the most appropriate, cost-effective method to repair the slide gate.

Project Justification:

The Department of Water Resources Division of Safety of Dams Water Code states that outlet valves must be cycled once a year, and every 3 years in the Division's presence. The slide gate must be repaired in order to meet code.



Project Implementation:

- Design (months): 9
- Construction (months): 12
- Total (months): 21

Total Project Cost: \$150,000

Breakdown Cost	
Design	\$11,809
ESDC	\$3,543
Construction	\$118,095
Construction Management	\$14,171
Admin/Legal	\$2,362

CIP Project Sheet



Project #: S-6

Robinson Ranch WWTP Improvements - Phase 1

Priority Level: 1

Project Description:

The District owns and operates the Robinson Ranch Wastewater Treatment Plant (RWWTP), which has a current design capacity of 0.85 MGD and provides treatment for developments on the east side of the service area.

This project includes replacing or rehabilitating the following components:

- Chainwheel Valve - Eccentric
- Wastewater Treatment Plant Headworks Rotopress Compactor
- Mid Floor Pump #2 and Motor (West)
- Digester Handrail and Catwalk
- Mid Floor Pump#1 (the old one) and Motor - East - Wash Pump
- Influent EQB Piping to SBRS
- Stairway - Handrails - Catwalk (SBRS, Secondary EQB, Reactor Drywell)
- Old SCADA System
- East Sequential Batch Reactor Aeration-Diffusers Assembly
- West Sequential Batch Reactor Aeration-Diffusers Assembly
- Blower Building PLC Panel - TSX Compact
- Blower UW-Hoffman
- MCC Blower Building
- Belt Press Building - Three Story
- (2) 4 Disk Cloth Media Filters
- Belt Press Machine



Project Justification:

The 2022 Field Condition Assessment found these items in need of replacement.

Total Project Cost: \$3,450,000

Breakdown Cost	
Design	\$271,411
ESDC	\$81,423
Construction	\$2,714,112
Construction Management	\$325,693
Admin/Legal	\$54,282

Project Implementation:

- Design (months): 12
- Construction (months): 24
- Total (months): 36

Project #: W-4

Dimension Water Treatment Plant Improvements-Phase

Priority Level: 2

2

Project Description:

Dimension Water Treatment Plant (DWTP) is the District's main water supply source. This project includes replacing the following components:

- 16-inch piping for Filter #4
- Antenna Tower for SCADA
- Effluent Pump #2 near Clearwell
- Filter #4 Level Instrument
- Filter Plant Filter #4 - Structure
- Lightening Panel LP-A
- Lighting for MCC B Building
- Plant Wastewater Flowmeter
- Sodium Thiosulfate Tank

Project Justification:

The 2022 Field Condition Assessment found these items in need of replacement.



Project Implementation:

- Design (months): 12
- Construction (months): 12
- Total (months): 24

Total Project Cost: \$400,000

Breakdown Cost	
Design	\$30,852
ESDC	\$9,256
Construction	\$308,522
Construction Management	\$37,023
Admin/Legal	\$6,170

Project #: W-25

Fire Flow Availability Improvements

Priority Level: 2

Project Description:

The hydrants in the Trabuco Zone along Trabuco Oaks Drive and Adkinson Lane were found to be deficient or less than 1,000 gpm available fire flow. The following improvements are recommended in order to provide adequate fire flow to the affected areas.

The following pipe diameters will be replaced:

- 500 LF of 6-inch pipe along Adkinson Ln will be replaced with 8-inch PVC pipe
- 3,200 LF of 4-inch pipe along Trabuco Oaks will be replaced with 8-inch PVC pipe

Project Justification:

These fire flow improvements will facilitate the District in mitigating fire events within their system.

Project Implementation:

- Design (months): 6
- Construction (months): 6
- Total (months): 12



Total Project Cost: \$1,540,000

Breakdown Cost	
Design	\$121,244
ESDC	\$36,373
Construction	\$1,212,438
Construction Management	\$145,493
Admin/Legal	\$24,249

CIP Project Sheet



Project #: W-1

Permanent Generator Installation at Robinson Ranch Pump Station

Priority Level: 2

Project Description:

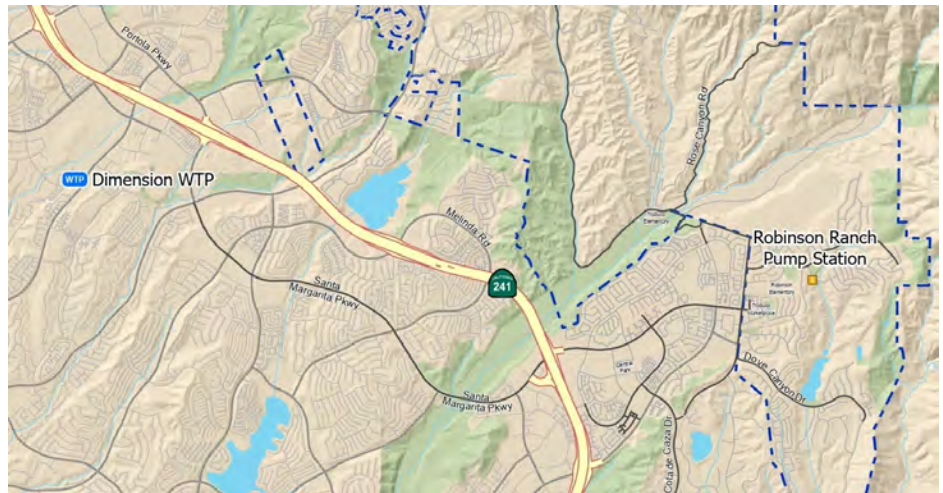
With the ever-increasing power-outages in Southern California, it is imperative that the District have proper backup power provisions. As a result, it is recommended that a permanent generator be installed at the effluent pump station at the Robinson Ranch Pump Station.

Project Justification:

The Robinson Ranch Pump Station is the only supply point to the Trabuco Zone. As a result, the installation of a permanent generator is recommended in case of a power loss.

Project Implementation:

- Design (months): 12
- Construction (months): 15
- Total (months): 27



Total Project Cost: \$1,030,000

Breakdown Cost	
Design	\$81,092
ESDC	\$24,327
Construction	\$810,916
Construction Management	\$97,310
Admin/Legal	\$16,218

CIP Project Sheet



Project #: W-15

Rose Canyon Reservoir Coating and Site Improvements

Priority Level: 2A

Project Description:

The Rose Canyon Reservoir is an above-grade steel tank constructed in 1976. The 0.42 MG tank sits in the Rose Canyon Zone.

The project work includes:

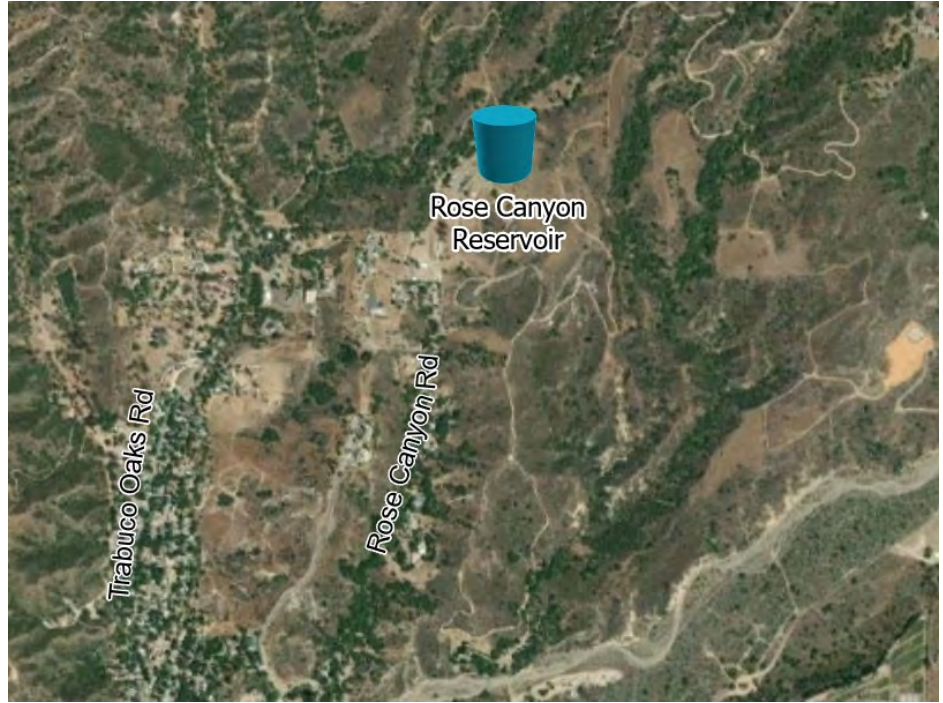
- Installation of hand railing/safety climb/roof hooks
- Addition of Flex-Tend
- Overflow piping replacement
- Interior recoating
- Replacement of depleted interior anodes
- Vent replacement
- Structural roof reinforcement
- Temporary bypass for pumping when tank is offline

Project Justification:

The 2016 Underwater Inspection of Eight Water Storage Reservoirs report by Dive/Corr found these improvements necessary.

Project Implementation:

- Design (months): 9
- Construction (months): 9
- Total (months): 18



Total Project Cost: \$1,140,000

Breakdown Cost	
Design	\$89,752
ESDC	\$26,926
Construction	\$897,519
Construction Management	\$107,702
Admin/Legal	\$17,950

Project #: W-16

Harris Grade #1 Reservoir Coating and Site Improvements

Priority Level: 2B

Project Description:

The Harris Grade #1 Reservoir is an above-grade steel tank constructed in 1980. The 2.0 MG tank sits in the Harris Grade Zone.

The project work includes:

- Installation of hand railing/safety climb/roof hooks
- Addition of Flex-Tend
- Replacement of overflow piping
- Interior recoating
- Replacement of depleted interior anodes

Project Justification:

The 2016 Underwater Inspection of Eight Water Storage Reservoirs report by Dive/Corr found these improvements necessary.

Project Implementation:

- Design (months): 9
- Construction (months): 9
- Total (months): 18



Total Project Cost: \$990,000

Breakdown Cost	
Design	\$77,942
ESDC	\$23,383
Construction	\$779,424
Construction Management	\$93,531
Admin/Legal	\$15,588

Project #: W-17

Upper Dove Canyon Reservoir Coating and Site Improvements

Priority Level: 2C

Project Description:

The Upper Dove Canyon Reservoir is an above-grade steel tank constructed in 1988. The 2.5 MG tank sits in the Upper Dove Canyon Zone.

The project work includes:

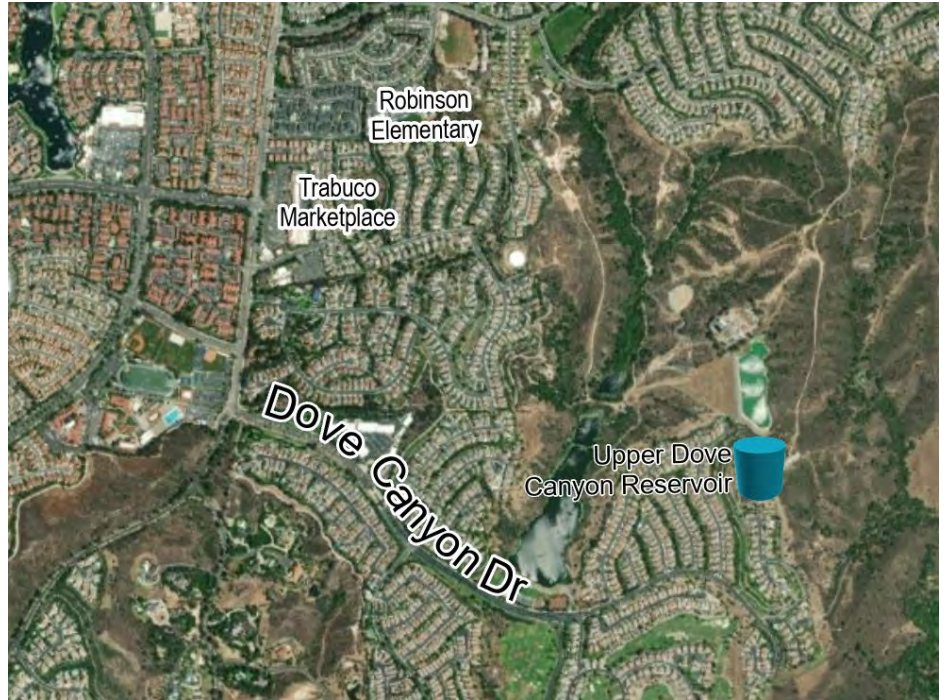
- Installation of hand railing/safety climb/roof hooks
- Addition of Flex-Tend
- Replacement of overflow piping
- Rehabilitation of alligator cracking observed on the north side
- Interior recoating
- Replacement of depleted interior anodes
- Vent replacement

Project Justification:

The 2016 Underwater Inspection of Eight Water Storage Reservoirs report by Dive/Corr found these improvements necessary.

Project Implementation:

- Design (months): 9
- Construction (months): 9
- Total (months): 18



Total Project Cost: \$1,280,000

Breakdown Cost	
Design	\$100,774
ESDC	\$30,232
Construction	\$1,007,740
Construction Management	\$120,929
Admin/Legal	\$20,155

Project #: W-18

Trabuco #2 Reservoir Coating and Site Improvements

Priority Level: 2D

Project Description:

The Trabuco #2 Reservoir is an above-grade steel tank constructed in 1986. The 3.0 MG tank sits in the Trabuco Zone.

The project work includes:

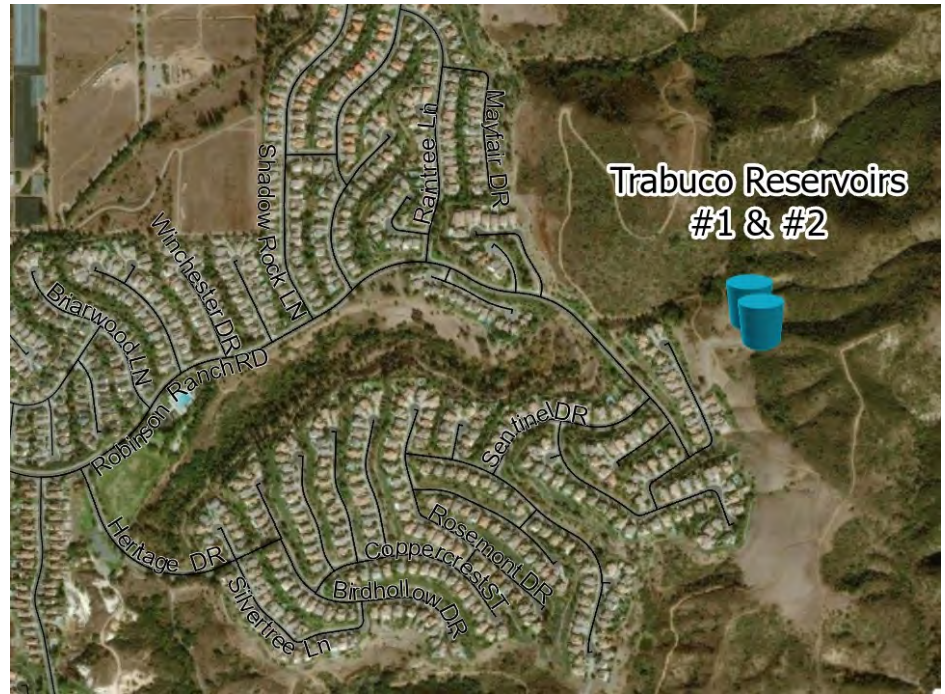
- Installation of hand railing/safety climb/roof hooks
- Exterior painting touch-up
- Replacement of overflow piping
- Interior recoating
- Replacement of depleted interior anodes
- Vent replacement

Project Justification:

The 2016 Underwater Inspection of Eight Water Storage Reservoirs report by Dive/Corr found these improvements necessary.

Project Implementation:

- Design (months): 9
- Construction (months): 9
- Total (months): 18



Total Project Cost: \$1,950,000

Breakdown Cost	
Design	\$153,523
ESDC	\$46,057
Construction	\$1,535,229
Construction Management	\$184,228
Admin/Legal	\$30,705

CIP Project Sheet



Project #: S-8

Robinson Ranch WWTP Improvements - Phase 2

Priority Level: 2

Project Description:

The District owns and operates the Robinson Ranch Wastewater Treatment Plant (RWWTP), which has a current design capacity of 0.85 MGD and provides treatment for developments on the east side of the service area.

This project includes replacing or rehabilitating the following components:

- Belt Press Control Panel
- Crane
- MCC- A Upper Floor
- WAS Wetwell Bubbler Panel
- Process Water Pump #1 (South)/Pump 2 Replacement/New Filters
- Structure - North/South Influent Equalization Tank and Aluminum Cover
- Valve between North and South Influent Equalization Tank
- Secondary EQ Bubbler Panel



Project Justification:

The 2022 Field Condition Assessment found items at these locations in need of replacement.

Project Implementation:

- Design (months): 9
- Construction (months): 12
- Total (months): 21

Total Project Cost: \$1,330,000	
Breakdown Cost	
Design	\$104,151
ESDC	\$31,245
Construction	\$1,041,510
Construction Management	\$124,981
Admin/Legal	\$20,830

CIP Project Sheet



Project #: W-29

Permanent Generator Installation at DWTP

Priority Level: 3

Project Description:

With the ever-increasing power-outages in Southern California, it is imperative that the District have proper backup power provisions. As a result, it is recommended that a permanent generator be installed at the effluent pump station at Dimension Water Treatment Plant (DWTP).

Project Justification:

The DWTP effluent booster station is a critical facility in moving treated water out of the treatment plant into the water system . Since most of the District's water supply comes from the DWTP, it is important that effluent pump station has the capability to be operational during power outages.



Project Implementation:

- Design (months): 12
- Construction (months): 15
- Total (months): 27

Total Project Cost: \$1,030,000

Breakdown Cost	
Design	\$81,092
ESDC	\$24,327
Construction	\$810,916
Construction Management	\$97,310
Admin/Legal	\$16,218

Project #: W-3

Transmission Main Replacement - Dimension Water Treatment Plant to Ridgeline Pump Station

Priority Level: 3

Project Description:

A critical component of the water supply system is the transmission main from Dimension Water Treatment Plant (DWTP) to Ridgeline Pump Station. The sole means of conveying water from DWTP to the rest of the system is through this transmission main. The transmission main has had a history of breaks. Breaks have typically occurred along the bike path portion of the alignment. Pipe samples reveal that the breaks have occurred due to loss of cement lining and loss of cement coating (typically at joints), which has allowed the steel cylinder to corrode and ultimately fail. Furthermore, the pipeline alignment within easements and the bike trail can be problematic for construction equipment and District vehicles to easily access the pipeline. The project includes replacing the entire transmission main with the alignment shown in the figure.

The project will include construction of a 20,000 LF 16-inch C905 PVC pipe.

Project Justification:

Due to the operational issues and break history indicating the transmission main has reached the end of its useful life, and the criticality of this transmission main to the water system, it is recommended to proceed with full replacement of the transmission main. The new pipeline alignment should be located within City streets where possible. A pipeline alignment study should be conducted prior to final design of the pipeline.

Project Implementation:

- Design (months): 12
- Construction (months): 24
- Total (months): 36



Total Project Cost: \$10,930,000

Breakdown Cost	
Design	\$860,516
ESDC	\$258,155
Construction	\$8,605,158
Construction Management	\$1,032,619
Admin/Legal	\$172,103

Project #: W-19

Trabuco #1 Reservoir Coating and Site Improvements

Priority Level: 3

Project Description:

The Trabuco #1 Reservoir is an above-grade steel tank constructed in 1984. The 1.5 MG tank sits in the Trabuco Zone.

The project work includes:

- Installation of hand railing/safety climb/roof hooks
- Exterior painting touch-up/Supports for cell tower equipment
- Replacement of overflow piping
- Interior recoating
- Replacement of depleted interior anodes
- Vent replacement

Project Justification:

The 2016 Underwater Inspection of Eight Water Storage Reservoirs report by Dive/Corr found these improvements necessary.

Project Implementation:

- Design (months): 9
- Construction (months): 9
- Total (months): 18



Total Project Cost: \$1,150,000

Breakdown Cost	
Design	\$90,539
ESDC	\$27,162
Construction	\$905,392
Construction Management	\$108,647
Admin/Legal	\$18,108

Project #: S-14

El Toro Lift Station Improvements

Priority Level: 3

Project Description:

El Toro Lift Station collects flows from El Toro Road Sewer Basin and pumps the flows into the Santa Margarita System.

This project includes replacing the following components at El Toro Lift Station.

- Lighting
- Pump #2-B-East Wet Well
- Pump #2-B Motor-East Wet Well
- Outlet Isolation Valve-Ballcentric Plug
- Discharge Piping
- Transfer Switch
- Pump #2-A-East Wet Well
- Pump #2-A Motor-East Wet Well
- Pump #4-A-West Wet Well
- Pump #4-A Motor-West Wet Well
- Pump #4-B-West Wet Well
- Air Ventilation System-Louver-East & West
- Rolling Gate
- Sample Station
- Pavement
- Fencing - Chain Link
- Building
- MCC
- Control Panel-Murphy Controllers
- East Wet Well
- West Wet Well
- Slide Gate
- West Wet Well Level Transmitter
- East Wet Well Level Transmitter



Project Justification:

The 2020 El Toro Lift Station Technical Memorandum by Hazen and Sawyer found these items in need of replacement.

Project Implementation:

- Design (months): 12
- Construction (months): 15
- Total (months): 27

Total Project Cost: \$5,530,000	
Breakdown Cost	
Design	\$435,375
ESDC	\$130,613
Construction	\$4,353,753
Construction Management	\$522,450
Admin/Legal	\$87,075

CIP Project Sheet



Project #: S-27

Robinson Ranch WWTP Improvements - Phase 3

Priority Level: 3

Project Description:

The District owns and operates the Robinson Ranch Wastewater Treatment Plant (RWWTP), which has a current design capacity of 0.85 MGD and provides treatment for developments on the east side of the service area.

This project includes replacing or rehabilitating the following components:

- Isolation Valve Old Pump #1 - Mid Floor - West
- Suction Isolation Valve Pump #3
- Valve - with Handwheel Operator - Blower Room Outside
- First Chamber Knife-Gate Valve - Handwheel Operated Urethane
- Fourth Chamber Knife-Gate Valve - Handwheel Operated Urethane - Downstream Bend
- Filters 1-3 Control Panel
- Site Lighting
- Valve - Primary Outflow Pipe



Project Justification:

The 2022 Field Condition Assessment found these items in need of replacement.

Project Implementation:

- Design (months): 3
- Construction (months): 6
- Total (months): 9

Total Project Cost: \$170,000

Breakdown Cost	
Design	\$12,697
ESDC	\$3,809
Construction	\$126,969
Construction Management	\$15,236
Admin/Legal	\$2,539

CIP Project Sheet



Project #: S-28

New Force Main - Golf Club to WWTP

Priority Level: 3

Project Description:

This project includes the construction of a parallel forcemain for Golf Club Liftstation. The new forcemain will follow the same alignment as the existing forcemain. The project will include construction of a 5,5500 LF 8-inch ductile iron pipe.

Project Justification:

The new forcemain will provide redundancy to the sewer system by providing a second forcemain to convey sewer flows.

Project Implementation:

- Design (months): 12
- Construction (months): 14
- Total (months): 26



Total Project Cost: \$5,260,000

Breakdown Cost	
Design	\$413,725
ESDC	\$124,117
Construction	\$4,137,247
Construction Management	\$496,470
Admin/Legal	\$82,745