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APPROVED MAY 8, 2019



Rocky Point Heights Community Club
Annual Meeting Minutes
 May 2, 2018
APPROVED MAY 8, 2019

Open Meeting: Alan

Alan Marsh opened the meeting at 7:01 pm

Trustee Member Attendees:

Alan Marsh (President), Jack Baker (Secretary – Publicity Committee), Dwight Perkins (Treasurer)
 Darrell Macke (Board Member – Building & Design Committee, Dave Drinnon (Board Member)

Resident Member Attendees:

Name	Address
Pat Gordon	920 Vicky Pl
Max Bettman	675 Island View Drive
Jon & Ardith Arnold	557 Island View Dr.
Doug & Ruth Fries	530 Island View Dr.
Alan Marsh	936 Karen Ann Dr.
Darrell & Linda Macke	975 Karen Ann Dr.
Charles Pratt	985 Camrose Ct.
Chris Buchanan	965 Rocky Terrace
Dwight Perkins	521 Island View Drive
Jack & Karen Baker	985 Rocky Terrace
Dave Drinnon	971 Karen Ann Dr.
Jill & Larry Erwin	939 Karen Ann Dr.
Carlos & Maggie Veliz	527 Island View Drive
Greg Tiner	520 Island View Drive
Gerald Jones	925 Vicky Place
Michael & Jillian Tichota	917 Vicky Place
Bud & Sandy Campion	924 Karen Ann Dr.
Bryan Milligan	975 Rocky Terrace
Janet St Clair	979 Camrose Ct.
Ted & Lorene Krahn	912 Karen Ann Dr.

Approval of Minutes from last year: Alan

The minutes from the May 19, 2017 board meeting were approved. Motion by Chuck Pratt, second by Max Bettman. Unanimous approval.

Call for additional agenda items: Alan

Pat Gordon concern about trees blocking view as expressed in letter to Board last year. Dwight suggested the topic should be addressed at a Board meeting. Pat continued to state a tree is a hedge and therefore limited to a height of six (6) feet. (**NOTE:** RPHCC Covenants Item 9 in part states; "No planted hedge or fence shall be allowed to grow or be constructed to a height in excess of six (6) feet). Dwight moved to table the topic, Bryan Milligan seconded, motion was approved.

Covenants Ballot

Alan introduced Jon Arnold to discuss progress on the ballot to revise the Covenants. Jon: There are three documents for Rocky Point Heights Covenants, By-Laws and Rules and Regulations. The Covenants were written in 1968. Articles in the Covenants have been an annual issue for several years but to make a change in the Covenants requires approval of 75% of lot owners with dwellings in existence in Rocky Point Heights Division 1 and 2. The Board approved acceptance of an advisory committee to poll owner's opinion of decreasing the 75% requirement. There are 67 home owners in divisions 1 & 2 so it would require 51 owners to approve a revision. An advisory ballot was mailed to all home owners to get a sense if a change would be accepted. 42 of the 67 (63%) mailed ballots were returned by mail. Jon made home visits to neighbors not returning ballots. Ten home owners did not vote, 57 home owners provided responses. Of the 57 ballots returned 41 approved and 16 did not approve of changing the requirement from 75% to 51%. Jon spoke to those who disapproved and thought revising the requirement from 75% of all home owners to 60% of returned ballots might be acceptable. As such, ballots will be sent to all home owners for an official vote. Ballots are available for those in attendance and a notary is here to notarize signed ballots. Jon explained some homes are owned by corporations that do not return ballots, some home owners just do not vote. The owners who do not vote make it nearly impossible to get enough responses to make any change.

DISCUSSION FOLLOWED: Some opposing others in favor.

Committee Reports:

Treasurers Report:

The Annual Budget for 2018 was presented by Dwight Perkins. Doug Freeze made the motion to accept the budget, Linda Macke second. By vote the budget was accepted as presented.

Dwight Perkins the RPHCC Treasure provided and presented three documents:

1. Summary of all Assessments since 2011 when the RPHCC dues was \$200 and raised to \$350 in 2013. In the seven years covered \$187,000 have been collected for water system repairs or improvements.
2. January – April Profit and Loss statement including the 2018 Annual Budget.
3. The Balance Sheet as of April 30, 2018 showing \$234,922.

Building and Design Report:

Darrell Macke stated that for the first time in seven years there are no outstanding covenant violations under review. All the covenant violations have been resolved through negotiations. Darrell said the committee responds to complaints they do not search for violations.

Welcoming Committee

Jack Baker stated the Welcome Packet is being updated and will be added to the web site that is under design.

Old Business: Alan

Nominations for trustees.

Per the newsletter that was sent out the Board of Trustees is to consist of seven trustees. Currently there are two trustee positions open. **Patricia Gordon** volunteered to be a trustee. Sandra

Campion moved to accept Patricia and Jillian Tichota seconded the motion. **Alan** called for a vote and Patricia was voted in by those present for one year to replace Rick Eller who moved.

Sandra Campion and Carlos Veliz were asked about replacing Joanna Dobbs remaining two years. Joanna stepped down from the Board when their baby was due. Neither accepted the nomination. Carlos said he might consider being on a committee, but the opinions of the current board are mostly negative, home owners are frustrated.

Sandra Campion expressed concern about the annual dues billing being sent by email. Not all people use email and not all get all email that is sent to them.

Alan responded if people want to get the dues sent by email, they should let us know.

Dwight mentioned there was only one account that had not been paid.

New Business

Water – by Jack Baker

Jack discussed options being considered, do nothing, replace all or only part of the water lines, the first thing Jack wants to do is seek grants to help with the costs. The following handouts were provided:

1. A 1983 letter from the Board of Trustees to the members of Rocky Point Heights in which an Ad Hoc Committee on May 18, 1983 reported in part that our water system was not in compliance with current County and State Standards, the water mains are 4” in diameter and should be 6”, the minimal fire protection provided does not meet County Standards.
2. A September 2017 letter from the CWS president to the RPHCC president and members pointing out the risks of ignoring our aging water infrastructure and the possibility if the 4” main were to break water would have to be shut off to a portion of RPH.
3. A four-page handout from Cane Engineering that included the expected useful life of various parts of our water system, a 2017 estimated replacement cost of \$1,236,128, a map of existing water lines and a map of proposed new water lines.

Patricia Gordon said there should be an option assessment with cost analysis for each option and asked if the members must vote before a decision can be made. *No official response was given.*

Recommendation for renter contact information

Home owners should provide contact information for renters so they can be contacted in the event of a need to turn water off or for any emergency.

Meeting Adjournment

Linda Macke moved to adjourn; Mike Tichota made the second the vote passed, and the meeting was adjourned. *(The time was not recorded)*

10:09 AM
04/14/18
Cash Basis

ROCKY POINT HEIGHTS COMMUNITY CLUB
Profit & Loss Budget vs. Actual
January through December 2017

	Jan - Dec 2017	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Dues	29,215.00	30,450.00	-1,235.00
Interest & Dividends	221.80	250.00	-28.20
Late Fees	365.00	500.00	-135.00
Reimbursements	350.00		
Title Transfers	1,800.00	1,000.00	800.00
Total Income	31,951.80	32,200.00	-248.20
Expense			
Office Expenses			
Meetings	126.57	500.00	-373.43
Postage	267.10	300.00	-32.90
Printing	124.71	200.00	-75.29
Supplies	0.00	200.00	-200.00
Total Office Expenses	518.38	1,200.00	-681.62
Other Expenses			
Accounting	638.75	1,000.00	-361.25
Attorney	0.00	3,000.00	-3,000.00
Insurance	2,553.00	2,650.00	-97.00
Mowing	0.00	600.00	-600.00
Repair & Maintenance	3,285.75		
Utilities	97.58	100.00	-2.42
Total Other Expenses	6,575.08	7,350.00	-774.92
Total Expense	7,093.46	8,550.00	-1,456.54
Net Ordinary Income	24,858.34	23,650.00	1,208.34
Other Income/Expense			
Other Income			
Dividends & interest-securities	97.47		
Interest Income	6.14		
Total Other Income	103.61		
Net Other Income	103.61		
Net Income	24,961.95	23,650.00	1,311.95

ROCKY POINT HEIGHTS COMMUNITY CLUB (RPHCC)

ANALYSIS OF ASSESSMENTS FOR WATER INFRASTRUCTURE PROJECTS AS OF DECEMBER 31 2017

RPHCC is responsible for maintenance of water lines serving its 87 properties. These lines are decades old and present a risk of major failure. Such an event would threaten the availability of water to all properties. In anticipation of a project to replace some or all these water lines, the Board of Trustees on September 1, 2011 imposed an assessment of \$200 per year per property. The assessment was increased to \$350 per year on September 1, 2013. All collected assessments remain unspent and available.

The assessments imposed are as follows:	To Date
2011 \$17400	\$17400
2012 \$17400	\$34800
2013 \$30450	\$65250
2014 \$30450	\$95700
2015 \$30450	\$126150
2016 \$30450	\$156600
2017 \$30450	\$187050

Assessments collected from homeowners are as follows:

2011 \$7900	\$7900	
2012 \$21300	\$29200	
2013 \$26085	\$55285	
2014 \$32252	\$87537	
2015 \$28340	\$115877	
2016 \$29850	\$145727	
2017 \$29215	\$174942	
Est Amt Due @ 12/31/2017	2018 \$12108	\$187050

ROCKY POINT HEIGHTS COMMUNITY CLUB
Profit & Loss Budget vs. Actual
January through April 2018

	<u>Jan - Apr 18</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
Dues	10,460.00	30,450.00
Fines	250.00	
Interest & Dividends	129.18	250.00
Late Fees	205.00	500.00
Title Transfers	800.00	1,000.00
Total Income	<u>11,844.18</u>	<u>32,200.00</u>
Expense		
Office Expenses		
Meetings	40.00	500.00
Postage	0.00	300.00
Printing	102.26	200.00
Supplies	0.00	200.00
Total Office Expenses	<u>142.26</u>	<u>1,200.00</u>
Other Expenses		
Accounting	367.50	1,000.00
Attorney	195.00	3,000.00
Infrastructure Project	0.00	25,000.00
Insurance	0.00	2,650.00
Mowing	0.00	600.00
Utilities	32.40	100.00
Total Other Expenses	<u>594.90</u>	<u>32,350.00</u>
Total Expense	<u>737.16</u>	<u>33,550.00</u>
Net Ordinary Income	<u>11,107.02</u>	<u>-1,350.00</u>
Net Income	<u><u>11,107.02</u></u>	<u><u>-1,350.00</u></u>

ROCKY POINT HEIGHTS COMMUNITY CLUB

Balance Sheet

As of April 30, 2018

Apr 30, 18

ASSETS

Current Assets

Checking/Savings

Checking Heritage Bank 11,047.84

Money Market 2475 Heritage Bank 164,263.36

Total Checking/Savings 175,311.20

Accounts Receivable

Accounts Receivable -680.00

Total Accounts Receivable -680.00

Other Current Assets

CD# 2392 16,382.95

CD# 3796 26,394.01

CD# 4043 6,861.85

CD# 5114 10,652.36

Total Other Current Assets 60,291.17

Total Current Assets 234,922.37

TOTAL ASSETS 234,922.37

LIABILITIES & EQUITY

Equity

Opening Bal Equity -9.91

Unrestrict (retained earnings) 223,825.26

Net Income 11,107.02

Total Equity 234,922.37

TOTAL LIABILITIES & EQUITY 234,922.37

ROCKY POINT HEIGHTS COMMUNITY CLUB

9/30/83

To All Property Owners
Divisions 1, 2, 3

Subject: Status Report of Rocky Point Heights Community Club
and Water System

Please read this letter in its entirety. It concerns your property and your pocketbook.

The Rocky Point Heights Community Club, a nonprofit corporation, was established in 1968 by the plat developers for the primary purpose of building and operating our water system. The corporation was registered with the State. Covenants, restrictive covenants, and bylaws were registered with the County. Both the Articles of Incorporation and the covenants specify that the purchaser of each lot becomes a member of the Rocky Point Heights Community Club and, as such, is legally obligated to share in the cost of maintaining and operating the water system.

Throughout the period from August 1968 to July 6, 1982, the plat developers/incorporators of the Community Club built and operated the water system without membership involvement. Each property owner was required to pay \$12 per year for water system assessment. Expenditures that exceeded the money collected were paid by the developers/incorporators, for example, the drilling of two wells.

On July 6, 1982 the first public meeting of the Rocky Point Heights Community Club was held by the Incorporators. The membership was advised that the incorporators desired to turn the water system over to the membership. This would include all assets, liabilities, privileges, and responsibilities of the corporation.

The membership was hesitant to accept this offer without a thorough investigation of the status and legality of the corporation. An Ad Hoc Committee of five members was appointed as investigators and charged to report their findings to a meeting of the membership. The meeting was adjourned with the water system still controlled by the Incorporators headed by Mr. Christiansen and Mr. Gilbertson.

Shortly after the July meeting the incorporators raised the water system rates from \$12 per year for each property owner to \$120 for each improved lot and \$60 for each unimproved lot. This increase was due to a lack of operating capital.

The Ad Hoc Committee in a special meeting on May 18, 1983 gave their report. The following discrepancies were noted:

1. Although the water system was approved at the time it was built, it is not now in compliance with County and State standards.

2. The main reservoir is too small for the community.
3. The gallon per minute output of our two wells is inadequate for the number of lots.
4. Fire protection is provided for Division One only. It doesn't meet County standards in Division One.
5. Water mains are 4" in diameter. They should be 6" in diameter.
6. A County required "Franchise to Operate" the water system has never been granted.
7. Other defects of a less minor nature were mentioned.

Despite these discrepancies, the Ad Hoc Committee recommended the acceptance of the water system for the following reasons:

1. The system was approved by the State of Washington.
2. The water system is considered acceptable by the County Board of Health.
3. The water system was built in the name of the Rocky Point Heights Community Club. Each lot owner is a legal member of the club, consequently, whether we like it or not, the water system belongs to us. We are responsible for the way it is managed.
4. There is no likelihood that current management would improve the system.

A vote was taken and acceptance of the system was approved by a quorum of the membership unanimously.

The Following Trustees were elected:

President	Hal Booth
Vice President	Dave Thomas
Treasurer	W. F. Buckley
Secretary	Bob Cage
Member	John Ranalli

The membership requested that another meeting be held within 90 days for a progress report by the New Officers.

Two days after assuming management of the water system, the Trustees found the pump for No. 1 well inoperative, that only the smaller No. 2 well and pump was supplying the system. At that same time, the State approved water purity test results on the water system were negative with a high coliform contamination count. It was necessary to buy a new motor and pump for No. 1 well, costing \$3,500. Repeated tests of the water system confirmed that the high coliform counts were real and unacceptable. To correct this problem, it was necessary

to pressure clean and acid treat the reservoir. The reservoir roof was sealed and a lockable steel access cover was provided. A bulldozer was hired to make the roadway into the reservoir accessible. Both wells and supply lines were treated with chlorine. Concrete encasements with covers were provided for the well heads. The coliform count now tests zero.

The Trustees have also found that both fire hydrants in Division One are inoperative. The hydrants were probably bought by the developers at a fire sale. In any event, the manufacturer of these hydrants has not been in business for the last 25 years and repair parts cannot be found. Steps are being taken to purchase new hydrants at a cost of approximately \$2,450.

Present County regulations require fire hydrants every 900 feet on 6" mains. Divisions Two and Three have no fire hydrants and all three divisions have 4" mains. It is not necessary to correct this problem immediately, but it should be done as soon as it is financially feasible. It is necessary, however, not only for fire protection but having an approved water system is necessary for most mortgage approvals.

TURNING ON A HYDRANT WOULD CAUSE THE PIPE TO COLLAPSE

The Board of Trustees has met several times making decisions concerning current problems and planning for the best action to make our water system a safe and approved system; one that will provide adequate water and fire protection to all of Rocky Point Heights.

To rebuild and manage our water system will be expensive. The Board of Trustees plan to continue with the present water assessment charges of \$60 for each unimproved lot and \$120 for each improved lot, yearly. Hopefully, these charges will allow making most of the improvements without assessments.

In the future, it will be necessary to build a new reservoir and add additional wells.

The Board of Trustees has charged the Secretary to adhere to the requirements of the Covenants and Articles of Incorporation of the Community Club in the manner assessments are collected.

The Board of Trustees has further charged the Secretary to file property liens for past due water assessments where the property owner has not paid for the years preceding 1983. This has been done. Each affected property owner will be charged \$10 to pay for filing and clearing this lien.

The Covenants and Bylaws state that assessments shall be paid within 30 days after the date of Notice. That if the assessment is not paid within 30 days, the charge will constitute a lien and that the property owner will pay for the cost of the lien.

Beginning in 1984, the Secretary will follow the procedures set forth in the covenants in the collection of water assessments. The following is a sample of how the charges will be handled:

For an improved lot:	\$120.00
Yearly assessment Due Jan. 1-30	
If paid after Jan. 31	130.00
(This covers cost of lien)	
If Quarterly payments are necessary	32.50/per quarter

For an unimproved lot:	
Yearly assessment Due Jan. 1-30	60.00
If paid after Jan. 31	70.00
(This covers cost of lien)	
If Quarterly payments are necessary	17.50/per quarter

The Board of Trustees has further charged the Secretary to handle delinquent accounts in the following manner: All accounts must be paid within the calendar year of the date charged. If not paid, the accounts will be considered delinquent and an Interest Charge of $1\frac{1}{2}\%$ per month or 18% per year will be charged on all such accounts until paid.

Our immediate plans are to take the necessary steps to assure that water meters are installed on all improved lots. The Bylaws specify that charges and assessments shall be levied by the Board of Trustees at a uniform rate taking into consideration whether or not the metered amount of water actually consumed on the premises substantially exceeds the normal amount of water required for one domestic household and therefore justify an increased assessment. In order to comply with this Bylaw requirement a study of metered water readings will be made and if some households are using substantially more water than the average household their water charges will be increased accordingly.

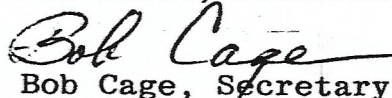
These procedures are being instituted for the common good of all Rocky Point Heights property owners.

On July 14, 1983 a meeting of the Community Club was held. A progress report was made. Two additional trustee members were elected:

Ms. Ruth Klumb
Ms. Nancy Gebhardt

We solicit your cooperation and support. An approved water system is important to all property owners. We are a nonprofit corporation. The trustees serve without pay. We are sure that if we all work together we can have an adequate, safe system.


Hal Booth, President


Bob Cage, Secretary

ROCKY PT. HEIGHTS
COMMUNITY CLUB
P.O. BOX 222
STANWOOD, WA 98221

September 28, 2017

Alan Marsh
President RPHCC and Members of the RPHCC Board
936 Karen Ann Drive
Camano Island, WA 98282

Dear Alan and RPHCC Board Members,

I am sure that you are all aware that there was a major water leak at the intersection of Valerie Drive and Island View. The evidence suggests that the leak used between 300,000 and 400,000 gallons of water and was the second large leak in the last few years within the Rocky Point Heights system.

Obviously, leaks of this magnitude are a significant drain on our system, but they also point to the larger problems associated with the underground water supply system within Rocky Point Heights. The purpose of my letter is to seek your cooperation in addressing this very serious issue.

The problems include the following:

1. The primary supply line that runs down Island View and James Way is constructed of 4 inch concrete/asbestos pipe. That pipe has passed its expected life expectancy by several years. In addition to being fragile, it is constructed of an unacceptable material and is an inadequate size to provide for it's intended purpose. Additionally, it cannot provide water for fire hydrants and if the existing fire hydrants were used, it would most likely cause a collapse of the pipe that threatens the entire CWS system.
2. The most recent leak, revealed that the supply line in that particular area was constructed of galvanized metal. The pipe was rusted completely through and we were not aware that any part of the system had been constructed with galvanized pipe. However, now that that issue has been exposed, the concern we have for the long term safety of our system is severely heightened. Galvanized pipe has a very short life span.

In 1982 when the RPHCC took control of the water system from the developers, several items were identified as being significant problems. Amongst the problems identified were the following:

1. The water storage tank was too small, was poorly constructed and caused numerous water quality issues.
2. The main water supply line was 4 inch line and should have been a 6 inch line.
3. There was minimal fire protection.
4. There was an inadequate water supply.

The formation of the Combined Water System was intended to solve the supply issue. However, because of the infrastructure issues that remained within the RPHCC, the CWS was set up to only be responsible for collection of the water and the two HOA's kept the responsibility for delivering the water to the residences. Within Rocky Point Heights, that also meant the responsibility for the storage tank because of it's poor condition.

When the CWS undertook the upgrading of our system in 2011, the desired solution dictated that water storage had to be increased. Because of the urgency of the issue, the decision was made that the CWS would assume responsibility for the Rocky Point Heights storage tank and

include construction of a new tank in the upgrade. That decision, saved Rocky Point Heights in excess of \$100,000 but that cost is being passed along to all CWS members.

In 2007 and 2013, the Rocky Point Heights Board of Directors did hire Greg Cane to conduct a survey of the water infrastructure within Rocky Point Heights. In 2013, that survey indicated that the 4 inch concrete asbestos pipe had exceeded its useful life by 3 years. His survey also indicated that the full cost to replace the infrastructure would be \$895,000 and to pay for that each residence should be charged \$630 per year.

Obviously that is a major cost and it is understandable that no one wants to face that reality. However, it is a reality that the task needs to be addressed. Similarly, it is a reality that the HOA will not save enough money in time to pay for such an undertaking before a catastrophic failure threatens the entire CWS.

The fact that there is infrastructure that has outlived its predicted useful life, that the major supply line is undersized and constructed of an inferior product, that galvanized metal pipe has been used in a portion of the system and that there is a history of major leaks, are all significant concerns for the future of our water system. The potential for a catastrophic failure cannot be overstated.

No one misunderstands the difficulty of convincing residents that they need to spend \$895,000 to fix a problem they cannot see. However, the potential of not having any water and not being able to live in their house should get their attention. Rocky Point residents should realize that a break in a major line could result in all water being shut off to Rocky Point Heights as that might be the only option available to protect our wells and the remaining system. Such would be the case with a failure of the 4 inch concrete asbestos line.

With these thoughts in mind, I am asking that the Board of Rocky Point Heights seriously consider the acquisition of a loan to undertake the upgrading of your water infrastructure in a timely manner. Such loans may be available through the US Agriculture Department and I have confirmed with the State of Washington that a loan could possibly be available through the state revolving fund as well.

Having lead the CWS through the loan process, I fully understand that it is very time consuming and a great deal of work. However, you must also realize that even if you start working on this today, a best case scenario is beginning some actual work in 2019 or 2020. That would clearly indicate that time is of the essence in confronting this issue.

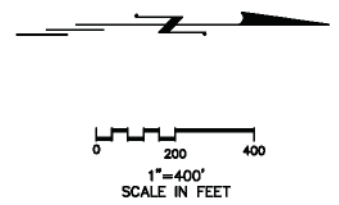
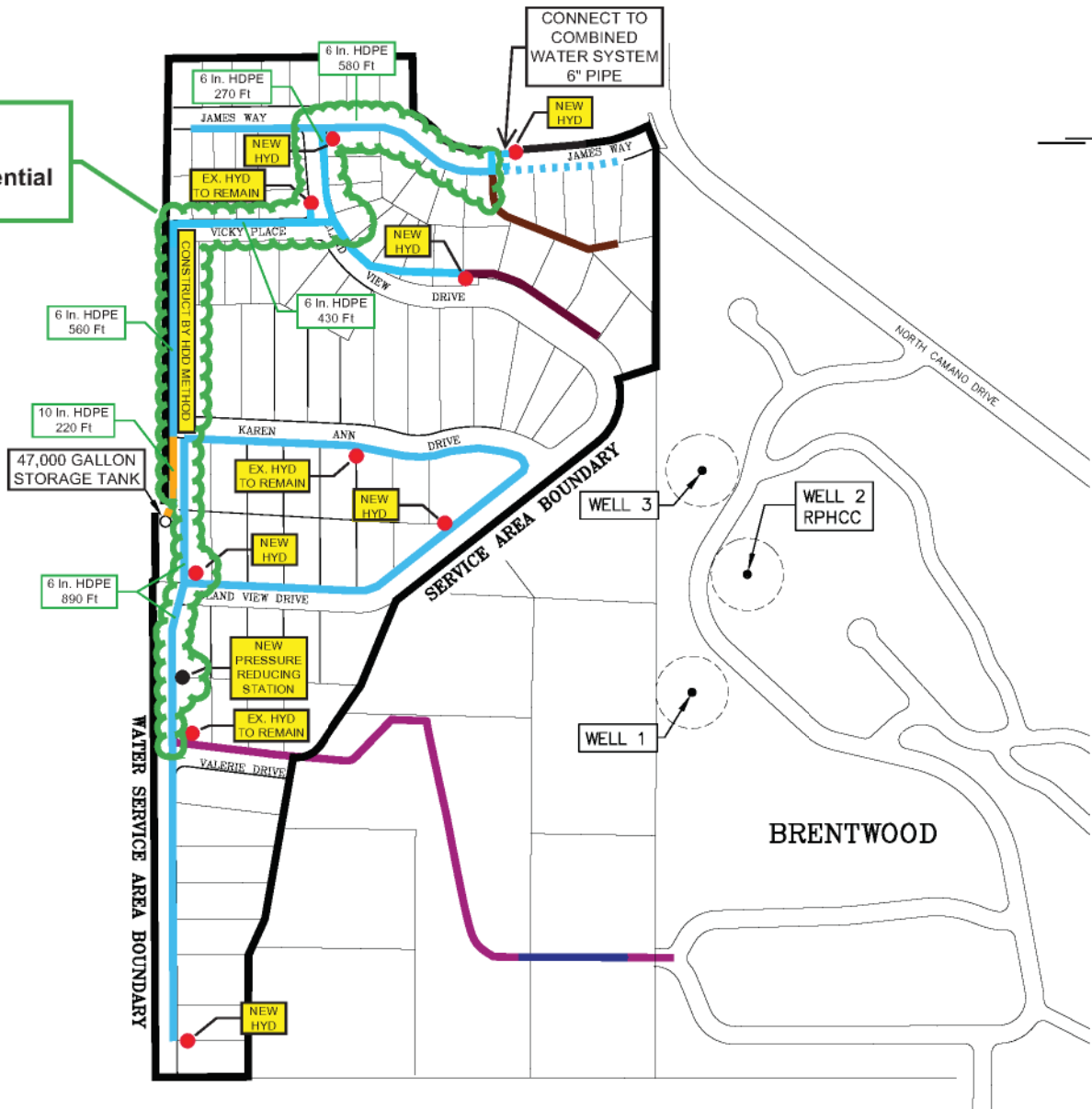
When we established the CWS as an independent non profit corporation we established a mission statement to provide us long term direction. The CWS Mission Statement reads, " The goal of the CWS is to provide a Safe and Sustainable supply of water to all residents of the CWS". My letter is provided within the spirit of that statement. As the leaders of our communities, we share the responsibility for protecting both the present and the future. Without water, we have neither.

If you would like to discuss this situation or if I can be of any assistance in this effort, please let me know.

Sincerely,

Gerry Weiderstrom
President, CWS

Phase 1
 - - - -
Area of Potential Effect



WATER MAINS – FUTURE

2 In. HDPE	810 Ft
6 In. PVC/HDPE	6,500 Ft
8 In. Ductile Iron	300 Ft
8 In. PVC/HDPE	1,700 Ft
10 In. HDPE	220 Ft

**Rocky Point Heights
 Community Club**
 - - - -
**Conceptual Future Water
 Distribution System**
 (Updated July 14, 2019)

Rocky Point Heights Community Club - Capital Facilities Replacement Review - 2017

Water System Component	Replacement Cost - Construction	Replacement Cost - Total ⁽¹⁾	Current Year	Year Installed	Component Age	Expected Life ⁽²⁾	Years to Replacement (Theoretical)	Years to Replacement (For Analysis)	Number of Households	Required Households Year
Combined Water System Well 2: 6" Dia X 205 Ft Deep	14,350	19,373	2017	1995	22	35	13	13	87	
Combined Water System Well 2: Pump - 7.5 Hp	15,300	20,655	2017	2008	9	15	6	6	87	
2" Pipe HDPE to Replace 2" PVC - 500 Ft	35,000	47,250	2017	1970	47	75	28	28	87	
6" Pipe (PVC/HDPE) to Replace 4" Transite Pipe - 2,110 Ft	246,870	333,275	2017	1970	47	45	-2	10	87	
6" Pipe (PVC/HDPE) to Replace 3" PVC - 910 Ft	106,470	143,735	2017	1970	47	75	28	28	87	
6" Pipe (PVC/HDPE) to Replace 2" PVC - 3,980 Ft	465,660	628,641	2017	1970	47	75	28	28	87	
3" PRV Station - In Vault - Replace with 4" / 1.5" PRVs in Vault	<u>32,000</u>	<u>43,200</u>	2017	1997	20	35	15	15	87	
Totals	\$915,650	\$1,236,128								

Notes:

(1) Total Cost reflects additional 35% for engineering, archaeological and environmental review / mitigation, permitting, construction administration, attorney's fees and contingencies.

(2) See Enclosure E-4