

New Mainland Security System

Claudia Ellsworth (CEllsworth@harbormet.com) [Add contact](#)

9/21/2012 3:54 PM

To: Claudia Ellsworth;

A few months back the Board of Directors authorized an expenditure to install mainland security cameras in order to help detect and prevent vandalism and theft. Nearly all Members and many of their guests are aware of this problem. The installation was completed yesterday, and the Board passed along this message:

"We have installed a new video security monitoring system for the Mainland Parking Lot. With the system operational, it will monitor that area with two cameras, and will record events throughout the day and night. Because this is new equipment for Herron Island, we will be developing a protocol for our best use of the system. The new video security monitoring system will be used to monitor the Mainland Parking Lot during the upcoming ferry shipyard period and beyond.

Thank you to all who participated in planning for, acquiring, and installing this new video monitoring system, including Sherri Anderson, Tracy Anspach, Steve Kramer, Jack Wells, and Andy Anderson, along with Nate and Jake from NW Video, our vendor. "

Should you be the victim of vandalism or theft, please report the crime on a nonemergency basis (unless you witness a crime in progress) via www.lesa.net . As I explained in an earlier message, there is no known address for the parking lot, so create the message using your Herron Island address, or 901 W Yew Blvd, the address of the office. You will then have to identify the location of the crime in the "comment" block of the report.

If you are victimized, note the date and approximate time. Forward this information to the HMC Office with your request. HMC should be able to review the recordings and help identify the event and perhaps the criminals.

Thank you.

Claudia Ellsworth
Island Manager

Flushing with water...

Claudia Ellsworth (CEllsworth@harbornet.com) Add contact

9/18/2012 3:00 PM

To: Claudia Ellsworth;

A member inquired about the email last night, as to whether it was necessary to flush with "tens of thousands of gallons" of water. I asked Jester for an explanation....so here you are.

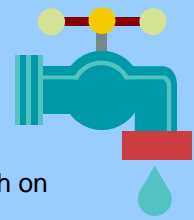
I have to say that this is one of those wincing things to a water main installation. Unfortunately, the first water that comes out will be pretty heavily chlorinated and will have to be handled carefully, and since nothing is perfect, I would not want to put it in a wetland. What we do is (1) make sure we're a ways away from anything sensitive (e.g. wetlands), generally 200 feet of travel will provide sufficient infiltration to get the chlorine levels to where we're not harming anything, and (2) add de-chlorination products that reduce the chlorine levels before the water gets very far.

After the chlorine goes down there's still heavy flushing to get rid of sediment and other stuff that can be left behind, but again the volume and rate make it rather hard to use in any meaningful way. Filling the water truck would be possible, but it would only hold a small fraction of the water we're likely to flush, and worse, it would fill your water truck with chlorinated water that would be spread around the island.

For what it's worth, we've done the most important part we can for water conservation. The system has probably leaked several million gallons every year for most of the past decade, possibly longer. By replacing everything, even with the leaks from construction, we will finally be saving water at a rate that will more than make up for the flushing... it's a small consolation, but unfortunately it's the consolation we have when we're balancing competing evils. Thanks for the note, it's nice to know people are concerned and mindful of these issues!

- Jester Purtteman

Week of September 17, 2012 Water System Update



From the Project Engineer:

At last count, at 11am Monday, there were about 60 more service crossings to install. The contractor anticipates being done with lateral installations after working an overtime stretch on Friday. This means that this week should be the last water outages due to construction!

The contractor has thought better of working during the outage for a few very good reasons: (1) if they hit a power main or telephone line etc. it could be nearly impossible to fix in a timely way, (2) the contractor would be required to hire a licensed captain to drive their boat, and (3) insuring the vessel would cost more than the crew could possibly make in any event. Some of the crusty old islanders may call this cowardice, but I think it's very wise myself. They'll be done soon and it's just not worth the culmination of all those risks to finish the project 6 days early.

There really isn't much news beyond this. Expect a good amount of flushing to occur the week after the ferry returns as we will be clearing out tens of thousands of gallons of waterline prior to purity samples being taken. Once that is done, they'll switch people over to the new system and be done. Thanks to the ferry outage there will probably not be an update for next week, so look for something in first week of October.

- Jester Purtteman

From the Island Manager:

There are a few other odds and ends:

- The ADA parking space and restroom are complete and ready for USDA inspection, which will occur this week.
- In addition, at the well site, the final well pump needs to be installed and the pump house finished up with new siding. If you had ever seen the crocheted piping inside the old pump house, you would be amazed by the sheer simplicity of the pump setup now. I'm told we need to tighten up the access to the pump house and the generator house as well, because of the little critters that like to warm up inside. The bats weren't bad last year, but we did have to take action against rats.
- There are lots of questions about the condition of the roads when the contractor leaves. We are considering having a large load of gravel delivered to the island to spread on all the roads before they go. The contractor is to leave the roads in "same or better" condition, and we will try to make that happen.
- Don't be alarmed when you see tents inside the well site fence this week. The arborists who are coming over to cut down one HMC tree on West Herron (North Beach Road), install a root barrier, and modify a maple tree on East Herron....have asked if they could save time (and money) by staying the night, and we have given them permission. The construction honeybucket should also appear inside the fence.
- Finally, the "Charlie Wells" is headed for the shipyard on Sunday, September 23rd. I do not plan on coming over to the island until it returns to service, but I'll be available, as usual, via email or phone.

Please let me know if you have any questions. Drive carefully....and slowly.

Thank you.

- Claudia Ellsworth

Ken Freeman

From: "HMC Office" <office@herronisland.org>
Date: Tuesday, September 11, 2012 4:46 PM
To: <email@herronisland.org>
Subject: WATER SERVICE HAS RETURNED.



Water ShutOff Valves vs. New Meters What will stay in place and what will go?

Several of you have asked for answers to the question above, and so here is a further update from the engineer:

During my visit to the island Monday I saw the last service crossing installed on Maple Drive and the contractor had started North on West Madrona. That closes Loop 1 and Loop 5, the largest parts of the island, and puts service lateral installation at about 50%. Once the "Madronas" are complete, this will leave Single Lane Road (East Herron), the southern half of West Herron Boulevard, Herron Lane and West Yew. Once the contractor has completed this work, the waterlines will be filled and chlorinated for 24 to 48 hours ("baked" being the term often used), and then heavily flushed. Once that is done and samples show clean results and pressure tests are complete, the contractor will begin the process of installing meter boxes and connecting customers.

It is my understanding that there were a lot of questions at last weekend's Board meeting regarding old equipment being removed, e.g. the old shutoff valves. I can tell you more or less that there is the general "rule" and there will be exceptions.

The one rule that will apply to everyone is that after the project, the end of the water system and beginning of private water line will be defined as the end of the "meter setter" (owners side of the meter box). Anything in the meter box all the way up stream to the bottom of the well is the property of the water system; anything leaving the meter box (except pressure reducing valves, which will be located immediately downstream of the meter setter) water system property) going to a home is the private owner's responsibility. So will those leaky old valves be removed? The answer is "mostly", at least anywhere we can be removed. We aim to do the very best possible, but there are limits.

For most people, the valve will be removed. Most shutoffs are located a couple feet from the new connection point on bare ground and are easy to get to: those shutoffs will be removed. The owner will thereafter be responsible for maintaining the service lateral coming from the meter box.

Some people have chosen to place fences or landscaping around the old valves because the old valve cans can be a bit of an eyesore. If the contractors can get to it without disturbing the area they will, but if they find that they cannot get to it without a high probability of damaging the landscaping, they will not. The contractor cannot afford to be drawn into dozens of small landscaping repair jobs. We recommend that if you are concerned about this, you remove the landscaping within the next week or two at the most so that the contractor has reasonable access to your valves.

A few people have valves that have been moved or somehow found their way more than a few feet onto the owner's property. Many of those valves have also been lost. The contractors will again make a reasonable effort to locate the valve and if they can get to it without significant probability of damaging private property, it will be removed. However, the contractor will err on the side of caution in this event and will bypass when it looks like the valve either can't be reached in a reasonable way, or simply cannot be found. Once the contractor has connected the home and moved on, the old equipment will be left whether it is found later or not.

That said, if it IS found at a later time, removing the valve will now be quite easy. Simply go to the meter box, turn the shutoff valve on the meter off to your home, and dig up the old valve and replace it with a short piece of pipe. With a shovel and some time on your hands, this will probably be a few dollars fix, and even if hired out is unlikely to exceed two hundred dollars. The problem with having the contractor search is that if they have to hunt extensively to find the valve to remove, they're paying for idling pieces of heavy equipment and a large crew, so just "standing by" is several hundreds of dollars per hour and can get very expensive very fast.

If you want to turn off your water at your meter when you leave the island for a time, you can do so. They are designed to be hand operated, but a pair of pliers might be handy.

- Jester Purtteman

September 11, 2012

Ken Freeman

From: "HMC Office" <office@herronisland.org>
Date: Tuesday, September 11, 2012 2:31 PM
To: <email@herronisland.org>
Subject: FW: Water Outage to Entire Island

As a result of main line breakage on East Madrona, water to the island has been shut off until the main is repaired.

Claudia Ellsworth
Island Manager
253-884-9350



Week of September 10: Water Project and More!

First, an update from our project engineer. There is some important information in these paragraphs, and I've highlighted a few things.

Happy school start! I hope everyone had a pleasant summer and fun Labor Day weekend, nice to get some sun on a holiday for once! If you made it to the island you probably noticed the water was a bit "funky" and for that we apologize. We had a problem last week with "non-coliform" (read not dangerous) colonies plugging up the sample results, so the lab was unable to determine if there WAS coliform (which can be). So, to practice an abundance of caution, we consulted with Washington Water and together chose to temporarily chlorinate the system for the holiday. We don't want people missing their first day of school on our account! Again, this was precautionary and primarily driven by the desire to error on the side of caution, and not by the detection of any harmful bacteria.

We are getting there. The crews are quickly approaching 50% of all services ready to be swapped, within the next two weeks we anticipate taking a system wide pressure test and switching some homes over to the new system.

The contractor was delayed by permitting for three weeks, and by weather for another week in the spring, and although they made up some of that in pipe install, the service installations have been a bit slower. We are now projecting that the project may extend into the ferry outage. The contractor has taken the additional step of getting transportation arranged during the ferry outage and plans to keep driving forward. So, we should be essentially done when the ferry comes back into service. (Manager's Note: A change order has been submitted to USDA extending the contract for 30 days beyond the original end date of September 19. The contractor has been able to make up some, but not all, of the time lost due to the terrible weather in June, and the permit delay.)

Finally, a note about pressure. The old system had not been properly flushed in a long, long time. As a result, sediment had built up that was not properly removed. With all the recent work nearby, some of that sediment has been turned over and resulted in low pressure in a few places. It's probably little comfort for now, but the new system will have excellent pressure everywhere on the island and is almost ready to go. If you are on a dead end or cul de sac, you and your neighbors might get together and open an outdoor hose bib or frost free hydrant (or two) on each property or home (use the ones nearest the road so as to keep from drawing stuff through your internal plumbing) for a few minutes. This will simulate a proper flush in the old lines by increasing the flow velocity enough to drag that sediment out. If it works, you will know because you'll get silty water for a few minutes and then it will run clean. Please only attempt this once in any given street, if it doesn't work the first time, it's unlikely to work with additional flushes. You need around 50 gpm to clear a 2" waterline well, which is about 8 to 10 hoses running flat out.

- Jester Purttman, Project Engineer.

From the Island Manager:

- *Even with upgrades in pipe quality, radio read meters, the addition of well pump replacement, the project budget remains well below the approved USDA amount of \$2.3 million. The current*

contingency (unallocated) budget is over \$500,000. With luck, this project will remain under budget to the end. The extension of contract performance time carries with it NO additional cost. The extension of time also pushes out a little farther that date by which Members will decide whether to pay their system cost in full or spread it over the 40 year repayment period.

- Early in the project, the Board supported a communication strategy that would channel questions and answers through the Island Manager, in order to get a consistent message out to all of you. Please feel free to submit your questions via email or phone, and I'll get back to each of you. The response to these periodic updates has been very positive and let's do that right to the very end!
- There is now an ADA parking space next to the Community Building side door, with the concrete still ripening. Eventually this will be stenciled and marked in the ADA style. Please try not to block access to this parking space. We'll have to readjust how we do a few things. And we'll try to get the tree debris out of the parking lot to make more room.
- On other fronts...**there should be REAL surveillance cameras at the mainland parking lot!** If you experience vandalism and want to make a report, contact www.LESA.net and fill in the online form. You won't be able to enter an address for the parking lot, which is located at the intersection of Herron Road and Isted Road. Instead, you can enter the HMC address of 901 West Yew Blvd, or your own address, then explain the real location in the comment block. If you have trouble with this, let me know.
- And, then note the date and time of the vandalism or other event at the parking lot and phone or email the office so that we can find the camera images for that period.
- **The water truck is working again!** Dust control has improved.
- The contractor will be grading our roads and must restore them to the same or better condition than they found them. Due to the major changes that have occurred in our roads, this restoration will be the subject of some discussion and negotiation, but the roads will be improved from their current state.
- Small boat dock floats will come out of the water October 13. This is a great opportunity to volunteer with your fellow Herron Islanders!
- The "Charlie Wells" will head for maintenance in Tacoma after the noon run Sunday, September 23rd, and should return within two weeks.

As always, if you have questions, comments, concerns, please send them to hmcmanager@herronisland.org. Be sure to read your Beachcomber, and check the manager's report on the HMC web page. Thank you.