

Island Manager Report

May 12, 2012

Administration:

Volunteers: We'll defer this to Parks and to all the island volunteers who installed floats, cleaned parks, built fences and helped with other projects.

Scotch Broom is growing on the island rights of way. This is classified as a noxious weed, and we welcome the efforts of any volunteer who wants to eradicate the pest, along with Tansy Ragwort.

Insurance: We received our renewal premium notices, and were please that the insurance on docks was reduced by \$1159, as a result of the piling replacement. Other premiums were unchanged.

Island Cleanup: The Health Department has informed me that the property at 117 E. Madrona is now in compliance. 1015 West Yew is not. At the April meeting, Members asked that the owner of properties at 1110, 1112 and 1114 East Herron be asked to clean up piles of trash on those lots. The owner has responded, and promised cleanup in June. A second issue concerned a van parked in the HMC right of way; the van has been removed.

Water System Maintenance and Operations: Earlier this month a Member accidentally cut through a service line. Instead of phoning Washington Water at 253-851-4060 to repair the break, another Member voluntarily closed off the broken line. At about the same time, the construction crew broke through another line to the west of the first break. Both breaks were repaired and tested for coliform bacteria. Coliform was found, but it was not fecal or E. coli contamination. The water was, and has been consistently, safe to drink. WWSC has performed all the follow up testing required.

A third leak at 920 West Herron was in the old system and was repaired on Wednesday.

Other leaks are occurring in the old system, which need repair. These couldn't be detected during the winter rainy season. Please see the engineer's report below, and remember to phone WWSC if a leak occurs.

Water System Project:

From the Project Engineer:

"Water main installation for Loop one was completed on Friday, May 4 and construction appears to be accelerating with improving weather. A hydrant has been installed on West Madrona (about 50 feet north of the old hydrant location) so that the water truck and fire truck can be filled if necessary. The pipe install is going well from a technical standpoint: the material excavated so far has been excellent for installing water mains, with easy compactable sands and clays, few large rocks and virtually no sharp ones rocks, good soil density supporting the pipe, and excellent cover material. These are very in-line with both our specifications and the pipe manufacturer's instructions for pipe installation. (As required by construction standards, the inspectors perform compaction testing on regular basis and document the results in their log books.) With a little luck this will be the course of the project!

We have experienced a couple of line breaks and leaks in the past two weeks, and Washington Water has done a superb job of getting on site quickly for samples, and chlorinating the reservoir as necessary. We can unfortunately expect this to continue for another two months, because the old system is almost impossible to find and is very brittle when it is "located by excavator". The contractor has gone to great lengths, with several days of hand digging logged so far, trying to minimize breaks. This week we have made several improvements to our process for locating water main, which will hopefully reduce the frequency of these breaks.

This week the construction crew will be moving along West Madrona to Maple, and then will continue clockwise along Loop 5 (Maple to West Herron Blvd to East Herron Blvd and back to Maple Dr.). The

portion along Maple Drive has the highest density of underground phone and power lines, so if something is going to go wrong this will probably be when it happens. Hopefully the locate services are accurate and the one Century Link break experienced so far is the only failure. If a second crew hits the ground this week, or if locating services are delayed, it is likely that they will start work at Herron Lane or West Yew Blvd.

We have fielded a couple questions on how the process will work and when the system will be transferred that deserve an answer so that everyone is on the same page with what to expect. The main line installation requires more large equipment and the most disturbing to normal island life, and is being completed in a first phase between now and late June or early July.

In a second phase the crews will make a second “lap” around the island installing service laterals (the pipe from the mainline to your meter) and meter setters (the little box that the meter sits in), which can be accomplished with smaller equipment and is less disruptive, probably completed in July. Once the system is flushed and purity samples show the new lines are clean and ready to go, meters will be installed and service lines connected, and you will be on the new system. Once the final work has been done the contractor will pick a clear day and give the roads a final grade to restore them to their previous state. The reason for this phasing is to get the work that requires the heaviest equipment and is the most disruptive to island life done before your island gets busy this summer.”

Three Phase Power Installation:

(Emailed to Members on Thursday, May 9) On Friday, May 10, Pen Light moved trucks to the island to begin installation of three phase power to the pump house. This change will "smooth out" the startup demand for power from the pumps, and hopefully reduce our power demands long term. It might also be an answer to the occasional "brown out" that could be attributable to the pumps starting up. Expect the installation to take a few weeks.

Changing the power supply and pumps could result in reduced power demand and, for those of you who are interested in green power, reducing our demand for power is a positive contribution to global warming. It should reduce HMC's power bills and have a positive effect on water rates.

This work will be occurring along Ferry Road (from the ferry dock) along East Herron Road, and crossing over to East Madrona to the pump house. The lines will be strung overhead.

This is a very important piece of the project, but once again, it could cause difficulty with traffic. Our goal continues to get through a large part of the inconvenience before Memorial Day and the beginning of summer festivities.

ADA Compliance: Gary Wanzong has drawn a plan for the ADA restroom that will be reviewed by USDA. This work, along with repair of the threshold to the community building side entrance, and the ADA parking space, will be separately contracted.

Water System Modifications:

The construction contract as originally bid was “bare bones” with only the minimal standard meters and no upgrades to the well site other than replacement of the pumps. On the recommendation of our project engineer and contractor, following further review of the system, the following modifications will be reviewed by the engineer and submitted for approval:

- Replacement of well pumps: These are aging pumps, and without replacing them Pen Light will require us to install a “soft start” mechanism which costs \$6-\$9,000 per pump. Replacing the pumps at this time is cost effective, especially in extending the life of the system.

- Hydro pneumatic tank (the big silver thing): Generally these have a life of 50 years, and ours is nearly 60 years old. It will be removed and replaced with a bladder tank at a cost of \$800.
- Replace old yard piping: Lower priority, will explore costs to replace; again, old system components should probably be replaced as part of entire project.
- Explore using old reservoir as storage for system repair and replacement parts.
- Repair/refurbish old pump house: this structure has seen better days and could be repaired/replaced at low cost.
- Selection of Meters: Standard meters are in the original bid. Judy Greinke and the Water Advisory Committee have been working on meter selection, with preference for a radio read meter that could integrate with our QuickBooks system to produce bills, as an efficiency measure.

This addresses all major system components. Decisions on these items will be made on a priority basis, with the first item being the well pumps. Once the well pumps are spec'd, Pen Light can install the three phase power from the ferry dock to the pump house. Even with all the modifications above, the project should still remain about 25% under the budget of \$2,308,700.

Second Crew Begins Monday: We've been notified that a second construction crew will be on the island Monday, May 14. With good weather, the pace of construction could more than double.

Herron Island Water Committee:

The committee met for the first time on April 20th, and again on May 11, and will submit its report at the Board meeting.

Fire Department Liaison: The Fire Department was advised that the hydrant has been restored and is functioning.

Land Use: The Land Use Committee's draft policy and procedure regarding sale of HMC lots has been thoroughly reviewed and is near completion, following a lot of hard work and careful thought by committee members.

Emergency Preparedness: Committee report.

Although I did not attend the most recent Hazard Mitigation meeting at Pierce County, I did provide an update of some materials to the coordinator. PCDEM is asking that we confirm the update and return it to the coordinator, Katie Gillespie, and so I will be forwarding that document to the Emergency Preparedness Committee for review.

Legal Liaison: There are currently 10 delinquencies, of which seven are with the island attorney. This is a delinquency rate of 2.5%.

Parks: Committee Report

"May 2012 Parks Report: All-in-all a job well done! Parks Appreciation Day was a success! Numerous Members began working on projects earlier in the month. Thirty-eight showed up on April 28th. Some are still working on, or planning to work on, projects still in progress. Much was and is being accomplished. Thanks to each who participated! Special thanks to those who volunteered their equipment (boats, trucks,

post-hole digger, trailer, chain saw and special tools) and to everyone who provided food – it was a delicious lunch.

Please remember the docks are here for all Members and guests. The 24 hour rule applies and spot checks are being performed and rules complaints will be filed. It's about respect! Respect the rules! Respect others! Gain respect back!"

Roads:

Committee Report.

Gravel, rocks or dirt are not to be removed from HMC road rights of way without permission from the HMC Office. Roads, and the materials that comprise them, are the property of HMC and if removed, should be first used by HMC to serve all Members.

Rules: There are no pending complaints. The redrafting of the Rules continues. The Committee has reviewed the most recent draft and made some additional edits.

Transportation:

Paul Jensen, relief captain and deck hand, has resigned. He has accepted fulltime employment on an Arizona tour boat.

Pierce County Wharf Easement Inspection:

We have received two responses to our request for proposals for routine maintenance of the ferry ramps. American Construction's proposal to replace the two life cables, two deck planks and repair the tower pedestals (and clean them) is \$16,500; Quigg Bros proposal is in terms of cost per day for equipment, materials and labor. American previously worked on the terminals and paid a site visit to determine what work needed to be done. Both proposals require a little more scrutiny before we can make a proposal to the Board. Neither of them proposed a price for spot sanding and painting.

Technology: No report.