# *Answers to Your Questions About the Bayside Project Sump and Pump Installations and Operation*

## TIMELINE

**Q1: What is the timeline for installations (start date, property order)?**
RESPONSE: Design drawings will be presented to owners during spring for review and approval. Actual construction is planned for summer or fall 2023. The order of construction will be up to the selected contractor.

**Q 2: When will the Contractor finish work on the road and resurfacing of the County portion up to our driveway?**
RESPONSE: The sewer main Phase A project is complete. However, the County is considering a road resurfacing project that may impact some roads in this project area.

## CONTRACTS, WARRANTIES, AGREEMENTS

**Q 3: Please provide a copy of the response for this project from BCDC, Cal Air Quality Board, provide all information on all government permits, waivers, exemptions, rights-of-way, etc., relevant to our properties, and an advanced copy of any SRSD/owner agreement.**
RESPONSE: Any regulatory agency permitting applications and responses will be posted to the SRSD website and given to BANA to post on their website. The SRSD owner agreements will be given to property owners in about a month.

**Q 4: What documents will property owners have to sign?**
RESPONSE: Each property owner will receive a document to sign giving the District the right-to-enter and permission to construct the system.

**Q 5: Who is responsible for environmental incidents or disasters during the warranty period? After the warranty period?**
RESPONSE: District legal counsel is reviewing who is responsible in these types of incidents and disasters.

## GENERAL

**Q 6: The Board rejected providing any backup power because of cost. Would the District consider approving a $2000 rebate to subsidize homeowners who decide to provide their own backup (generator or battery).**
RESPONSE: In addition to cost, the board and staff determined that these are very reliable systems, providing at least 24 hours of storage in the sump. In addition, the systems will have

two pumps when only one is needed. For all these reasons, the Board has not approved the addition of backup power or the addition of a rebate.

**Q 7: Are Mark Wilson and his team the managers during the full period of installation and the first year of service under SRSD? Can we get contact info for all three project managers.**
RESPONSE: The District will maintain overall responsibility for the project and the same team is currently in place. The current main point of contact for property owners is Kelvin Munar, San Rafael Sanitation District – 415-485-3376, kelvin.munar@cityofsanrafael.org.

**Q 8: Who is responsible for the new lateral pipe?**
RESPONSE: Per District Ordinance and Standard Specifications, the upper and lower laterals from the home to the main sewer pipeline in the street are the homeowner's responsibility.

**Q 9: Is the system and piping certain to be underground except for the electrical box and vent?**
RESPONSE: The final location of conduit and system piping on the homeowner's property will be approved by each homeowner. Undergrounding of conduit and piping may not work for all sites. Note that the District will consider use of trenchless methods, where feasible and practical as part of the contractor selection process.

**Q 10: What is the diameter of the outflow pressure pipe?)**

RESPONSE: The planned pump system discharge piping is 2-inch, Schedule 80 PVC pipe.

**Q 11: What is the exact plan for restoring my property to its original condition?**
RESPONSE: The contractor will be required to construct and restore your property after construction to pre-existing conditions. Pre-construction video will be utilized to verify the pre-existing condition.

## PUMP

**Q 12: What is the complete info on the pump unit, including size, power, and calculations for sizing and, model, price, maintenance, and costs? I would like user manuals, warranty, and guarantee provisions for parts and installation before selection.**
RESPONSE: The selected pump information will be provided to each homeowner after design.

**Q 13: What is the system type (complete unit or components, centrifugal, progressing cavity?)**

RESPONSE: The type of pump used is centrifugal. The duplex pump system is designed for a 3-bedroom family occupancy, 200 gallons per day, cycles as needed, dependent upon usage.

**Q 14: For how many cycles per day (and gallons per cycle) is the pump designed?**

RESPONSE: The systems will be providing 200 gal/day and will cycle (pump out the contents) when the tank is at a pre-set high level.

**Q 15: What is the basin material (HDPE, fiberglass?) and how is it chosen?**

RESPONSE: Reinforced fiberglass and PVC and HDPE are the sump basin choices with stainless steel or non-corrosive composite material for internal and external components (due to salt air).

**Q 16: How do duplex pumps work? Are they both on at once, or alternating backup?**

RESPONSE: Pumps alternate for even wear and redundancy.

**Q 17: What is the expected life of the pumps?**

RESPONSE: Depending on wear conditions, 15-20 years.

**Q 18: Is there overload protection for pump motor and other components (automatic?)**

RESPONSE: These systems provide automatic overload protection for motor and pump, plus a circuit breaker at the subpanel.

## ELECTRICAL

**Q 19 Are remote alarms/control provided over Wi-Fi/internet as well as a local aural/visual? I would like to request the addition of a Wi-Fi/internet connection to this system so it can be managed remotely.**

RESPONSE: The current plan is to have an audible alarm, but the system isn't fully specified, and other alarm options may be possible. We will share details of the alarm once they are available.

## MAINTENANCE, SUPPORT AND WARRANTIES

**Q 20: Please provide a list of maintenance contractors and prices.**

RESPONSE: The District will provide a list of maintenance contractors to homeowners when available. Interested homeowners may reach out to the contractors to find out their pricing.

**Q 21: What is SRSD providing for first-year support?**
RESPONSE: The District will provide a one-year maintenance contract for the entire installed system.

**Q 22: Will you negotiate maintenance plans and pricing for the 20 of us?**
RESPONSE: Property owners will be fully responsible for all maintenance after the first year.

**Q 23: Will a pump service be able to reach tank for pump out?**
RESPONSE: Yes.

**Q 24: Who provides warranties/guarantees? What is covered in the warranty/guarantee? How long is the warranty? How is it transferred to property owners? Is it transferrable.**
RESPONSE: Pump information, including warranties, will be provided in the email updates. The District will transfer the manufacturer's warranty and the contractor will provide a one-year warranty. The District is also providing a sewer maintenance service for the pump unit for the first year. The District has not confirmed whether the warranties are transferrable but once we know we will report it to the property owners.

**Q 25: What are the pros/cons of under our deck vs along our fence line installation**
**-venting, noise, cement floor, deck clearance**
**-describe vent pipe, material, color, diameter, routing (to top of house)**
RESPONSE: It is agreed that a location along the fence line across from the house in the area near the vent of the hot water heater and irrigation control on your house wall would work and will be used for the design.

**Q 26: I would like to insist that I be involved in the routing as the excavation takes place.**
RESPONSE: The project plans will indicate that the homeowner has final approval power for the pipeline routing.

**Q 27: What will be the exact routing of all pipes, cables, etc.? (My pipe is ~250 feet, 160 on property, 90 on county to new main)**
RESPONSE: A preliminary plan was proposed and it was agreed to route the pipeline through landscaping along (near) the property boundary fence, out through a delicate 24" passage containing multiple (some unknown) services, under the trash box, and along landscaping to the driveway intersection with #9 Marine. Then it will be routed up the centerline on the joint driveway, probably through a joint ditch with #9 to the new cleanout about 120 feet away. Pipe to be buried about 18 to 24 inches deep.

**Q 28: Where will the vent pipe and electrical box go exactly?**
RESPONSE: The pump control panel is mounted to the house by the entrance of the power cable for the furnace room subpanel, and the vent pipe will go under the walkway and up the house wall to the roof, painted to match the house siding.

**Q 29: What is the electrical capacity, overall property capacity and % consumed? Is there room in electrical panel for electric water heater, furnace, stove; in garage for E-car charger? Will you take electricity directly from the main panel? 6-10amp, 240V, on 15-20amp breaker?**
RESPONSE: It was determined that the subpanel for this system would be at the main panel near the driveway and garage and has room for the new pump circuit. A receptacle for a 240V generator and associated switching equipment would be installed there.

**Q 30: How do you determine the actual capacity of a subpanel since all appliances are not in use at once? Is it 120% of panel capacity or 150%? This is relevant to our upcoming need to convert all gas appliances to electric and power EVs. We now have the capacity to do this, but this system will consume some of that.**
Current panels: garage 2x20amp, furnace 200amp, ac 2x100amp, house 2x120amp [560amp]?
RESPONSE: This is a good question. The electrician will prepare a response.

**Q 31: How often does the pump need to be cycled? How much water is needed per cycle?**
RESPONSE: A pump cycle run is not critical to the function of the pump system. The pump will operate when the sump is filled to a pre-set level.

**Q 32: What is the cost to repair/replace pump, macerator, motor, control, valves, sensors, and piping? Please provide this information when available.**
RESPONSE: The District will provide a pump replacement cost estimate. There is no macerator (grinder) because the systems work well without them.