



San Rafael Sanitation District

Bayside Acres Beach Project Updates

Update No.6, February 8, 2023

Hello Bayside Acres Homeowners and Stakeholders: The Bayside Acres project is well underway. Below are the latest news and updates for you.

The Main Sewer Pipeline Construction (Phase A) is complete.

The new main sewer pipelines are all installed in the streets, resurfacing is done, and the project is complete.

For Assistance, Comments, and Information about DESIGN & ENGINEERING

Call: (415) 453-4480

Email: b.dabney@nute-engr.com (Office Administrator)

Web. The [main project page is here](#), and [project updates are posted here](#).

Common Questions and Answers

About the Bayside Project Sump and Pump Installations and Operation

Below are common questions and answers to a wide range of questions that we have received.

TIMELINE

Q 1: 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. 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, permission to construct the system, and release of liability.

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 for these types of incidents and disasters.

GENERAL

Q 6: The Board rejected providing any backup power because of the 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 a rebate.

Q 7: Are Mark Wilson and his team the managers during the full installation period 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 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 documentation, such as photos and/or videos, will be utilized to verify the pre-existing condition.

PUMPS

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, and cycles as needed, dependent upon usage.

Q 14: How many cycles per day and gallons per cycle is the pump designed for?

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 the pump motor and other components (automatic?)

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

ELECTRICAL

Q 19: Are remote alarms/control provided over Wi-Fi/internet and with sound and visual indicators? 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 the 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: The District has not confirmed whether the warranties are transferable, but once we know, we will report it to the property owners. In addition, the District will provide a sewer maintenance service for the pump unit for the first year.