



San Rafael Sanitation District

Update No.11, January 18, 2024

Hello Bayside Acres Homeowners and Stakeholders: This edition provides information about the District and homeowner responsibility for permits and progress on the first nine homes in phases B1 and B2 of the project.

Phase B1 Bidding for the Construction of the First Sump and Pump Systems.

Bidding and selection of a contractor are underway for the first four homes (Group B1) to have sump and pump systems built. A bid solicitation was advertised in mid-December. Eleven potential bidding contractors attended a mandatory pre-bid meeting at each of the four properties the first week of January, and four contractors submitted bids on January 12. Staff is recommending the Board of Directors award the contract to Pat Nelson Construction, Inc. at its regularly scheduled meeting on January 19.

Next steps for phase B1

It takes a couple of weeks to obtain and approve insurance, bonding, and other requirements, and the District expects to have signed contracts in February.

In mid-to-late February, the District expects to arrange walk-throughs with the contractors at each property and introduce the homeowners to the contractor.

Construction should begin in March and be complete in June. The contractor is required to complete one home at a time to minimize the time and inconvenience at each home. Three months is the total expected construction period for all four homes – the time at each home will be less.

Everyone in Group B2 Has Scheduled Onsite Visits with the Engineering Team

The District engineering and design team has scheduled meetings with the owners of the second set of sump/pump and lateral systems. The homeowners will review draft construction drawings, answer questions, and provide comments and questions to the design team. The second set of sump, pump, and lateral systems remain on schedule for construction in the summer of 2024.

Update on Permits

The sump, pump, and lateral team continues pursuing permits. The permits for individual homes are obtained once the design is fully complete and approved. The permits for the Sewer System Abandonment in the Bay is a longer, more complex process. One of the permitting agencies, the San Francisco Bay Conservation and Development Commission (BCDC) wants to be sure that both the District's and Homeowner's individual responsibilities are clear as described below:

Once the construction is complete and the sump, pump, and lateral system are working, it will become the homeowner's responsibility.

- Note that the District will pay for a one-year maintenance contract, but the homeowner will be responsible for coordinating with the maintenance contractor.
- Similarly, while the District is entering into a permit with BCDC to complete work on the private property, the permit runs with the land. Furthermore, BCDC noted in a memo that “if there were an issue clearly associated with something the District did, [we] would reach out to the District first to resolve it, but if other enforcement issues were to arise, we would look to the property owner. In addition, in terms of future permitting, we could amend this permit if, e.g., the project scope changed, or the District needed to do additional work. However, a homeowner doing work on the sewer pump system within our jurisdiction would be responsible for obtaining permits from us (and other agencies, as applicable).”

NOTE: the article below was published in the November updates. We are re-publishing it again because we believe it may be of interest.

Ensuring a Smooth as Possible Construction Experience.

San Rafael Sanitation District (SRSD) recognizes that since this project is being performed on private homes, each homeowner wants the sump/pump system to be built properly, have any inconvenience minimized, not to face any unfair liability, and to have their property properly restored. The District has sought from the beginning to deliver on these desires and be thoughtful and fair throughout.

The District has taken a wide range of actions to ensure a quality result and to minimize impacts on the property owner, including the following:

- The contractor will be bonded and insured.
- The District’s professional inspectors and engineers will manage the project.
- To avoid delays once construction starts, the contractor cannot start construction until all materials are on hand and available.
- The contractor may not store materials at the worksite.
- The contractor must coordinate in advance with each property owner and prepare a schedule for any temporary infringement of access.
- The contractor must supply all power, water, and any supplies. This will require the use of a generator. Each property owner may request that the contractor use the property’s power if the owner wants to avoid generator noise.
- The contractor must maintain access to sidewalks, driveways, walkways, and garages. If there is a temporary need to block access, they must give 48 hours advance notice. They will also be required to provide a schedule. However, there may be variations in the schedule and staggered access by contractors.

- The contractor is expected to need to shut off sewer service one time when they connect the system. The District requires the contractor to provide a schedule and be in regular communication on all activities on your property, including a shut-off. As soon as the contractor knows when they will transition to the new system, they will ask that you refrain from discharging sewage.

Please Let Us Know of Changes to Your Contact Information and Schedule

To stay in communication with you, it would be helpful to let Barbara know of any changes to your contact information and any known vacations or days you would not be available for reviews and construction.

Barbara can be reached by phone at (415) 453-4480 or by email at b.dabney@nute-engr.com

For Assistance, Comments, and Information:

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](#).