



STAFF REPORT

DATE: October 2, 2023

TITLE:

Northwoods Clubhouse – Emergency Replacement of 2” Main Water Line

RECOMMENDATION:

By Motion:

The Board of Directors approves the allocation of Replacement Reserve Funds for the emergency replacement of the 2” main water line from street to building shut off with a budget not to exceed \$55,000.

BACKGROUND:

Staff reported irrigation issues and water pooling at the Northwoods Clubhouse during outdoor maintenance activities. The maintenance team completed cursory diagnostics and discovered that the leak may not be irrigation, but rather adjacent water lines. Additional contractor resources were called in for assistance.

TDA’s contractor, AM-X Excavation, discovered that the main line (copper and steel) running from the street to the building shut-off was the source of the leak upon opening the leak zone. To TDA staff’s knowledge, these are the original water line materials. Immediate emergency repair was required to avoid catastrophic failure in the future.

ANALYSIS:

An emergency replacement was deemed necessary and immediate when staff and the responding contractor determined there was a leak in the main 2” galvanized water line. After excavating the area, a hole in the existing 2” galvanized water line was the problem. A clamp-style patch was installed, and the line was inspected. There were other noticeable potential leaks in the pipe. The staff and contractor determined that the existing 2” galvanized water line was at the end of its useful life. AM-X Excavation was contracted on a time and materials basis to replace the aged water line with a new 2” poly water line from the meter to the building shut off.

Additionally, asphalt replacement is required in the replacement zone, to be completed by Advanced Asphalt when they are onsite for other parking lot repairs/replacement this fall.

This staff report is presented as proper administrative action to record and fund the emergency repairs through the Replacement Reserve Fund as allowed by Policy Resolution 2019-1 and the CAI Reserves Study Standards.



**FISCAL IMPACT:**

Emergency repairs total \$55,000. Proposed funding for the emergency repairs is to be paid from the Replacement Reserve Fund. The main water line replacement is not a current Reserve Study component, however, is eligible for inclusion per TDA Policy Resolution 2019-1 and the CAI Reserves Study Standard.

ATTACHMENTS:

N/A

Prepared by: Michael Kane, Superintendent of Maintenance

Reviewed by: Jon Mitchell, Director of Capital Projects

Reviewed by: Todd Martyn-Jones, Director of Finance, Accounting and Business Services

Reviewed by: Annie Rosenfeld, Interim General Manager

Board Meeting Date: October 12, 2023

