

# VO Infrastructure Committee Report 2018

Warren Lee, Chairman

# Membership

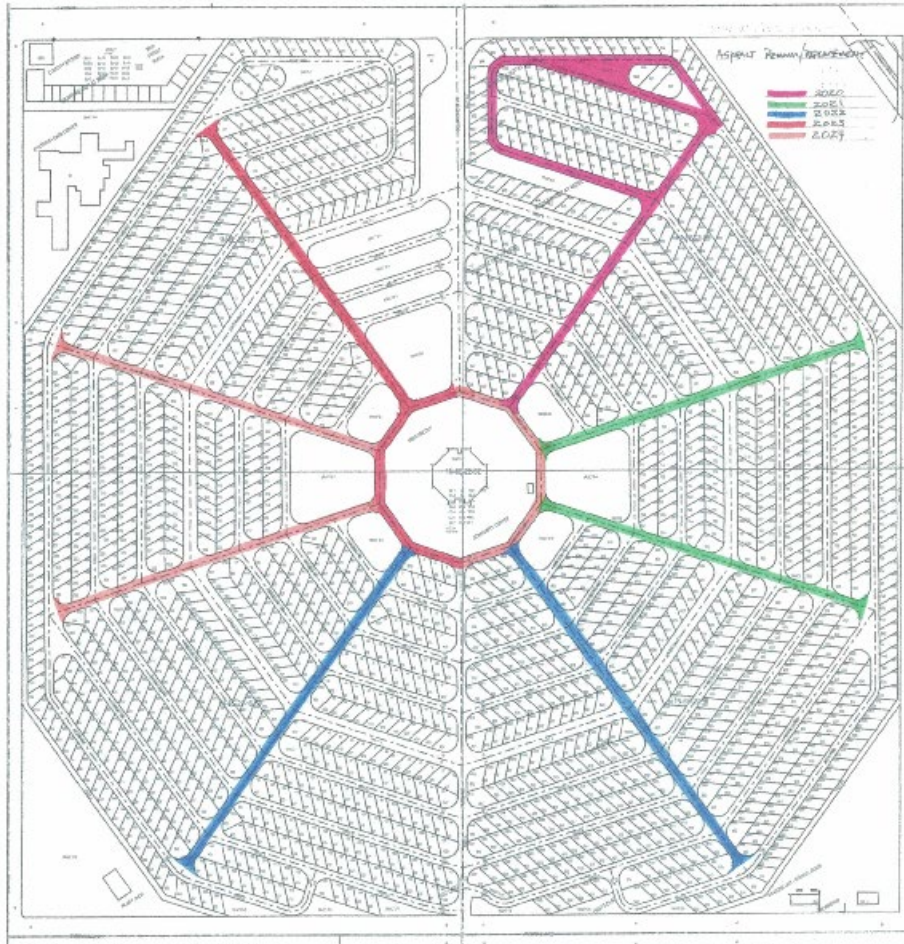
- Warren Lee – Chairman
- Dennis Olsen – Vice Chairman
- Al Chambers – Secretary, Drainage, Streets
- Dick Jenniges – Electrical, Streets, Solar
- Mike Flick – Streets, lighting, Water
- Vern Konrardy – Water, electrical
- Ray Danner – Drainage, Streets, lighting
- John Russell – Drainage, streets, lighting
- Ken Winters - Solar
- John MacDonald – Condo Board
- Gordon, Klofstad – non voting SRP liaison

# What Do We Do?

- Think about the things most people take for granted. Streets, lights, drainage, sewer, water, etc.
- Make recommendations to the Condo Board for actions that will extend the life of the infrastructure, respond to the wishes of the community (Hulzman study,) seek ways of saving \$\$'s using new technology, etc.

# Streets

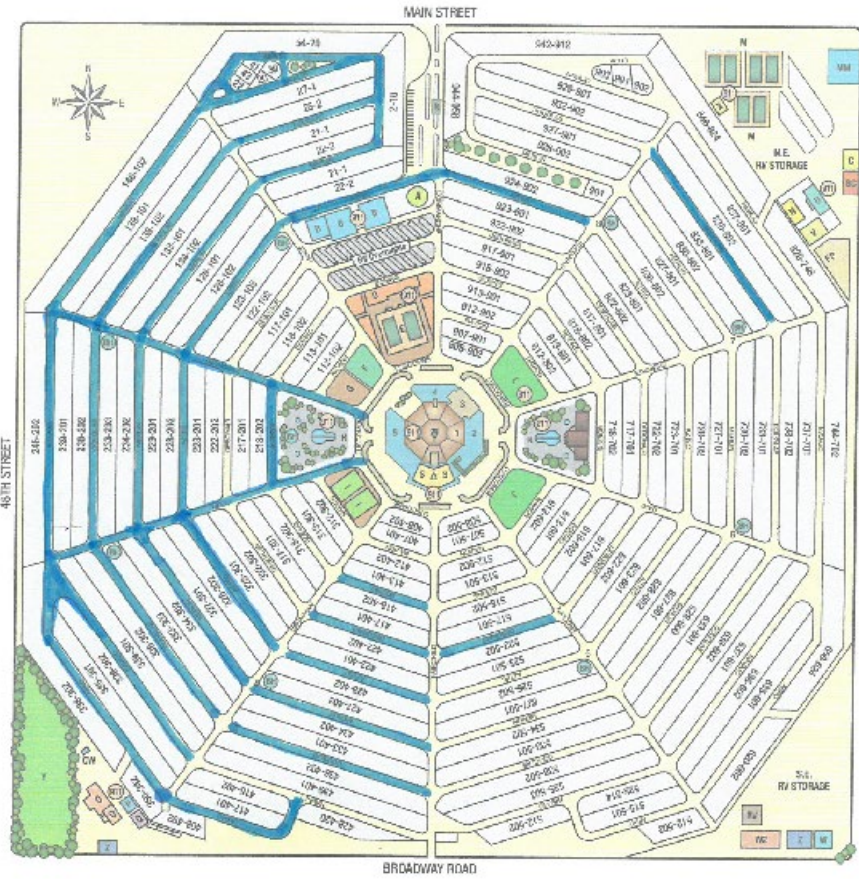
- A draft multi year plan for repaving our streets is in place. Some tweaking may be done for efficacy.
  - Streets in poorest condition done first
  - Conduits for street lighting installed before paving
  - Sealing will continue to be done as preventive maintenance
- The first phase will be done this summer, pending approval of the Condo Board.





**900 Block of Aero is very flat. It will be graded to ensure proper drainage during the repaving**





2018 PMM Seal Coat List



5001 E Main  
 Mesa, AZ 85205 8008  
 480.832.0200 or 1.866.410.0114  
[www.VentureOutRVresort.com](http://www.VentureOutRVresort.com)

# Street Lighting Plan

- Dick Jenniges has developed a draft street lighting plan.
  - All lights will be installed on one side of the street
  - Power to the lights come from the bath houses
  - The electric wires will run in conduits. They will run up the “spokes” of our park and stub off at the intersections with the streets
  - Old lights will need to be removed.



# Engineering Plan

- Code requires an electrical engineer to sign off on the plan. This work is scheduled to be completed within the next two weeks. He is:
  - Evaluating the need for, and options available, to power some or all the street lights 24/7 for future uses.
  - Evaluating the use of 220 volts vs 110 voltage as a cost savings measure.



## Sample lamp post

15' tall with LED lights. Testing different diffusers that scatter the light across the street

# Next steps for Streets and Lights

- The cost estimates to repave the streets and install the conduit and street lights will be presented to the Condo Board for consideration during budget development.
- Although the lighting plan covers the entire park, it allows us the flexibility, to expand or lesson the scope of a phase based upon the budget.
- We have notified Century Link and Dish of our plans. Advising them if they have any plans to upgrade their cable system, now is the time to do it in sequence with our street paving schedule.

# Drainage

- City received a grant from the Flood Control District to extend their storm water pipeline East on Broadway to our back gate.
- Cautiously optimistic that we will be able to alleviate some of our drainage issues because of this extension.



**Location of proposed extension of City drain**

# Pumping Storm Water

- Roosevelt Water Conservation District will honor our 1985 agreement which allows us to pump into their system with permission, as long as needed.



# Next steps for Drainage System

- The City of Mesa will start designing this pipeline extension project in July 2018 and install it in 2019.
- The Condo board has approved a contract with Hess-Rountree, a Civil Engineering firm, to design an outlet structure from our storm water basin in the SW corner of the park that will tie into this pipeline. This will be the first step in trying to address this long standing problem
- Once completed we will no longer be involved with the RWCD.

# Storm Water Pipeline

- Contracted with Pro-Pipe last season to video tape the pipeline to examine for problems
- Made a manual examination in two locations near the ends of the pipes



## **Rust spots**

The good news is there is no sagging, caving or any indication of joint failure. But being nearly 50 years old, we need to pursue options for rehabbing them. New technology is being used to line the pipes without tearing up the streets

# Next Steps on Rehabbing our CMP

- We are in the “research” mode to identify possible options.
- There are companies in the valley that specialize in this type of work.

# LED installation project

- The Social Board approved \$17,000 (from the bingo fund) for the replacement of standard lights in most of the common areas with power saving LED's.
- VO staff installed them last summer.
- John Russell is in the process of analyzing the power savings. Since power usage in our buildings includes, AC and other uses, we will need to compare usage over a period of years.



# Water Leakage

- VO will be contracting for a infrared study of our park to determine where there are leaks unbeknown to us.
- Roadhaven, a park similar to VO, did this last year and found many leaks. Their water cost savings more than paid for the study.



# SRP

- The SRP is in the final phase of replacing the last of their secondary service projects here in VO. These replacements were in areas where they had incurred many electrical faults.
- They have made a business decision to not do any more of these projects in VO. They will respond to future faults on a case by case basis.
- We have been very fortunate to have this many updates on our electrical service.
- A special thanks goes to Gordon Klofstad who has served as our liaison with SRP for many years.

# Walls

- Security in our park is a concern of all our residents
- We've had issues with people coming over the walls and causing problems.
- This coming season we will be looking at alternatives to beef up our security.

# Opportunities

- Our committee members serve a 3 yr. term with the opportunity to serve 2 terms.
- Vern Konrardy completes his 6 years this spring and will go off the committee.
- Ken Winters resigned as he will become a Condo Board member.
- Therefore, we are looking for volunteers with some knowledge, skills and abilities to assist us in maintaining our infrastructure in VO.