



Capitol City Golf Course - Water & Wastewater Improvements

This project is a part of the City's efforts to update and maintain our water system as well as protect our water supply by eliminating septic tank leach fields that contribute contaminants to the groundwater aquifers that are a main source of the City's water supply. The City will be installing a new wastewater system to provide sewer service to homes that are currently being served by septic systems. The properties that have elected to connect to City sewer will have their septic systems decommissioned per Thurston County Environmental Health standards.

This project will also replace the water mains that serve the community due to the existing water infrastructure in area being undersized and made of materials that the City no longer uses. Some of the lines are old and brittle and have developed leaks and rather than continuously repairing failures, the City will replace the water mains and service lines up to your water meter.

While the area is under construction, the City is working with the Capitol City Golf Club Estates HOA to upgrade portions of the storm water system to reduce areas of localized flooding. When we are finished installing the underground utilities, all of the roads will be paved with new asphalt.

Frequently Asked Questions:

1. How long is this project expected to last?

The work for this phase of the project (west phase) is expected to take approximately 13 months to complete, so we plan to have the project fully constructed by next summer.

2. How will COVID-19 impact this project?

While the current state of the COVID-19 pandemic in our State has created a forecast of uncertainty, we anticipate that the Contractor performing the work will be able to proceed with the intended construction schedule. The governor has issued new safety requirements that the contractor will be expected to follow. In an effort to limit any interaction between the construction crews and the general public, we are asking that you call the City inspector, Keven Inman, if you have any questions or concerns. He can be reached at 360-239-0333 or kinman@ci.lacey.wa.us. Please do not approach the construction crews or City inspector if possible, and if you must speak in person please follow the recommended 6-ft distancing guidelines.

3. How long will the road in front of my house be disturbed?

The road in front of your house should be paved within three months of when it is first disturbed, however paving is weather dependent and will sometimes be put on hold until weather improves. Most of the roads in the area are low-speed residential roads and they may have a graded rock surface for a period of time. As the construction progresses past your house, there may be a small bump as you drive into your driveway.

4. Will I be able to get in and out of my driveway?

Yes, however, there may be a short period of time that access is limited while the work is being done directly in front of your house. If you see construction crews digging down the street to your house and you have concerns about driveway access during a certain time, you can make arrangements with the contractor or the City inspector. They may ask you to park in front of a neighbor's house for the day. In most cases, the contractor will be past your home in less than 8 hours.

5. What hours will the contractor be working?

Typical working hours are from 7:00 am to 5:00 pm, but Contractors are allowed to work as late as 9:00 pm.

6. Will the roads be blocked during construction?

In most cases they can let you drive through on a road or an area that they are digging with only a very minor delay. However, there will be times when they are digging or loading dump trucks that they will need to close the road to traffic for up to 15 minutes at a time. If possible please use alternate routes around construction zones.

7. Will anyone be digging in my yard?

Most of the work will be done in the roadway, but there will be crews digging in your yard to make water and sewer service connections.

In most cases, the new water meters will be in the same area the existing meter is, but in cases where your existing water meter is located in your back yard, we will be relocating it to the front yard next to the edge of the road. Then a new water service line will be ran through your yard to connect it to the house.

8. Will the Contractor repair any of the disturbed landscaping in my yard?

When connecting the sewer and water services lines, care will be taken to minimize any disruption to your existing landscaping. In some cases, we will have to remove trees, shrubs or other vegetation to provide a clear path to the connection point. We will be coordinating with homeowners if removal of any trees or major landscaping items is needed. The restoration will be largely limited to the re-grading of any topsoil and laying grass seed. Any landscaping above and beyond this extent will need to be done at the homeowner's expense.

9. Will my water be turned off?

We will need to shut the water off in isolated places during the day (typically 8 am – 4 pm), for one day at a time, to make connections from the existing water mains to the new water mains. Prior to shutting the water off, we will provide you with a door hanger giving you notice of the water shutdown. On a large project like this, it will be shut off more than once. The contractor will also knock on your door and notify you that the water may be off for a short time while they hook your new water meter up to your house. It usually is off for about 30 minutes. You may request that they wait for a period of time if you need to finish a wash cycle, a shower or something similar in nature.

10. Will the new pipes change the water supply to my house?

No, the pressure in the new pipes will be the same as the pressure in the old pipes. The pressure in all the pipes, no matter what size the pipes are, is determined by reservoirs and system pumps that hold a consistent pressure in your neighborhood. The water meter determines the volume of water that can travel through the meter, the existing meter size for your house will remain the same.

11. What else should I know about the new Water Connection?

The new meter holder contains a check valve. Some of your existing meter holders do not have a check valve. With no check valve, the additional water volume created by your plumbing's thermal expansion at the hot water tank relieves pressure by flowing water back into the City's water supply. The check valve on the new meter setter prevents this water from entering the water system and prevents water system contamination.

If your plumbing has not been brought up to current code with a thermal expansion tank, your home system's thermal expansion may now cause your existing water heating tank, faucets and shower heads to drip. Please note that this does not mean that your existing water heating tank, faucets and shower heads are no longer working properly. The tank's pressure relief valve is doing what it is designed to do. Installing a diaphragm type expansion tank onto your existing water heating tank will resolve thermal expansion created problems.

12. Will any other utilities be turned off?

We do not anticipate turning off any other utilities, but other utilities are buried in the ground, and a private utility (phone, power, internet, cable) may be cut or disturbed. If this happens, please report it to the utility and to the inspector.

13. Who is the contractor and how were they selected?

The Contractor is Active Construction Inc. based in Puyallup, WA. They were selected using the competitive bid process required by Washington State and they were the lowest price bid.

14. Will there be any hazards that I should be aware of?

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There will be large machines designed for digging in the ground and hauling heavy loads. You may notice most of the workers will be wearing hard hats and safety vests within the work area. Please do not enter the work area. If you need to drive or walk near the construction area please wait for the traffic control workers to direct you through the area.

Additional updates on this project will be posted on the City website and sent out in emails. To sign up for email notifications/updates on this project, please visit the City of Lacey website www.ci.lacey.wa.us/project-updates (Project Updates & Alerts). At the top of the page click on “Sign up for Project Notifications” to sign up to receive emails on specific projects. You will be asked to pick the project you would like to get notifications on and enter your email address.

If you have an urgent construction concern or issue please call the City of Lacey inspector, Keven Inman, at 360-239-0333, or the Construction Manager, Aubrey Collier, at 360-438-2639.

Please email any additional questions or concerns to acollier@ci.lacey.wa.us

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