



NEWS RELEASE

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Water Tank Construction Challenges in the San Lorenzo Valley

One of the high-priority projects of the San Lorenzo Valley Water Districts Capital Improvement Program was the replacement of the Nina Tanks, two redwood water storage tanks that were leaking badly and had reached their service life.

New requirements regarding water storage presented difficult design challenges for the District. Adequate emergency and fire protection required 120,000 gallons of storage. However, the existing tank site was too small for tanks of that volume. The District had several options; replace the water tanks on the existing property with smaller tanks, although it would not provide adequate emergency and fire storage, relocate the water tanks to a larger parcel at a great expense, or expand the existing property to accommodate the required water storage.

The District decided to pursue expanding the existing property and in 2010 purchased an adjoining parcel and single family residence for \$524,000. The District adjusted the lot-lines between the two parcels, providing adequate space to construct the needed tanks. The new tank site was completed in 2013, utilizing both parcels for construction staging and storage. When the tank project was completed, the single family home on the newly adjusted adjoining parcel was modernized and placed on the market for sale.

The District purchased the adjoining property in 2010 for \$524,000. In early 2015 the District placed the property back on the market. In Late February 2015 the property sold for \$586,000, a net increase of \$62,000 dollars from the original 2010 purchase price.

Newly hired District Manager Brian Lee is happy with the results and thankful for the creative thinking and past decisions that allowed the District to modernize its

facilities, improve the neighborhood and in the process generate income for the District. “This was a smart decision”, Lee said.

Board President Margaret Bruce stated “Water tank replacements in the San Lorenzo Valley can be really challenging. With all the construction restraints and changes in regulations; you really have to be creative and think outside the box”. Bruce also stated, “With the purchase, we were able to increase the tank site property, use the space for construction logistics and sell the property for more than we paid for it. And, the new tanks mean more reliable service for our customers”.

The District’s Nina Tank Site supplies water and fire flow to approximately 96 service connections in Boulder Creek. The District is moving forward with a replacement program replacing all redwood tanks due to ongoing maintenance and leakage. The Capital Improvement Program is in the process of being updated with completion of the CIP plan scheduled for September 2015.

