

**CITY OF WATERTOWN, NEW YORK
AGENDA**

This shall serve as notice that the adjourned meeting of the City Council will be held on Monday, May 9, 2011, at 5:30 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

EXECUTIVE SESSION

1. To discuss the employment history of particular individuals.

ADJOURNMENT

Meeting to be adjourned until Tuesday, May 10, 2011 at 6:00 p.m.

**BUDGET SESSION AGENDA
TUESDAY, MAY 10, 2011**

6:00 P.M.

Scheduling of Public Hearings for Budgets

Multi-Year Financial Plan

Capital Budget Fiscal Years 2011-2012 through 2015-2016

**BUDGET SESSION AGENDA
WEDNESDAY, MAY 11, 2011**

6:00 P.M.

1. Draft Lease Agreement, City of Watertown and Watertown Sports Ventures, Inc.

2. Samaritan Senior Village, Water Service

Police Department Budget Review

Fire Department Budget Review

May 6, 2011

To: The Honorable Mayor and City Council

From: Mary M. Corriveau, City Manager

Subject: Public Hearings for 2011-12 Operating Budgets and 2011-12 through
2015-16 Capital Budget

As part of the Budget review process, the City provides the public with an opportunity to voice their opinions about the Proposed Budgets, both Operating and Capital. Staff is recommending that the City Council make a motion to set Public Hearings on the Proposed Budgets as follows:

Monday, May 16, 2011

7:30 p.m. 2011-12 Operating Budgets

7:30 p.m. 2011-12 through 2015-16 Capital Budget

May 6, 2011

To: The Honorable Mayor and City Council
From: Mary M. Corriveau, City Manager
Subject: Draft Lease Agreement Watertown Sports Ventures

Attached for City Council review and discussion is Staff's attempt to capture in a Lease Agreement with Watertown Sports Ventures, all of the issues raised by the City Council regarding an ongoing Agreement. This document is submitted in a format that highlights the proposed changes. Proposed additions to the Lease Agreement are underlined and the crossed out areas are proposed for deletion.

The term of this Agreement is from June 1, 2011 – September 30, 2011. The name of the Collegiate league has been modified to reflect what appears on the Wizard's website. Language has been added to clarify that the City has the right to allow the use of the Premise for outdoor concerts, and the said use will not be considered interference with Baseball. Doubleheaders will now be billed as a game and one-half. Payment for use of the fields will be required in advance, and weekly reconciliations of actual use will be done, with payments and/or refunds due within ten days.

Section V deals with Concession and Advertising, and has the most changes in the Agreement. I have incorporated language that provides for the auditing/inspection of the concession operations, should the City Council wish to continue to grant the concession operations for 10% of the gross concession sales. Should the City Council wish to go to a fixed amount for operation of the concession facilities, I have inserted language in the areas of the document which will need modification.

Section V, f, is new and has been incorporated into the Agreement to address concerns raised regarding concession rights for outdoor concerts held on the Premise. The new language authorizes the City to separately Franchise out the sale of alcohol for outdoor concerts.

Staff will be prepared to discuss this new Agreement on Wednesday evening.

LEASE AGREEMENT

**THE CITY OF WATERTOWN, NEW YORK AND
WATERTOWN SPORTS VENTURES, INC.**

This Lease is being made and is intended to be effective as of ~~June~~ December 1, 20110~~07~~, between the City of Watertown, New York, with its principal offices located at 245 Washington Street, Watertown, New York 13601 ("City") and Watertown Sports Ventures, Inc, with its principal offices located at 595 Coffeen Street, Watertown, New York, ("Baseball").

INTRODUCTION

WHEREAS, the City is a municipal corporation organized under the laws of the State of New York and, as such, owns a facility known as the Alex H. Duffy Fairgrounds (the "Fairgrounds") within the City of Watertown, and the Fairgrounds are a community recreational facility; and

WHEREAS, the City desires to promote future recreational activities at the Fairgrounds for the valid public purpose of the benefit, recreation, entertainment, amusement, convenience and welfare of the people of the City; and

WHEREAS, in pursuit of that public purpose, the City desires to contract for the use, operation, management and maintenance of the Fairgrounds baseball facilities and all baseball-related activities; and

WHEREAS, Baseball owns and operates a summer collegiate baseball team as a member and franchise of the **Perfect Game Collegiate Baseball League** ~~New York Collegiate Baseball League~~ ("New York PG Collegiate League"); and

WHEREAS, Baseball desires to have its team, the Watertown Wizards (the "Team"), play baseball games within the confines of the Fairgrounds baseball field and is in a unique position to contract to use, operate, manage and maintain the Fairgrounds baseball facilities; and

WHEREAS, the City has undertaken a substantial capital improvement project for the Fairgrounds in furtherance of the public purpose of keeping baseball in the City for the recreation, entertainment and welfare of the people of the City, including the economic benefit such a team can bring.

NOW, THEREFORE, in consideration of mutual covenants and agreements as stated herein, the City and Baseball agree as follows:

AGREEMENT

Section I – Term of Lease

The term of this Lease Agreement shall be for the period of ~~three years~~, from June December 1, 2011~~07~~ through September 30, November 30, 2011~~02011~~.

Section II – Premises Leased

The City agrees to lease to Baseball the premises generally known as the Alex T. Duffy Fairgrounds baseball field and all incidents thereto, including the grandstands, consisting of essentially that area bounded by the baseball field fence separating the baseball field from the remainder of the Fairgrounds, together with the immediately adjacent parking area (the "Premises").

Section III – Non-Assignability and Non-Exclusivity

a. The City and Baseball agree that it is the purpose of this Agreement to contract for the use, operation, management and maintenance of the Premises, and that this is an agreement for the privilege of Baseball to use the Premises only for the purpose of collegiate baseball. This Lease Agreement may not be assigned by Baseball to any person or entity, and Baseball agrees that the City's consent to any assignment may be withheld for any reason, and in its sole discretion.

b. The City agrees not to enter into a lease for the Premises with any other minor league, professional or collegiate league during the term of this lease, without the written consent of Baseball.

c. It is further understood that this Lease Agreement is non-exclusive, meaning that, at those times when the Premises are not being used for Baseball's purposes, the City retains the right to make the Premises available for other uses to the extent that the use will not interfere with those purposes. By express understanding it will not be interference for the City to allow the playing field to be used by college, high school, little league or other local baseball teams, or to permit others to host outdoor concerts on the Premises. At such times, it shall be the City's responsibility to maintain the Premises in good repair.

Section IV – Compensation (Rent)

a. As compensation for the use of the Premises, and during the term of this Lease, Baseball shall pay to the City fees as follow:

Day Game	\$100.00 per game
Night Game	\$125.00 per game
Day Practice	\$ 50.00 per practice (up to 3 hours)

Day game means any game that ends before 6:00 p.m.

Night game means any game that begins at or extends beyond 6:00 p.m.

Doubleheaders shall be billed as considered as a game and one-half game.

Day Practice means any practice that end before 6:00 p.m.

b. ~~Payment shall be due 30 days after submission of a bill by the City for actual games played, practice sessions, special uses or field preparations.~~

b. Full payment for the season's field usage shall be made prior to the first game of the season. A reconciliation of actual field use, including practices, will be completed on a weekly basis, and then any refund or payment due shall be made within ten days.

Section V – Concessions and Advertising

a. ~~With the exception of subdivision B below, the City and Baseball agree that from June May 1 to September October 30 during the term of this Lease Agreement, concession rights for the sale of food and drink, including alcoholic beverages, as well as baseball souvenir items sold on the Premises shall be exclusive to Baseball. The City shall not permit nor allow mobile units or other vendors or concessions upon the premises during events or activities being conducted by Baseball.~~

b. All expenses incurred in providing concessions shall be at the sole expense of Baseball.

c. The City authorizes Baseball to install soda vending machines on the Premises. The City, in its sole discretion, can ask to have the vending machines removed if vandalism occurs.

d. Baseball shall be responsible for causing the concessions to be open and operated for all Watertown Wizard events. Additionally, Baseball shall be responsible for causing the concessions to be open and operated during the hours of Fair Week. In the event that non-Wizard events are held at the Leased Premises Fairgrounds during Baseball's regular season, Baseball shall be responsible for causing the concession to be opened and operated for those events.

e. Baseball shall pay the City ten percent (10%) of the gross concession sales, including vending machines or (a fixed amount of \$x,xxx). This provision shall apply to any concession sales made under this lease, whether by Baseball or a subcontractor to Baseball. The 10% shall be paid on an annual basis, no later than AugustOctober 31,

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20110th of the year or (The fixed amount shall be paid prior to the first game of the season.): It is the purpose of this Section V to provide an incentive to Baseball to operate concessions during the months indicated during all Fairgrounds activities, for the benefit of both Baseball and the City. (If the 10% is left in then I would recommend that we add this language: Concession sales will be reported by Baseball to the City Comptroller's office on a weekly basis, showing daily sales for the prior week. The City reserves the right to inspect concession operations during the season to determine if the amounts reported are consistent with an onsite audit of the operations.) Baseball agrees to allow the City Comptroller's office in the concession area during games or other events to monitor and track the concession sales on dates convenient to the Comptroller's office

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f. Should the City authorize the hosting of an outdoor concert during the term of this Agreement, the City reserves the right to grant a Franchise for the sale of alcohol at the event. This does not preclude or release Baseball from the requirement that it provide food and non-alcohol beverage concession at those events.

g. Baseball will be allowed to sell Advertising to be placed upon the outfield fence on the Leased Premises and on the scoreboard. Baseball is not authorized to sell advertising and install signs in any other areas of the leased premises without the written consent of the City. It will be the responsibility of Baseball to install and remove the Advertising. No later than ~~July 31st~~ ~~October 30th~~ of each year, the City of Watertown shall be paid the following for the rights to sell advertising as detailed above:

Scoreboard Signs

\$10.00 for each 3x3

\$15.00 for each 3x6

Outfield Signs

\$25.00 for each of the first 10

\$50.00 each for each additional sign

Section VI – Adequacy of Leased Premises

a. Baseball represents that the premises satisfy the requirements of the Northeastern Collegiate Baseball League and that the City shall not be obligated to make any changes to the Premises during the term of this Lease to satisfy any requirements of Baseball or the Perfect Game Northeastern Collegiate Baseball League.

b. Baseball shall certify in writing to the City that it has accepted, in good order and repair, the Premises. This certification by Baseball shall include a statement that Baseball has examined and knows the condition of the Premises and has received the same in good repair and working order. Any exceptions by Baseball to the condition of the Premises at the time of their receipt shall be provided to the City in writing.

Section VII – Maintenance

a. The City agrees that it will keep the Premises, including any structural or capital repairs and improvements, in good repair during the term of this Lease, and at its own expense. The City further agrees that it shall bear the cost of electric facilities and electric service to the Premises.

b. Baseball agrees to provide custodial maintenance of the Premises during the term of the Lease. Baseball is responsible for cleaning the Leased Premises after every game or practice. Baseball shall keep the Premises secure and keep unauthorized persons off of the roof in the grandstand area. Baseball agrees to be further responsible for maintenance of the Premises for all non-baseball activities that Baseball permits to take place on the Premises while the facilities are in the possession of Baseball. If Baseball has the concessions open for a non-Baseball event, they will still be responsible for custodial maintenance and cleanup of the Premises.

c. The City agrees that it will maintain the baseball field. Baseball acknowledges, however, that the City's employees are not responsible for the laying and removal of tarps prior to, during, or after any particular baseball game.

d. If all or any part of the Premises are damaged or destroyed by Baseball, or by any of its agents or employees, or by any of Baseball's patrons, or during any event for which Baseball is responsible, (for example, damage or destruction to the outfield fence), Baseball agrees that it will immediately cause repairs or, if the City repairs the damage, that it will reimburse the City for such damage or destruction.

Section VIII – Parking Fees

Baseball acknowledges that the City reserves the right to assess a one dollar (\$1.00) parking charge, per car, at each home game for the Team. This amount may increase at the City's sole discretion. The parties agree that the City shall be responsible for collecting the fee, and that all proceeds from parking shall inure to the City.

Section IX – Office Space

As part of the Fairgrounds Capital Improvement Project, the City constructed office space. A portion of that office space will be dedicated to Baseball's use, if requested. The City agrees, at Baseball's election, to lease a portion of the office space to Baseball for One Hundred Fifty Dollars (\$150.00) per month, including utilities, payable on or before the 15th of each month, in advance. Baseball may elect to occupy the office space during the baseball season. In the event Baseball no longer desires to occupy the office space, Baseball may vacate the office upon thirty (30) days' written notice to the City.

Section X – Insurance

a. Baseball agrees to name the City as an additional named insured for its liability coverages, and to provide proof of general liability insurance in the amount of \$500,000 per person and \$1,000,000 per occurrence, and property damage coverage in the amount of \$100,000. Baseball shall provide the City with copies of its declarations pages for the policy or policies during the duration of the Lease Agreement. Baseball's policies of insurance may not limit the City's coverage as an additional insured to vicarious liability issues only.

b. The City will insure the Premises to cover only the City's interest in the event of damage due to fire or other hazard. Baseball agrees that, if the Premises are materially damaged by fire or other casualty, the City is not obligated to restore the Premises, and Baseball will have no claim under this lease against the City for not restoring the Premises.

c. Baseball shall procure and maintain workers' compensation insurance and disability insurance in accordance with the laws of the State of New York. This insurance shall cover all persons who are employees of Baseball under the laws of the State of New York. Proof of said insurance shall be provided to the City of Watertown upon signing of this Agreement.

Section XI – Hold Harmless

Baseball shall indemnify and hold the City harmless, including reimbursement for reasonable attorneys' fees, from any and all loss, costs or expense arising out of any liability or claim of liability for injury or damages to persons or to property sustained by any person or entity by reason of Baseball's operation, use, or occupation of the Premises, or by or resulting from any act or omission of Baseball or any of its officers, agents, employees, guests, patrons or invitees. The liability insurance in the type and amounts identified at Section XI, naming the City as an additional named insured, shall be sufficient for purposes of meeting Baseball's obligations under this paragraph.

Section XII – Venue and Applicable Law

a. The City and Baseball agree that the venue of any legal action arising from a claimed breach of this Lease is in the Supreme Court, State of New York, in and for the County of Jefferson.

b. This Agreement shall be construed in accordance with the laws of the State of New York.

Section XIII – Right of Access

The City reserves the right to enter the Premises by its duly authorized representatives at any reasonable time which does not interfere or conflict with the

conduct of the business of Baseball, for the purposes of inspecting the Premises, performing any work necessary to required on the part of the City, exhibiting the Premises, or in the performance of its police powers.

Section XIV – Sale of Alcoholic Beverages

a. Baseball acknowledges that, as the party responsible for the concessions, it is obligated not to sell alcoholic beverages in violation of the New York Alcohol Beverage and Control Law, the New York Penal Law, and/or the New York General Obligations Law.

b. Baseball acknowledges that the City of Watertown is not involved in the sale of alcoholic beverages in the concessions, and agrees to defend and indemnify the City, including reimbursement of the City's reasonable attorney's fees, from any and all claims, civil or criminal, arising from any claimed violations of law pertaining to the sale of alcoholic beverages.

Section XV – Return of Premises

Baseball agrees to return the Premises to the City, upon the expiration of this Lease, in as good condition as when Baseball received possession of the Premises, reasonable wear and tear excepted, and excepting damage to the Premises caused by others when the Premises were not under the control of Baseball. The City and Baseball will conduct an initial walk through of the Premises at the beginning of the lease term. Upon expiration of the lease, The City and Baseball will conduct a final walk through of the Premises

Section XVII – Desire to Renew Notice

Baseball shall provide the City with a ~~sixty ninety~~ (960) day written notice of its desire to discuss renewal of the above Agreement.

Section XVIII – Notice

All notices required to be given under this Lease shall be in writing and shall be deemed to have been duly given on the date mailed if sent by certified mail, return receipt requested, to:

To City: City Manager
 City of Watertown
 245 Washington Street

Watertown, New York 13601

To Baseball:

Paul Simmons, CEO
Watertown Sports Ventures, Inc.
595 Coffeen Street
Watertown, New York 13601

A party may change the address to which notices are to be sent by written notice actually received by the other party.

IN WITNESS WHEREOF, the City and Baseball will have caused this Lease to be executed by authorized agents to be effective as of June 1, 2011.

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THE CITY OF WATERTOWN, NEW YORK

By: _____
Mary M. Corriveau, City Manager

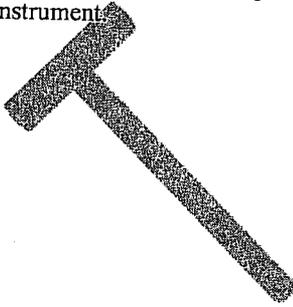
WATERTOWN SPORTS VENTURES

By: _____
Paul Simmons, CEO

STATE OF NEW YORK)
COUNTY OF JEFFERSON) ss.:

On _____, 201107, before me, the undersigned, a Notary Public, in and for said State, personally appeared Mary M. Corriveau, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon whose behalf the individual acted, executed the instrument.

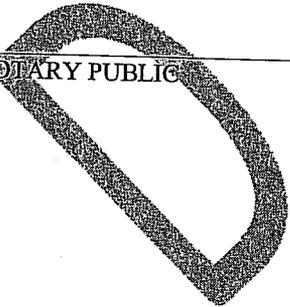
NOTARY PUBLIC



STATE OF NEW YORK)
COUNTY OF JEFFERSON) ss.:

On _____, 201107, before me, the undersigned, a Notary Public, in and for said State, personally appeared Paul Simmons, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon whose behalf the individual acted, executed the instrument.

NOTARY PUBLIC



April 26, 2011

To: The Honorable Mayor and City Council
From: Mary M. Corriveau, City Manager
Subject: Samaritan Senior Village, Water Service

As detailed in the attached memorandum from Water Superintendent Gary E. Pilon, Staff has been working with the Engineering firm hired by Samaritan Medical Center to look at the provision of water service to the Samaritan Senior Village project in the 1500 block of Washington Street. As the City Council is aware this project includes the construction of a 288 bed senior living facility, consisting of a 3 story 120 unit assisted living wing and a 4 story 168 unit skilled care wing, on property located behind the current Samaritan Medical Plaza. Based on the location of this project and the fact that a 3 and a 4 story building are currently proposed, providing water to the site has some challenges.

A Water Feasibility Study has been performed by Ryan Churchill, of GYMO Architecture, Engineering, and Land Surveying, P.C. and reviewed by Mr. Pilon and his Staff. This study looked at three options for providing service to the site and all parties have reached the conclusion that providing water to this project in cooperation with the Town of Watertown provides the best benefits for all involved.

At this point in time we are asking that the City Council recognize the connection of these facilities to the Town of Watertown's water distribution system as the most viable option, provided that the appropriate approvals are received from the Town and the NYSDOH. If so recognized by the Council, Staff will begin negotiations with the Town to allow the water to flow through the Town's system, and then back into the City to support operations at Samaritan's proposed facilities.

Watertown Water Department

Inter-office Memo

DATE: April 25, 2011

TO: Mary Corriveau, City Manager

FROM: Gary Pilon, Supt. of Water

SUBJECT: Samaritan Senior Village
Proposed Water Service Feasibility Study and Follow-up

The Samaritan Medical Center has proposed the construction of a 288 bed senior living facility, consisting of a 3 story 120 unit assisted living wing and a 4 story 168 unit skilled care wing, on property located behind the current Samaritan Medical Plaza in the 1500 block of Washington Street. The property lies on a hill and the proposed finished floor elevation of the first floor level of the 4 story structure is about 13 feet higher than the existing floor level of the Samaritan Medical Plaza and 30 to 60 feet in elevation above the Washington Street roadway. The existing plaza is served by an existing 8" cast iron water main and has booster pumps for both domestic water and fire service to the building. The owner's representatives familiar with the existing water system have indicated that they have experienced pressure and flow problems with the existing water supply to the plaza.

A Water Feasibility Study was performed by Ryan Churchill, of GYMO Architecture, Engineering, and Land Surveying, P.C. for the Samaritan Senior Village project. A report on the findings of that study, dated February 10, 2011 was submitted by Patrick Scordo, P.E. to Richard Brooks, the Samaritan Medical Center's representative, and distributed to City staff prior to a meeting held on February 17, 2011. The feasibility study outlined the anticipated water requirements for the proposed facility and evaluated two options for providing an adequate water supply to the project. A third option of bringing the water supply from the existing Thompson Park line was dismissed almost immediately, due to distance and the cost that would be involved.

- The first of the two remaining options would be a connection to the existing 8" line at the Samaritan Medical Plaza and an extension of that line by approximately 600 feet to the proposed project. Upgrades to that service would need to be made which would include the construction of a booster water pump station, sized to handle domestic and fire flow requirements, and an on-site storage tank of approximately 200,000 gallon capacity. The estimated cost for construction of this option is \$630,000. In addition to the cost of construction, there would be continuing costs associated with operating and maintaining the private pump station and storage facility.
- The second of the remaining options would involve installation of approximately 2,800 feet of 10" water main connected to the existing 10" water main located on Spring Valley Drive in the Town of Watertown and the existing 8" water main at Washington Summit off U.S. Rte. 11. This option would provide a looped system in the Town of Watertown and would utilize the existing pump station and storage tank that serves Town of Watertown Water Districts 3, 4, and 6. The estimated cost of installation for this option is \$320,000.

On February 17, 2011, a meeting was held in the city council chambers at City Hall to discuss the project. The meeting was attended by personnel from GYMO, P.C., and BC&A, representing Samaritan, and City staff members from the Engineering Department, Fire Department, Code Enforcement, Planning Department, and Water Department. The aforementioned options were discussed at the meeting and there were still some questions as to which option would be best for the project. Due to the fact that there are already several pump stations and booster pumps connected to the City's 12" water main on Washington Street at or near the city limit, we have been reluctant to approve the connection of any additional property that would require another pump or pumping system to the 12" water main in that vicinity, unless we could be assured that the increased demand would not adversely effect the pressure or flows in the vicinity. I suggested at the meeting that perhaps a pump station drawing water further down the hill would not drop the pressure on the 12" water main to the degree that it would if an additional pump was added at the top of the hill. As the meeting ended, we agreed that water department personnel and GYMO's engineer should meet to run some additional scenarios in the computer model before making a final recommendation as to which option would be best to proceed with.

Ryan Churchill met with Cody Salisbury and me in Cody's office on February 24, 2011. Cody ran several scenarios on the City's computer modeling software. The results obtained were consistent with what previous fire flow testing and past experience had told us. The results indicated that fire flows could not exceed 725 gallons per minute without the residual pressure dropping below 20 psi at the street level, if the Town and Correctional facility pumps were operating at the time the additional demand was needed. In order for the project to be served with adequate fire flow capacity, a booster pump station and a 200,000 gallon storage tank would be required. The pump would be limited to 140 gallons per minute, maximum. A sustained fire flow of 1,500 gallons per minute for two hours is required to meet minimum requirements for this project.

Ryan Churchill, Cody Salisbury and I have reached the conclusion that it makes more sense to go with the second option, provided an agreement can be reached with the Town and with the belief that the facility would be billed for their water consumption at the inside user rate. Any costs associated with wheeling the water through the Town would be between Samaritan and the Town of Watertown. I have attached a copy of an email from Ryan Churchill dated March 30, 2011 and a copy of an inter-office memo from Cody Salisbury dated March 31, 2011 giving their thoughts on the subject.

The recommended option has benefits for all parties that would be involved with the supply of water to the facility by way of the Town connection.

- Samaritan would benefit with lower up front costs, as well as lower operation and maintenance costs during the useful life of the facility.
- Samaritan could easily tie in the water supply to the existing Samaritan Medical Plaza and benefit by overcoming the low pressure and flow issues that have been experienced at that building.
- There would be less opportunity for extended water age in the storage system by utilizing the Town's existing tank, which would have greater turnover than a private tank that was being sized for fire flows that may never be needed, instead of for the projected peak demands for domestic use.

- The Town would benefit from the extension of the water main for the future road from Washington Summit to Spring Valley Drive and from the enhanced flows associated with looping of that water main between Spring Valley Drive and Washington Street (U.S. Rte. 11).
- The Town would also benefit from additional usage and subsequent turnover of water in their 200,000 gallon elevated water tank, which has been targeted as a possible source of disinfection byproduct development due to extended water age in the tank at various times.
- The City would benefit in that there would not be a significant additional demand placed on the City's water distribution system in the vicinity of the city limits.

There are a few issues that would need to be dealt with before a final plan could be completed:

- Agreement would have to be reached with the Town of Watertown to allow the water to flow through the Town's system, then back into the City to Samaritan's facilities.
- The New York State Department of Health would have to sign off on this proposal.
- The City Council would have to approve of the arrangement.

The Samaritan property will be located inside the city limits and therefore should be considered an "inside" city customer for billing purposes. The usage for the Samaritan facility would be billed to Samaritan and that amount of consumption would be subtracted from the consumption through the master meter for the Town, with the Town being billed for the balance of the consumption registered on their meter. We already have a similar situation with the water billing for Town of Watertown Water District No. 5, which is being supplied from the Watertown Correctional Facility's water line. This would be no different.

Sewer billing for the facility would be based on the water meter reading, as with any other inside user. Sewer billing for the Town would not be affected, since the Town's sewer usage is billed from separate sewer meters.

It is my recommendation that the City Council officially recognize the connection of these facilities to the Town of Watertown's water distribution system as the most viable option, providing the appropriate approvals are received from the Town and the NYSDOH.

I believe that Samaritan should contact the Town and the NYSDOH to find out whether or not the approvals might be granted, then bring that information back to the City.

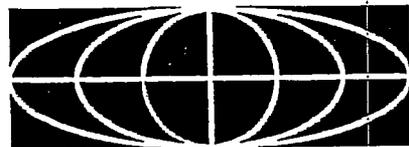
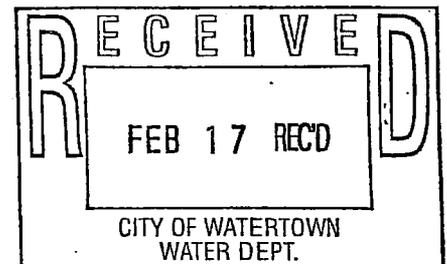
cc: Kurt Hauk, City Engineer
 Dale Herman, Fire Chief
 Ryan Churchill, GYMO, P.C.
 Pat Scordo, PE, GYMO, P.C.
 Cody Salisbury, City Water
 Ken Mix, City Planning
 Shawn McWayne, Code Enforcement

2010-267E

WATER FEASIBILITY STUDY

PROPOSED SENIOR LIVING CAMPUS
BY SAMARITAN MEDICAL CENTER

CITY AND TOWN OF WATERTOWN
JEFFERSON COUNTY, NEW YORK



GYMO PC

ARCHITECTURE, ENGINEERING & LAND SURVEYING

220 Sterling Street, Watertown, New York 13601
tel.315.788.3900 fax.315.788.0668 e-mail.gymopc@gymopc.com

WATER FEASIBILITY STUDY

PROPOSED SENIOR LIVING CAMPUS
WASHINGTON STREET
CITY OF WATERTOWN
JEFFERSON COUNTY
STATE OF NEW YORK

SAMARITAN MEDICAL CENTER
830 WASHINGTON STREET
WATERTOWN, NY 13601
CONTACT PERSON: MR. RICHARD BROOKS (315) 785-4422
PROJECT # 2010-267E
10 FEBRUARY 2011



PATRICK J. SCORDO, P.E.
DIRECTOR OF ENGINEERING

The above Engineer states that to the best of his knowledge, information and belief, the plans and specifications are in accordance with the applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direction of a licensed professional engineer to alter this document in any way. If altered, such licensee shall affix his or her seal and the notation "altered by" followed by his or her signature, date, and a specific description of alteration.

**GYMO ARCHITECTURE, ENGINEERING
& LAND SURVEYING, P.C.**
220 STERLING STREET-WATERTOWN, NY-TELE: (315)788-3900 FAX: (315)788-0668

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1.0 SITE AND PROJECT DESCRIPTIONS

1.1 Site Location and Description

The project site is located east and north of the existing Samaritan Medical Plaza ("the Plaza") at 1575 Washington Street and is being developed by Samaritan Medical Center ("owner"). An existing driveway connection to the Plaza via Washington Street is directly across from the Summit Wood residential development entrance. The owner currently possesses two parcels on the western portion of the project site and is in the process of acquiring property to the east of the Plaza from the City of Watertown and the City of Watertown School District. The approximate project site limits are outlined on Concept Water Plan W100 in Appendix A.

1.2 Project Description

This project will entail the construction of a 288 Bed Senior Living Facility ("the Proposed Facility"). The Proposed Facility will initially include a 120 unit, three story assisted living wing and a 168 unit, four story skilled care wing with a common area connecting structure. The fourth finished floor elevation of this skilled care wing will be at ± 615 -feet. A third wing is shown on W100 (dashed) and is for planning purposes. The initial proposed gross and footprint square footage (SF) of the structure is 237,000SF and 84,000SF, respectively. Access roads, water, sanitary sewer, storm sewers, site lighting, landscaping and parking areas will also be constructed to serve the facility.

1.3 General Site Conditions

The project site contains a high point of elevation 655 at the southeastern corner and slopes downward predominately in a northwesterly direction to approximately elevation 530, at the proposed driveway connection to Washington Street. Research of USDA/NRCS soil mapping has revealed that, in general, there are shallow bedrock conditions and some areas of saturated soils within the project site. The project site is currently undeveloped and is predominantly covered with dense brush and scattered trees.

2.0 WATER FACILITIES

2.1 Water Demand

For domestic design purposes, water demands are assumed to be equivalent to average daily sewage flows generated. These water demands were determined utilizing New York State Department of Environmental Conservation (NYSDEC) guidelines. According to the NYSDEC, each bed in a hospital facility generates 175 gallons per day (GPD). At 288 beds, the proposed facility is anticipated to generate **50,400 GPD**. This equates to an average flow rate of 35 gallons per minute (GPM). Using a peaking factor of 4, the peak demand is calculated to be **140 GPM**.

2.2 Water System Connection Alternatives

As the project site is near the City and Town of Watertown boundary, there is potential for connecting into each municipality's water system. In general, there are three options for water service to the project site: the City of Watertown system on Washington Street, the City of Watertown system at Thompson Park (as indicated by the City of Watertown Water Department), or the Town of Watertown system to the south. Due to the distance to the Thompson Park and the cost which would be involved in connecting to this system,

this option has been dismissed. The remainder of this study will discuss the remaining two options.

2.3 Proposed Water – City of Watertown Option

2.3.1 Existing Conditions

The City of Watertown water distribution system in this area mainly consists of a 12-inch diameter main within Washington Street. The Plaza has a lone 8-inch connection from this main within Washington Street. Per the City of Watertown Water Department, there is sufficient volume, but there is not an abundance of pressure within the Washington Street main. This is due, in combination, to this being a relatively high area of the City compared to the source and the existence of many local water demands, including several pump stations.

Hydrant flow test data has been obtained from a previous GYMO, P.C. project in the vicinity of the site. Specifically, this flow test was performed 7 December 2006 on Washington Street, in close proximity to the municipal boundary at an approximate elevation of 561-feet (residual hydrant). During the test, pressures dropped from 32 to 26 pounds per square inch (PSI), while 910 GPM of flow was witnessed. Refer to Appendix B for the Flow Test Report.

At the Plaza, owner's representatives familiar with the existing water system have revealed that there are pressure and flow concerns. Reportedly, when booster pumps are active, cavitation occurs within the pumps.

2.3.2 Proposed Upgrades

Based on the previous, it would be necessary to install water storage within the project site that the Proposed Facility could draw from for an extended period of time without creating a low pressure or vacuum situation in the main line. The storage required has been calculated based on estimated fire flow requirements. To sustain 1,500 GPM for two hours, approximately 180,000 gallons of water is required. A 200,000 gallon tank has been used for estimation purposes.

Considering that the project site is uphill from the location of the aforementioned hydrant flow test by over 55 feet, a water booster pumping station would be required to provide adequate flow and pressure. This pump system would be sized to handle the fire and domestic demands. For estimation purposes, the pump station for the proposed facility would be external of the building and include a backup generator. Approximately 600-feet of 8-inch diameter main line would be required to provide the required connections between the pump station, storage tank, and Proposed Facility. Note that the City of Watertown Water Superintendent has expressed his concern about synchronizing a new pump station with the (three) existing pump stations to avoid multiple pumps running simultaneously.

2.3.3 Cost

The upgrades necessary to the City of Watertown system to provide adequate domestic and fire flows for the owner's properties have been estimated and are included in Appendix C. The total cost of installing the required water main and appurtenances, water storage, pump house, and generator is estimated to be \$630,000. In addition, there would be operation and maintenance costs related to this system including, but not limited to: electricity for the pumps and controls,

heating of the water within the storage tank, and life cycle equipment costs for both the pumping station and the storage tank.

2.4 Proposed Water – Town of Watertown Option

2.4.1 Existing Conditions

The Town of Watertown water distribution system in this area is fed by a water tower adjacent to Brookside Drive, approximately 3,000 feet from the Proposed Facility as shown on W100. Finished grade at the location of the water tower is $\pm 620'$, and it is $\pm 130'$ tall. Water levels generally fluctuate between 735' and 745'. The water tower has a capacity of $\pm 200,000$ gallons.

From the water tower, the water distribution system branches out from a 10-inch diameter trunk main line to serve the Town of Watertown Water District No. 4. The tower is filled via pump station that exists on Washington Street in the vicinity of the municipal boundary. The water source is the City of Watertown's 12-inch main within Washington Street. The existing water distribution system configuration and sizes can be viewed on W100.

2.4.2 Proposed Upgrades

To gain connection to the Town of Watertown's water distribution system, it is proposed that a 10-inch diameter main is installed as shown on W100. This main would be approximately 2,800-feet in length. A connection would be made with an existing 8-inch main which serves the Washington Summit development to the south of the project site. This 8-inch main connects into the 4-inch water main which connects the aforementioned pump station to the tower. The proposed connection would allow a loop to be formed, which provides better hydraulics and options in the event of a main break within the district. A replacement of the existing 4-inch water line with an 8-inch water line under Washington Street/U.S. Route 11 to connect in with an existing 8-inch diameter main on the western side of the roadway was considered. Although this connection may provide for a better looped network, it does not seem cost effective, considering the small benefit that could be received hydraulically.

2.4.3 Water Modeling

A hydraulic model was performed for the Town of Watertown option of this study. This model took into consideration the case of the proposed 10-inch line being connected into the 10-inch Brookside Drive main. This is a conservative approach, as flow conditions will only improve by modeling the proposed cross connection. For purposes of the water model, water elevations within the water tank were assumed to be at 740'. Water District 3, 4 and 6 demands were also modeled and were based on City of Watertown meter readings obtained from the Town of Watertown (Appendix D) for the last three months.

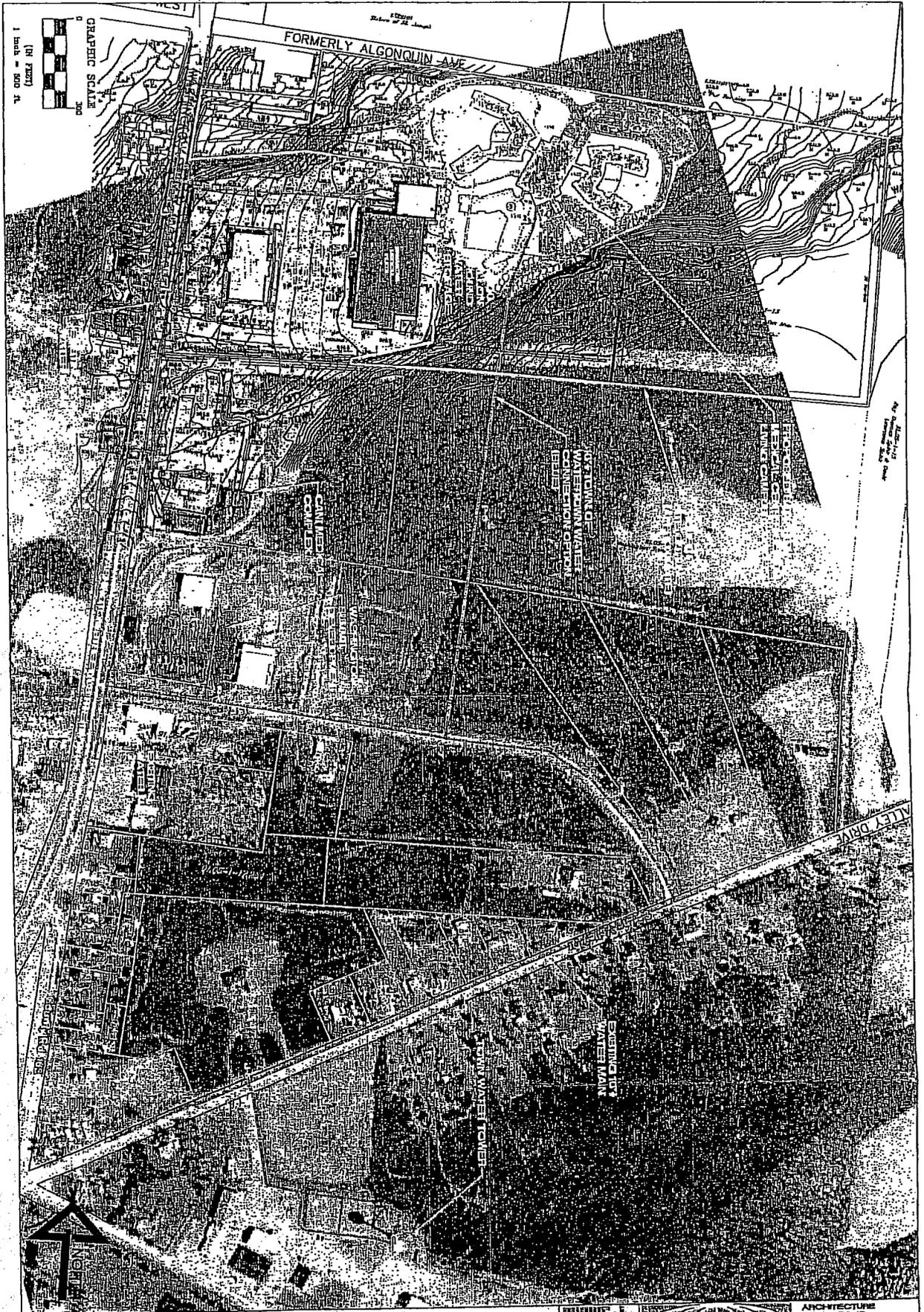
Average existing usage within Town Water Districts 3, 4 and 6 was determined to be 50,000 GPD. This equates to an average demand of 34.7 GPM. Using a peaking factor of 4, the peak demand of the district is determined to be 139 GPM. The domestic demand of 140 GPM was applied to the end of the proposed 10-inch line. A hydrant flow test was then simulated to project 1,500 GPM of fire flow. Per the model, the lowest pressure in the system during this scenario was 26.9 PSI at J-7. Labels on the proposed town water line of W100 correspond with the water modeling documents in Appendix E.

2.4.4 Cost

The above discussed upgrades necessary to the Town of Watertown system to provide adequate domestic and fire flows for the Proposed Facility have been estimated and are included in Appendix F. The total cost of installing the required water main and appurtenances, is estimated to be **\$320,000**.

APPENDIX A

CONCEPT WATER PLAN – W100



1 inch = 50 feet
 (CHECK R/S)
 CHAMPLAIN ST
 WEST

FORMERLY ALGONQUIN AVE
 12500
 12400
 12300
 12200
 12100
 12000
 11900
 11800
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 9900
 10000

CONCEPT WATER PLAN
PROPOSED SENIOR LIVING CAMPUS
SAMARITAN MEDICAL CENTER
WASHINGTON ST., WATERTOWN, NY

DATE: 11/11/11
 SCALE: AS SHOWN
 SHEET NO. 1
 OF 1



ARCHITECTURE
 ENGINEERING
 LAND SURVEYING
 P.C.
 240 WYOMING STREET
 WATERTOWN, NEW YORK, 13601
 TEL: 315-737-1111
 FAX: 315-737-1112
 WWW.GYMO.COM

APPENDIX B

CITY OF WATERTOWN HYDRANT FLOW TEST DATA



LOCATION Summit Wood I & II - HYD #2

DATE 12/7/06

TEST MADE BY RYAN CHURCHILL

TIME 2 P.M.

REPRESENTATIVE OF GYMO, P.C.

WITNESS CITY OF WATERTOWN WATER & FIRE DEPT

STATE PURPOSE OF TEST DETERMINE LINE STRENGTH ON WASHINGTON ST.

- LINE IS 12" (REF. 5/8/00 TEST PERFORMED BY GYMO) [2000-040E]

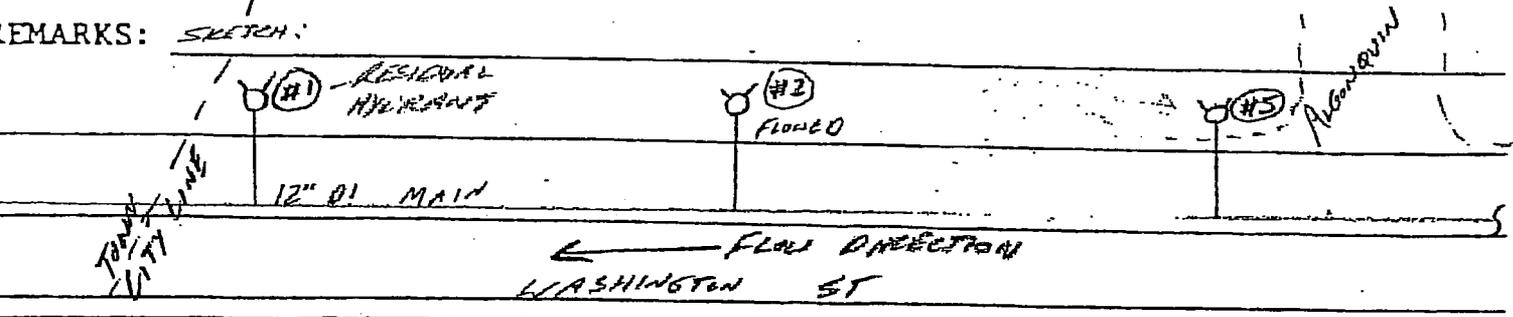
CONSUMPTION RATE DURING TEST _____

IF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING _____

LOW HYDRANTS:	#2	A ₂	A ₃	TOTAL GPM
Size Nozzle	<u>2 1/2"</u>			
Pitot Reading				
GPM	<u>910</u>			

STATIC #1 = 32 psi RESIDUAL #1 = 26 psi
#5 = 46 psi #5 = 40 psi

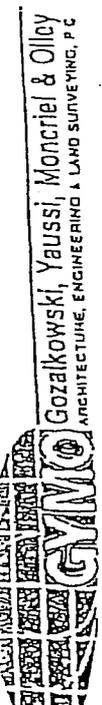
PROJECTED RESULTS: @ 20 psi Residual _____ gpm; or @ _____ psi Residual _____ gpm



LOCATION MAP: Show line sizes and distance to next cross connected line. Show valves and hydrant branch size. Indicate North. Show flowing hydrants - Label A₁, A₂, A₃. Show location of Static and Residual - Label B

Indicate B Hydrant _____ Sprinkler _____ Other (identify) _____

- SEE ATTACHED LOCATION MAP



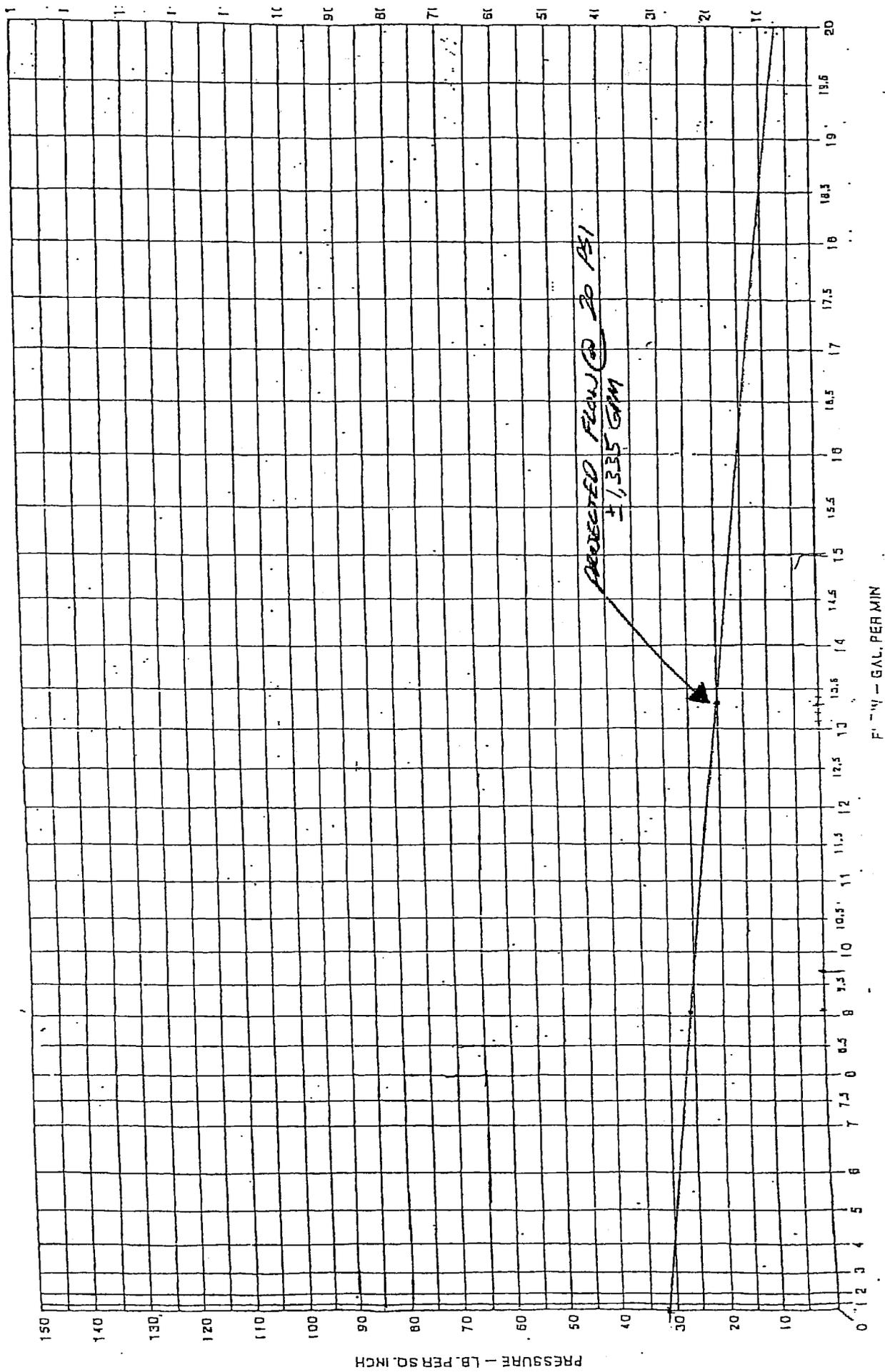
HYDRANT FLOW DATA SUMMARY

Date 12/8/06 @ 2 PM

PERFORMED BY ASC

State NY Zip 12601

CITY OF ALBANY



FLOW - GAL. PER MIN

PRESSURE - LB. PER SQ. INCH

APPENDIX D

TOWN OF WATERTOWN WATER DISTRICT 3,4,6 METER READINGS

BILL DATE 01/31/11
DUE DATE 02/20/11
BILL #: 0002162

CITY OF WATERTOWN, NEW YORK
WATER AND SEWER BILL
(315) 785-7757

ACCOUNT NO. 54-8888811-2

FOR SERVICE AT:
WASHINGTON ST PIT-DIST 3

80585

Meter Readings in CUBIC FT.									
Mtr ID	Previous		Present		Bill Code	Usage	Water	Sewer	Total
	Bill Date	Reading	Bill Date	Reading					
001	12/27/10	36016	1/26/11	38034	ACT.	2018	\$7,454.49		\$7,454.49

FORGET PAYING YOUR BILL? TIRED OF LATE FEES? SIGN UP FOR AUTOMATIC W/D FROM YOUR BANK ACCOUNT. CALL 785-7757 TO FIND OUT HOW.
CODE: ACT-actual reading EST-estimated reading

PREVIOUS BALANCE	\$725.50
TOTAL CURRENT CHARGES	\$7,454.49
AMT. DUE IF PAID AFTER 02/20/11, includes 10% penalty	\$8,925.44
AMT. DUE IF PAID BY 02/20/11	\$8,179.99

Please keep this portion for your records

Please include this portion with your payment

Water and Sewer Bill

Bill Date: 01/31/11
Bill #: 0002162
Account #: 54-8888811-2
Service Address: WASHINGTON ST PIT-DIST 3

Make Checks Payable To:

Name: TOWN WATN WATER DIST 3

CITY COMPTROLLER
245 WASHINGTON ST
SUITE 203
WATERTOWN NY 13601

Amount Due if paid by 02/20/11: \$8,179.99
Amount Due if paid after 02/20/11: \$8,925.44



See Reverse Side For Easy Opening Instructions

CITY OF WATERTOWN WATER DEPT.
245 WASHINGTON STREET, SUITE 202
WATERTOWN, NEW YORK 13601-3384

ADDRESS SERVICE REQUESTED

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE
PAID ONE OUNCE
WATERTOWN, N.Y. 13601
PERMIT NO. 406

TOWN WATN WATER DIST 3
TOWN CLERK
22867 CO RT 67
WATERTOWN NY 99999-9998

00585

BILL DATE 12/30/10
DUE DATE 01/20/11
BILL #: 0002162

CITY OF WATERTOWN, NEW YORK
WATER AND SEWER BILL
(315) 785-7757

ACCOUNT NO. 54-888811-2

FOR SERVICE AT:
WASHINGTON ST PIT-DIST 3

Meter Readings in CUBIC FT.

Mtr ID	Previous		Present		Bill Code	Usage	Water	Sewer	Total
	Bill Date	Reading	Bill Date	Reading					
001	11/23/10	34052	12/27/10	36016	ACT.	1564	\$7,255.02		\$7,255.02

FORGET PAYING YOUR BILL? HAVE LATE FEES?	PREVIOUS BALANCE	\$0.00
SIGN UP FOR AUTOMATIC PAYMENTS. CALL 315-785-7757 TO FIND OUT HOW.	TOTAL CURRENT CHARGES	\$7,255.02
HAVE A WONDERFUL NEW YEAR!	AMT. DUE IF PAID AFTER 01/20/11. Includes 10% penalty	\$7,980.52
CODE: ACT-actual reading EST-estimated reading	AMT. DUE IF PAID BY 01/20/11	\$7,255.02

Please keep this portion for your records

Please include this portion with your payment

Water and Sewer Bill

Bill Date: 12/30/10
Bill #: 0002162
Account #: 54-888811-2
Service Address: WASHINGTON ST PIT-DIST 3

Make Checks Payable To:

Name: TOWN WATN WATER DIST 3

CITY COMPTROLLER
245 WASHINGTON ST
SUITE 203
WATERTOWN NY 13601

Amount Due if paid by 01/20/11: \$7,255.02
Amount Due if paid after 01/20/11: \$7,980.52



See Reverse Side For Easy Opening Instructions

CITY OF WATERTOWN WATER DEPT.
245 WASHINGTON STREET, SUITE 202
WATERTOWN, NEW YORK 13601-3384

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE
PAID ONE OUNCE
WATERTOWN, N.Y. 13601
PERMIT NO. 406

ADDRESS SERVICE REQUESTED

TOWN WATN WATER DIST 3
TOWN CLERK
22867 CO RT 67
WATERTOWN NY 99999-9998

AAnn Kyan

BILL DATE 11/30/10
DUE DATE 12/20/10
BILL #: 0002162

CITY OF WATERTOWN, NEW YORK
WATER AND SEWER BILL
(315) 785-7757

ACCOUNT NO. 54-888811-2

FOR SERVICE AT:
WASHINGTON ST PIT-DIST 3

Meter Readings in CUBIC FT.									
Mr ID	Previous		Present		Bill Code	Usage	Water	Sewer	Total
	Bill Date	Reading	Bill Date	Reading					
001	10/25/10	32412	11/23/10	34052	ACT.	1640	\$6,058.16		\$6,058.16

IF YOU ARE INTERESTED IN PAYING BY
ACH DEBIT, CONTACT OUR OFFICE FOR
MORE INFORMATION. 315-785-7757
HAVE A HAPPY & SAFE HOLIDAY.
CODE: ACT-actual reading EST-estimated reading

PREVIOUS BALANCE	\$0.00
TOTAL CURRENT CHARGES	\$6,058.16
AMT. DUE IF PAID AFTER 12/20/10, includes 10% penalty	\$6,663.98
AMT. DUE IF PAID BY 12/20/10	\$6,058.16

Please keep this portion for your records

Please include this portion with your payment

Water and Sewer Bill

Bill Date: 11/30/10
Bill #: 0002162
Account #: 54-888811-2
Service Address: WASHINGTON ST PIT-DIST 3

Name: TOWN WATN WATER DIST 3

Amount Due if paid by 12/20/10: \$6,058.16
Amount Due if paid after 12/20/10: \$6,663.98

Make Checks Payable To:

CITY COMPTROLLER
245 WASHINGTON ST
SUITE 203
WATERTOWN NY 13601



See Reverse Side For Easy Opening Instructions

CITY OF WATERTOWN WATER DEPT.
245 WASHINGTON STREET, SUITE 202
WATERTOWN, NEW YORK 13601-3384

ADDRESS SERVICE REQUESTED

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE
PAID ONE OUNCE
WATERTOWN, N.Y. 13601
PERMIT NO. 406

TOWN WATN WATER DIST 3
TOWN CLERK
22867 CO RT 67
WATERTOWN NY 99999-9998

80585

APPENDIX E

TOWN OF WATERTOWN WATER OPTION – HYDRAULIC MODEL

**Project Inventory: 2010-267E TAX
MAP_ACAD2010_WATER_MODEL10.wtg**

Title
 Engineer
 Company
 Date 2/9/2011
 Notes

Scenario Summary

ID	1
Label	Base
Notes	
Active Topology	Base Active Topology
Physical	Base Physical
Demand	Base Demand
Initial Settings	Base Initial Settings
Operational	Base Operational
Age	Base Age
Constituent	Base Constituent
Trace	Base Trace
Fire Flow	Base Fire Flow
Flushing	Base Flushing
Energy Cost	Base Energy Cost
Transient	Base Transient
Pressure Dependent Demand	Base Pressure Dependent Demand
User Data Extensions	Base User Data Extensions
Steady State/EPS Solver Calculation Options	Base Calculation Options
Transient Solver Calculation Options	Base Calculation Options

Network Inventory

Pipes	7	-Constant Speed - No Pump Curve	0
Junctions	7	-Constant Speed - Pump Curve	0
Hydrants	0	-Shut Down After Time Delay	0
Tanks	0	-Variable Speed/Torque	0
-Circular	0	-Pump Start - Variable Speed/Torque	0
-Non-Circular	0	Variable Speed Pump Batteries	0
-Variable Area	0	PRV's	0
Reservoirs	1	PSV's	0
Pumps	0	PBV's	0
-Constant Power	0	FCV's	0
-Design Point (1 Point)	0	TCV's	0
-Standard (3 Point)	0	GPV's	0
-Standard Extended	0	Isolation Valves	0
-Custom Extended	0	Spot Elevations	0
-Multiple Point	0		

**Project Inventory: 2010-267E TAX
MAP_ACAD2010_WATER_MODEL10.wtg**

Transient Network Inventory			
Air Valves	0	Rupture Disks	0
-Double Acting	0	Surge Valves	0
-Slow Closing	0	Surge Tanks	0
-Triple Acting	0	-Simple	0
-Vacuum Breaker	0	-Differential	0
Discharges to Atmosphere	0	-Variable Area	0
Orifice	0	Turbines	0
Rating Curve	0	Valves With Linear Area Change	0
Valve	0	Periodic Head-Flows	0
Check Valves	0	-Sinusoidal (Head)	0
-Towards Wye	0	-Not Sinusoidal (Head)	0
-Away from Wye	0	-Sinusoidal (Flow)	0
Hydropneumatic Tanks	0	-Not Sinusoidal (Flow)	0
Orifices Between Pipes	0		
Pressure Pipes Inventory			
6.0 (in)	15.51 ft	All Diameters	5,195.85 ft
10.0 (in)	5,180.35 ft		

**FlexTable: Junction Table (2010-267E TAX
MAP_ACAD2010_WATER_MODEL10.wtg)**

Current Time: 0.000 hours

Id	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)
34	J-5	600.00	<None>	<Collection: 0 items>	0
36	J-6	636.00	<None>	<Collection: 0 items>	0
38	J-7	624.00	<None>	<Collection: 0 items>	0
40	J-8	570.00	<None>	<Collection: 0 items>	0
42	J-9	570.00	<None>	<Collection: 1 items>	140
49	J-10	600.00	<None>	<Collection: 1 items>	139
51	J-11	570.00	<None>	<Collection: 1 items>	1,500

Hydraulic Grade (ft)	Pressure (psf)
724.37	53.8
701.57	28.4
686.24	26.9
660.10	39.0
660.09	39.0
724.36	53.8
657.66	37.9

**FlexTable: Pipe Table (2010-267E TAX
MAP_ACAD2010_WATER_MODEL10.wtg)**

Current Time: 0.000 hours

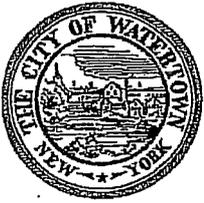
Id	Label	Scaled Length (ft)	Start Node	Stop Node	Diameter (in)	Material
37	P-6	1,481.14	J-5	J-6	10.0	Ductile Iron
39	P-7	995.22	J-6	J-7	10.0	Ductile Iron
41	P-8	1,697.75	J-7	J-8	10.0	Ductile Iron
43	P-9	52.15	J-8	J-9	10.0	Ductile Iron
48	P-11	872.86	R-1	J-5	10.0	Ductile Iron
50	P-12	81.22	J-5	J-10	10.0	Ductile Iron
52	P-13	15.51	J-8	J-11	6.0	Ductile Iron

Minor Loss	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Has User Defined Length?	Length (User Defined) (ft)
0.000	1,640	6.70	0.015	False	0.00
0.000	1,640	6.70	0.015	False	0.00
0.000	1,640	6.70	0.015	False	0.00
0.000	140	0.57	0.000	False	0.00
0.000	1,779	7.27	0.018	False	0.00
0.000	139	0.57	0.000	False	0.00
0.000	1,500	17.02	0.157	False	0.00

**FlexTable: Reservoir Table (2010-267E TAX
MAP_ACAD2010_WATER_MODEL10.wtg)**

Current Time: 0.000 hours

Id	Label	Elevation (ft)	Zone	Outflow (gpm)	Hydraulic Grade (ft)
47	R-1	740.00	<None>	1,779	740.00



City of Watertown

Water Distribution 1701 Huntington Street Watertown, NY 13601-9155 Tel. 785-8870 Fax 782-2380

INTER-OFFICE MEMO

To: Gary Pilon, Superintendent of Water

From: Cody Salisbury, Distribution Systems Supervisor

Date: 31 March 2011

Re: Senior Living Campus – Washington Street

Gary,

Historically speaking we know that the Samaritan Medical Plaza has experienced low volume situations at various times. Their sporadic issues are probably caused by a poor C factor on their internal piping (meaning our twelve inch main to their booster pump), when coupled with higher than normal demand on our system. We never really know how often these situations occur as they do not always report to us nor do they have adequate monitoring equipment within the mechanical room that we are aware of.

The data obtained from the testing used for my calculations was performed by O'Brien and Gere on May 1st, 2009 and indicated that domestic usage flows are sufficient when both the TOW and WCF pumps are online, and the pressure drop was noted to be only 2 PSI. The 2009 results were post Summit Woods which helped attain improved residual flows from all previous testing we have witnessed.

When using Ryan's demand calculations along with our existing condition data the model indicates that our system is capable of sustaining their typical domestic usage and will support both the Medical Plaza and the Senior Complex only if they replace the existing service main with new eight inch DIP and install new domestic pump. The pump should not exceed the 140 GPM maximum discharge rate as indicated by the engineering analysis. However, both the model and field testing clearly indicate that fire flows do not exceed 725 GPM at 20 PSI and as a result are not adequate. As mentioned during the meeting in February, their system would need to include both a fire pump(s) and an additional storage tank of sufficient size to sustain fire fighting capability for a predetermined length of time, (believed to be 200,000 gallons). Should SMC elect to utilize the TOW pressure zone they might want to request that the town develop an inclusive notification policy, including both them and us. Never the less, when taking the fire flow failure along with the necessity for a storage tank into account I am of the opinion that it would be much more beneficial to utilize a Town of Watertown connection.

Cc: File

Pilon, Gary

From: Ryan Churchill [Ryan@gymopc.com]
Sent: Wednesday, March 30, 2011 1:56 PM
To: Pilon, Gary
Cc: 'Pat Scordo'
Subject: Samaritan Senior Village - Water Source

Gary,

As a follow up to our call earlier, this is what I understand as what we came to on a conclusion for the water situation at Samaritan Senior Village:

The feasibility of connecting into the City's system for a water source for the project was researched. This research resulted in the conclusion that this option was feasible. However, this option would require the installation of a water storage tank of significant volume, a pumping system, and possibly other treatment systems to accommodate this. The Town of Watertown direct water connection option would include a smaller upfront cost, and be able to provide sufficient flows and pressures for the proposed development, without significant upgrades.

Overall, the intent is to utilize the Town option if a favorable rate could be agreed upon. I believe that you are on the right track in that we could charge this inside City user the City rate, and then work with the Town to figure out if any delivery/handling fees need to be assessed. It should be kept in mind that as we work towards this agreement that the Town of Watertown will get the added benefit of turning their system over more often. This may help them with their purported disinfection byproducts issue.

I hope this will help you in getting back to Mary. Thanks.

Ryan G. Churchill
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