

Application for a Development Agreement

For

St. James's Village

Prepared For:

St. James's Village, Inc.

Prepared By:

KRATER CONSULTING Group, PC

A Nevada professional corporation

1165 Mount Rose Street

Reno, Nevada 89509

(775) 815-9561

June 9, 2025

ASR – Aquifer Storage and Recharge

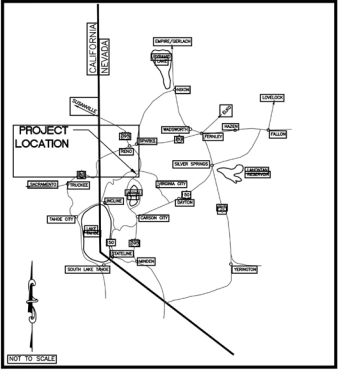
- Active groundwater recharge, also known as aquifer storage and recovery (ASR) is a practice that TMWA has implemented throughout the Truckee Meadows since 1994 to help sustain groundwater levels. During the winter months, when water demands are low, TMWA injects treated surface water from the river into many of our wells, which supplements the natural recharge process. By following this practice, TMWA can reliably pump groundwater when it's needed, while at the same time, manage groundwater sustainably over the long term.

Table 3. Project Major Facilities and Cost Opinion

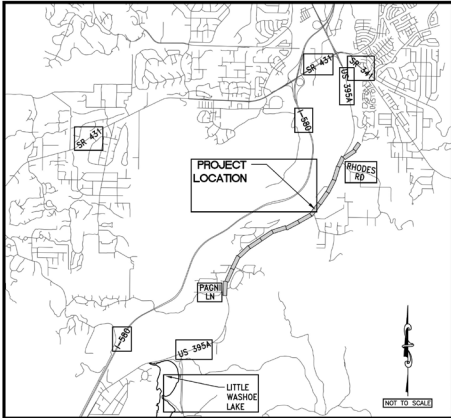
Shared Facility ^{A)}	Figure	Facility Description	Qty	Unit	Unit Cost	Total Cost
SIERRA REFLECTIONS PHASE 1						
yes	3,8	Off-site SCADA PRS at Joy Lake Rd and Austrian Pine	1	Each	\$250,000	\$250,000
yes	3,8	SJ Dual Zone PRS, from SJ 1 Tank to SJ 3 PRS	1	Each	\$200,000	\$200,000
yes	3,8	SJ Looping Main 1, 8" from Joy Lake Rd to Dual PRS	5,580	\$/ft	\$200	\$1,116,000
yes	3,8	SJ Looping Main 2, 8" from Dual PRS to St James Pkwy	2,500	\$/ft	\$200	\$500,000
yes	3,8	SJ Looping Main 3, 8" from Dual PRS to St James Pkwy	1,290	\$/ft	\$200	\$258,000
no	3,8	12" Diameter Offsite Main (SJ TO SR)	900	\$/ft	\$300	\$270,000
no	3,8	PRS (SCADA), SJ 3 Reg zone to SR	1	Each	\$250,000	\$250,000
no	3,8	Dual Tanks (375,000 gallons each)	750,000	gallon	\$3	\$2,250,000
no	3,8	12" Tank main	7,800	\$/ft	\$300	\$2,340,000
no	3,8	1st ASR Well & Standby Generator	1	Each	\$4,000,000	\$4,000,000
no	2,3	PRS (SCADA), from SR 1 Tnk zone to Sunrise	1	Each	\$250,000	\$250,000
n/a	n/a	Area 15 Facility Charge	11.2	MDD GPM	\$16,039	\$179,637
		Phase 1 Subtotal				\$11,863,637
SIERRA REFLECTIONS PHASE 2						
no	4	PRS	1	Each	\$175,000	\$175,000
no	4	PRS (SCADA)	1	Each	\$225,000	\$225,000
no	4	2nd ASR Well & Standby Generator	1	Each	\$4,000,000	\$4,000,000
n/a	n/a	Area 15 Facility Charge	139.7	MDD GPM	\$16,039	\$2,240,648
		Phase 2 Subtotal				\$6,640,648
SIERRA REFLECTIONS PHASE 3						
no	5	PRS, Dual Zone	1	Each	\$250,000	\$250,000
n/a	n/a	Area 15 Facility Charge	236.5	MDD GPM	\$16,039	\$3,793,224
		Phase 3 Subtotal				\$4,043,224
SIERRA REFLECTIONS PHASE 4						
	6	PRS	4	Each	\$175,000	\$700,000
n/a	n/a	Area 15 Facility Charge	66.6	MDD GPM	\$16,039	\$1,068,197
		Phase 4 Subtotal				\$1,768,197
SIERRA REFLECTIONS PHASE 5						
no	7	PRS	1	Each	\$175,000	\$175,000
n/a	n/a	Area 15 Facility Charge	80.5	MDD GPM	\$16,039	\$1,291,140
		Phase 5 Subtotal				\$1,466,140
SAINT JAMES VILLAGE						
no	8	SJ Looping Main 4, 8" from Dual PRS to SJ 3 PRS	560	\$/ft	\$200	\$112,000
no	8	SJ Looping Main 5, 8" from SJ 2 PRS to Joy Lake 3 PRS	2,730	\$/ft	\$200	\$546,000
no	8	SJ Looping Main 6, 8" SJ Tnk Zone looping	1,479	\$/ft	\$200	\$295,800
no	8	SJ Looping Main 7, 10" SJ Tnk Zone Looping	1,200	\$/ft	\$250	\$300,000
no	8	Double Check Valve at Timberlake Court Termination	1	Each	\$100,000	\$100,000
no	8	ASR Well & Standby Generator	2	Each	\$4,000,000	\$8,000,000
no	8	PRS (on-site)	5	Each	\$175,000	\$875,000
n/a	n/a	Area 15 Facility Charge	330.5	MDD GPM	\$16,039	\$5,300,890
		Saint James Village Subtotal				\$15,529,690
		Combined Total				\$41,311,535

A: "Shared Facilities" benefit/are required for both Sierra Reflections and Saint James.
B. All costs are the responsibility of the developer, unless otherwise noted.
C. No irrigation demand was included for this Project. For reference, 1AF of irrigation would equate to 1.7 gpm of MDD.
D. The cost opinion does not include onsite water mains, meters, meter assemblies, backflow devices, and any associated private fire loop for the Project.
E. The Area 15 Charge may be reduced to \$11,677 per MDD GPM upon Applicant dedication of an acceptable combination of groundwater and creek water rights to satisfy supplemental conjunctive use supply as determined by the Authority.
F: All facilities, except for the wells, would be permitted, designed (such design to be approved by TMWA), and built by the developer and then dedicated to TMWA. Per TMWA rules, TMWA would perform the design and contract the construction of the Wells.

30% DESIGN PLANS
FOR
SAINT JAMES VILLAGE, INC.
PLEASANT VALLEY INTERCEPTOR REACH 4
WASHOE COUNTY, NV
JULY 2022



VICINITY MAP



LOCATION MAP

WASHOE COUNTY, NV

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OWNER
SAINT JAMES VILLAGE, INC.
4100 JOY LAKE ROAD
RENO, NV 89511

ENGINEER



20 Vine Street
Reno, NV 89503
Email: general@shawengineering.com
Phone: (775) 329-5559
Toll Free: (888) 329-5559
Fax: (775) 329-5408
Website: www.shawengineering.com

LAND SURVEYOR

CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NV 89502
PHONE: (775) 896-1150
FAX: (775) 896-1150

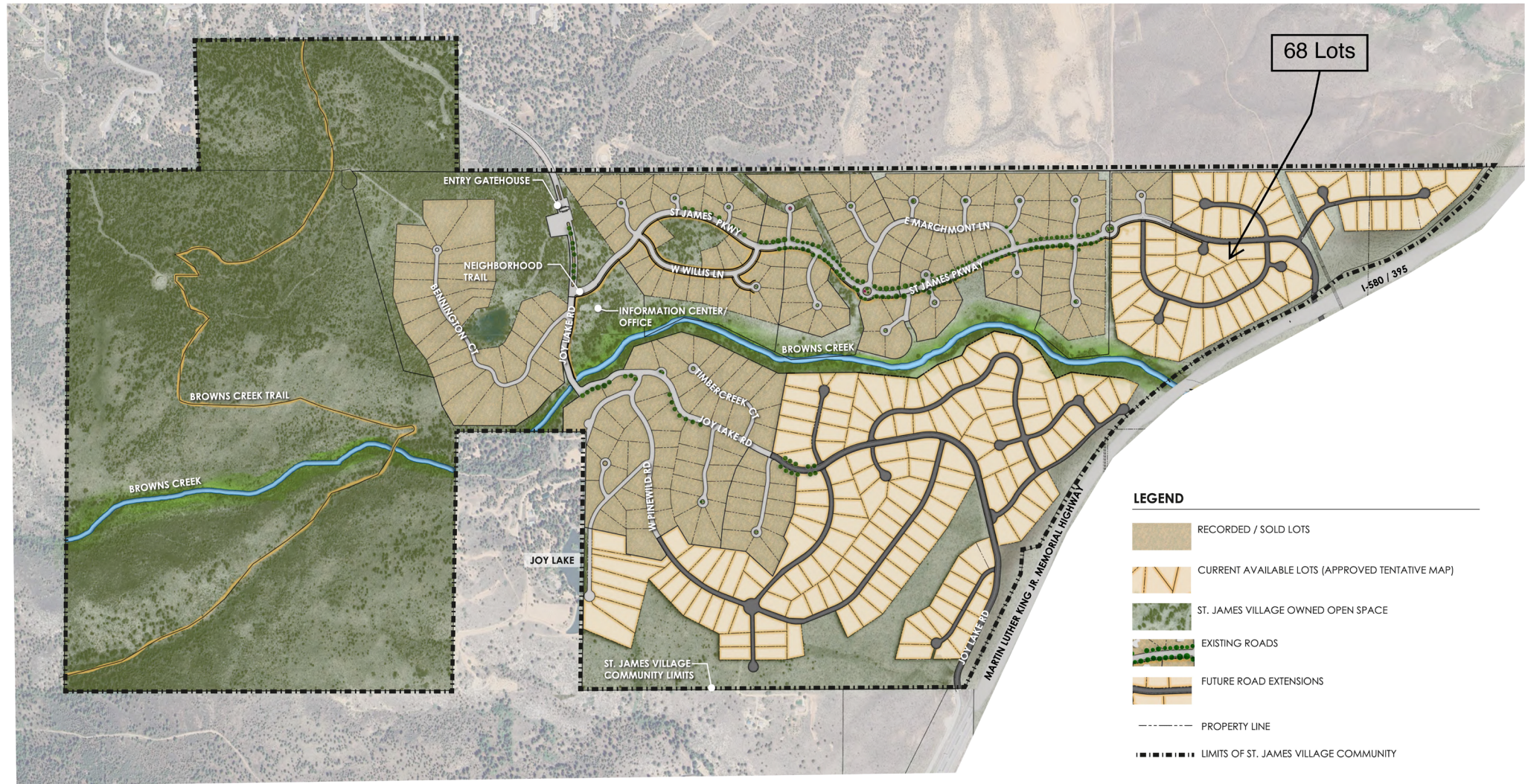
SEWER SYSTEM

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
1001 E. 18TH STREET
RENO, NV 89512
775-328-2240
ENGINEERING@WASHOECOUNTY.GOV



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Saint James Village, Inc.					
Saint James Village & Sierra Reflections Offsite Sewer Project					
Preliminary Cost Estimate April 2023					
Item #	Description	Quantity	Unit	Unit Cost	Extended
1	Mobilization/Demobilization	1	LS	\$570,400.00	\$570,400.00
2	Traffic Control	1	LS	\$35,000.00	\$35,000.00
3	Environmental Protection	1	LS	\$15,000.00	\$15,000.00
4	Approach Manhole	1	LS	\$8,500.00	\$8,500.00
5	Wet Well & Vaults	1	LS	\$200,000.00	\$200,000.00
6	Pumps, Piping, Valves, & Appurtenances	1	LS	\$150,000.00	\$150,000.00
7	Bypass Connection	1	LS	\$5,000.00	\$5,000.00
8	Electrical / Control Panel	1	LS	\$200,000.00	\$200,000.00
9	Generator	1	LS	\$120,000.00	\$120,000.00
10	6" DR-11 HDPE Force Main (3 in Parallel)	49,800	LF	\$200.00	\$9,960,000.00
11	Force Main Air Valve Vault	1	LS	\$40,000.00	\$40,000.00
12	Force Main Combining Structure	1	LS	\$20,000.00	\$20,000.00
13	48" SS Manhole	11	LS	\$8,500.00	\$93,500.00
14	12" SDR 35 PVC SS Main	1,800	LF	\$200.00	\$360,000.00
15	Misc. Site Work	1	LS	\$30,000.00	\$30,000.00
16	Jack & Bore	80	LF	\$400.00	\$32,000.00
17	Pavement Repair	17,200	SF	\$8.00	\$137,600.00
Total:				\$ 11,977,000.00	
				20% Contingency: \$ 2,395,400.00	
				Total Estimated Project Cost: \$ 14,372,400.00	



ST. JAMES VILLAGE WASHOE COUNTY, NV

DATE: 04.04.2025 | VCH NEVADA, LLC

