

General Manager's Report to the Water Utility Board February 2011

STAKEHOLDER UNDERSTANDING AND SUPPORT

Engender understanding and support from oversight bodies, community and watershed interests, and regulatory bodies for service levels, rate structures, operating budgets, capital improvement programs, and risk management decisions. Actively involve stakeholders in the decisions that will affect them.

- The press release "For Fire Safety, Clear Ice and Snow from Hydrants" was issued on February 8.
- Quite a bit of media attention regarding our chromium 6 testing in the past month.
- Water wagon demonstration on April 8 by company KewlEarth, based in Canada.
- The annual Open House is scheduled for Saturday, May 7, during National Drinking Water Week.

WATER QUALITY

Produce high quality drinking water in full compliance with regulatory requirements and consistent with customer expectations and public health needs.

- Map updates and planning for the 2011 flushing program have started.
- Overdue notices for lead replacement were sent in the last 30 days.
- Our graduate student, Mary Pitman, continues to work on a water quality survey and is getting familiar with the computer model.

Fluoride Level

- The DNR informed the utility that it does not need a variance to reduce the target fluoride level to 0.7 mg/L. The change can be implemented immediately as long as the utility continues to meet the monitoring and reporting (NR 809) and operational (NR 811) requirements specified in the code.
- The Utility began lowering the feed sets on the fluoride pumps at its well sites on Monday, February 14.
- The process will take several weeks to complete as it involves several rounds of adjustments to reach the 0.7 mg/L target level.

Water Quality Monitoring Report

Analyte Group	Sample Locations	Requir	toring ements amples)	Monitoring (# of san		Violations & Public Notices
		Monitoring Period	2010 Annual Require- ment	Current Month	Year to Date 2010	Year to Date
	Dail	y/Routine Sam	ples			
Coliform Bacteria	Operating Wells and Distribution Sites	150	1800	348	348	0
Free Chlorine Residual "Grab" Samples	Operating Wells and Distribution Sites	160 ¹	1900 ¹	960	960	0
Fluoride	Operating Wells	450 ¹	5400 ¹	431	431	0
	Qı	uarterly Sampl	es			
Volatile Organic Compounds (41 analytes)	Wells	5 ¹	20 1	0	0	0
Coliform Bacteria (Raw Water)	Wells	22 ¹	82 ¹	14	14	0
	Į.	Annual Sample	S			
Inorganic Contaminants ² (28 analytes)	Wells	22	22	0	0	0
Lead & Copper	Distribution Sites	100	200	0	0	
Radioactivity	Wells	6	6	0	0	
Volatile Organic Compounds (41 analytes)	Wells	16	16	0	0	0
Synthetic Organic Compounds (36/38 analytes)	Wells	22	22	0	0	
Disinfection Byproducts - Total Trihalomethanes & Haloacetic Acids	Distribution Sites	7	7	0	0	0
		pecialty Sampl				
Iron & Manganese	Wells	N/A	N/A	6	6	N/A
(1) Complies requirement will you do	Residential Taps	N/A	N/A	0	0	N/A

⁽¹⁾ Sampling requirement will vary depending on the number of wells in operation during specific days or quarters.
(2) Sampling is usually completed June to September in each calendar year, with results reported in the month following sampling.

Calls Logged to the Water Quality Correspondence Database

Year	Month	All Calls	Color	Manganese	Taste	Odor	Pressure	No Water	Inquiry	Other
2011	January	108	27	0	5	2	1	1	52	21
2011	February									
2011	March									
2011	April									
2011	May									
2011	June									
2011	July									
2011	August									
2011	September									
2011	October									
2011	November									
2011	December									
2011	TOTAL	108	27	0	5	2	1	1	52	21

Year	Month	All Calls	Color	Manganese	Taste	Odor	Pressure	No Water	Other	Alder District
2011	January	1	0	0	0	0	0	0	1	01
2011	January	1	1	0	0	0	0	0	0	02
2011	January	1	0	0	0	0	0	0	1	03
2011	January	4	3	0	0	0	0	0	1	05
2011	January	5	0	0	0	0	0	0	5	06
2011	January	3	0	0	0	0	0	0	3	07
2011	January	2	1	0	0	0	0	0	1	08
2011	January	4	1	0	0	0	0	0	3	09
2011	January	10	6	0	0	0	0	0	4	10
2011	January	6	2	0	0	0	0	0	4	11
2011	January	4	2	0	1	0	0	0	1	12
2011	January	5	0	0	2	0	0	0	3	13
2011	January	6	3	0	0	0	0	0	3	14
2011	January	5	1	0	0	1	0	0	3	15
2011	January	4	0	0	1	1	0	0	3	16
2011	January	2	0	0	0	0	1	0	1	17
2011	January	7	0	0	1	0	0	0	6	18
2011	January	10	4	0	0	0	0	0	6	19
2011	January	3	0	0	0	0	0	0	3	20
2011	January	21	3	0	0	0	0	0	18	NONE
2011	January	4	0	0	0	0	0	1	3	UNKNOWN

EMPLOYEE AND LEADERSHIP DEVELOPMENT

Recruit and retain a workforce that is competent, motivated, adaptive, and safe-working. Establish a participatory, collaborative organization dedicated to continual learning and improvement. Ensure employee institutional knowledge is retained and improved upon over time. Provide a focus on and emphasize opportunities for professional and leadership development and strive to create an integrated and well-coordinated senior leadership team.

Training and Conferences

16 employees attended Midwest Water Industry Expo February 8 and 9 in Wisconsin Dells.

Employee Events

March 3: Labor/Management Meeting

March 8 & 22: Steering Team Meetings

March 10: Employee Potluck at Olin Ave

March 17: All-employee Meeting

Continuous Improvement Plan

- The Engineering Section continues to work to establish a collaborative work culture of
 continuous improvement. Biweekly meetings of the engineering staff to work on this plan
 have been established. It is expected that this process will define what is needed and how
 the goals can be achieved.
- Work on assessing where we are and where we want to be is beginning.
- Al Larson continues to work with the professional coach to look at ways to improve his management of the Section.

Staffing Report

Work Area	Position	Held By	Comments
Management			
Finance	Water Utility Financial Manager		The position has been posted and applications are due by 1/31/11.
Water Quality			
Water Supply			
Engineering			
Customer Service			
Operations			
	Maintenance Worker (16-11)	Vacant	Interviews were performed on 2/4/11 and references are being checked at this time.
Maintenance	Maintenance Mechanic 2	Vacant	Jesse Rosas retired 1/5/11.
	Painter (71-01)	Vacant	Vacancy due to Doug Van Horn's promotion to Maintenance Mechanic 1.

Summary of Permanent Positions

Budgeted positions for 2010 (1/1/2010):	124
Positions Vacant as of September 21, 2010:	3
Positions in various stages of recruitment:	0
Positions being filled by employees in Acting status	0
Employees on Extended Absences	0
Employees hired, not yet working	0
Employees Absent Without Pay Status	0
Net Effective Employees	121

Summary of Hourly/Seasonal Positions

Work Area	Full Time Employees	Part Time Employees
Customer Service	1	
Engineering		
Finance/Accounting		
Water Quality		
Operations	1	

CUSTOMER SATISFACTION

Provide reliable, responsive, and affordable services in line with explicit, customer-accepted service levels. Receive timely customer feedback to maintain responsiveness to customer needs and emergencies.

 Please see the attached letter complimenting one of our crews: Jim McCormick, David DeLoof, Robert Kempfer, Donald Smith, and Matthew Edgren.

FINANCIAL VIABILITY

Understand the full life-cycle cost of the utility and establish and maintain an effective balance between long-term debt, asset values, operations and maintenance expenditures, and operating revenues. Establish predictable rates—consistent with community expectations and acceptability—adequate to recover costs, provide for reserves, maintain support from bond rating agencies, and plan and invest for future needs.

Current Rate Increase Application

- The application to increase rates by 9% was filed with the Public Service Commission (PSC) on October 6, 2010.
- After review, PSC Staff sent a request with 24 questions for further information on November 2, 2010. Utility staff responded on November 11, 2010 with answers to all 24 questions. PSC staff sent 6 follow-up questions on November 8, 2010 and utility staff responded with answers on November 10, 2010. PSC staff requested additional information on November 15, 2010 and utility staff responded with answers on November 17th and there were two follow-up telephone questions and conversations with answers provided during the calls by utility staff.
- Revenue requirements have been completed as of December 16, 2010.
- Cost of Service study is continuing, and then completed rate design begins.
- Clean Wisconsin filed a Request to Intervene in our current rate application on December 7, 2010. Melissa Mallott contacted the Utility prior to the intervention filing request to let us know that they would like to be involved in this rate application.
- A pre-hearing conference was held February 8, 2011. PSC staff, utility staff and Clean Wisconsin met to discuss any issues related to the current rate case.
- A follow up meeting was held with Clean Wisconsin on February 14, 2011.

Fund Balance Report

	Balanc	ce Dec. 31	Baland	ce Jan. 31
Reserves required by Bond Ordinance				
Operation and Maintenance Fund				
Reserve Account (Minimum \$150,000)	\$	150,000.00	\$	150,000.00
Special Redemption Fund				
Interest and Principal Account	\$	4,238,859.35	\$	659,290.11
Reserve Account (Minimum \$6,826,368.14)) \$	7,033,268.49	\$	7,033,268.49
Depreciation Fund(1)	\$	750,000.00	\$	750,000.00
Construction Fund	\$	5,341,662.00	\$	4,920,815.00
Assessment Revolving Fund	\$	0.00	\$	0.00
Unrestricted Funds				
PILOT Fund	\$	3,600,000.00	\$	300,000.00
Cash Flow Fund	\$	-1,177,079.17	\$	-530,772.92
Unrestricted Reserve Fund	\$	0.00	\$	0.00
Checking Account	\$	140,112.12	\$	360,854.00
Debt to City of Madison				
Short Term Construction Fund Loan	\$	0.00	\$	0.00
Short Term Loan from City	\$	7,225,000.00	\$	7,225,000.00

⁽¹)Transfer of funds to Construction Fund approved as needed.

Reporting special fund balances as specified in 1978 Waterworks Bond Ordinance

OPERATIONAL OPTIMIZATION

Ensure ongoing, timely, cost-effective, reliable, and sustainable performance improvements in all facets of its operations. Minimize resource use, loss, and impacts from day-to-day operations. Maintain awareness of information and operational technology developments to anticipate and support timely adoption of improvements.

Advanced Metering Infrastructure (AMI)

- The AMI Implementation (formerly design) Team continues to meet twice a month.
- Utility staff and our consultants have been working with City Purchasing and the City Attorney's office to finalize the Request for Proposal. Target date for the release and publishing of the RFP is February 25, 2011.

Energy Meter

 The Utility recently purchased a 3 phase power/energy meter which can be used to monitor energy usage at the well sites. It is currently being set up on the deep well motor at UW #25 to monitor energy use at different pumping speeds. The findings of these studies will hopefully enable the Utility to modify operational parameters in various parts of its distribution system.

Status of Seasonal Wells

UW #6: Out of service

• UW #8: Out of service

UW #10: Out of service

UW #17: Out of service

UW #23: Out of service

UW #27: Out of service

UW #28: Online and in service as of January 7, 2011.

2011 Unit Well Pumpage by Month (1000 gallons)

Unit	Jan	Feb*	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
6	0	0											0
7	45,124	12,415											57,539
8	0	0											0
9	35,622	16,806											52,428
10	0	0											0
11	7,928	13,489											21,417
12	26,602	9,710											36,312
13	61,827	30500											92,327
14	70,722	35,190											105,912
15	84,713	39,980											124,693
16	54,958	21,434											76,392
17	0	0											0
18	34,048	21,680											55,728
19	79,742	43,340											123,082
20	54,908	30,410											85,318
23	0	0											0
24	31,855	17,136											48,991
25	35,757	16,873											52,630
26	11,687	0											11,687
27	0	0											0
28	61655	42544											104,199
29	51,847	24,807											76,654
30	57,733	26,470											84,203

Total 806,728 402,784 1,209,512

^{*}As of February 15, 2011

30 +/- Pumpage Report (1,000 gallons)

	Delle	V	A	Ten	nperati	ıre	P	Precipitation		Loot Voor To	Damanut	5 Year Avg.	10 Year Avg.
Date	Daily Pumpage	Year to Date	Avg. for Year	High	Low	Avg	Day	Month	Year	Last Year To Date	Percent Difference	Percent Difference	Percent Difference
1/14	24,043	357,234	25,517	32	17	25	0.2	0.5	0.5	350,190	2.0%	-3.3%	-6.2%
1/15	26,764	383,998	25,600	22	9	16	0.0	0.5	0.5	377,010	1.9%	-3.2%	-6.2%
1/16	25,304	409,302	25,581	15	1	8	0.0	0.5	0.5	402,614	1.7%	-3.7%	-6.6%
1/17	23,417	432,719	25,454	33	15	24	0.3	8.0	0.8	427,264	1.3%	-4.1%	-7.1%
1/18	28,066	460,785	25,599	29	19	24	0.0	8.0	0.8	449,154	2.6%	-3.6%	-6.7%
1/19	25,704	486,489	25,605	19	9	14	0.0	8.0	0.8	478,794	1.6%	-3.9%	-6.8%
1/20	25,025	511,514	25,576	17	0	9	0.0	8.0	0.8	504,554	1.4%	-4.3%	-7.1%
1/21	28,872	540,386	25,733	6	-11	-3	0.0	8.0	0.8	533,854	1.2%	-4.1%	-6.8%
1/22	27,318	567,704	25,805	12	-3	5	0.0	8.0	0.8	554,989	2.3%	-3.9%	-6.7%
1/23	25,336	593,040	25,784	16	-15	1	0.0	8.0	0.8	583,593	1.6%	-4.3%	-6.9%
1/24	26,908	619,948	25,831	23	15	19	0.0	8.0	0.8	605,970	2.3%	-4.2%	-7.0%
1/25	26,345	646,293	25,852	28	17	23	0.0	0.8	0.8	632,359	2.2%	-4.3%	-7.0%
1/26	30,041	676,334	26,013	22	15	19	0.0	8.0	0.8	660,954	2.3%	-4.0%	-6.6%
1/27	24,178	700,512	25,945	26	16	21	0.2	1.0	1.0	685,002	2.3%	-4.4%	-7.1%
1/28	26,944	727,456	25,981	29	19	24	0.0	1.0	1.0	713,383	2.0%	-4.5%	-7.1%
1/29	27,848	755,304	26,045	34	25	30	0.0	1.0	1.0	738,181	2.3%	-4.3%	-7.0%
1/30	26,267	781,571	26,052	26	15	21	0.0	1.0	1.0	765,401	2.1%	-4.5%	-7.2%
1/31	25,157	806,728	26,023	20	17	19	0.3	1.3	1.3	789,377	2.2%	-4.5%	-7.3%
2/1	29,083	835,811	26,119	19	14	17	0.2	0.2	1.5	815,731	2.5%	-4.5%	-7.1%
2/2	5,724	841,535	25,501	19	3	11	0.1	0.3	1.6	841,963	-0.1%	-7.0%	-9.5%
2/3	45,087	886,622	26,077	18	-7	6	0.0	0.3	1.6	867,415	2.2%	-4.8%	-7.4%
2/4	26,586	913,208	26,092	25	8	17	0.0	0.3	1.6	893,007	2.3%	-4.7%	-7.4%
2/5	26,913	940,121	26,114	28	15	22	0.0	0.3	1.6	922,393	1.9%	-4.8%	-7.5%
2/6	27,144	967,265	26,142	31	20	26	0.1	0.4	1.7	947,805	2.1%	-4.9%	-7.5%
2/7	26,840	994,105	26,161	25	12	19	0.0	0.4	1.7	974,184	2.0%	-4.9%	-7.5%
2/8	26,053	1,020,158	26,158	11	0	6	0.0	0.4	1.7	999,150	2.1%	-5.0%	-7.6%
2/9	24,910	1,045,068	26,127	11	-4	4	0.0	0.4	1.7	1,026,236	1.8%	-5.3%	-7.9%
2/10	27,330	1,072,398	26,156	13	-13	0	0.0	0.4	1.7	1,050,991	2.0%	-5.2%	-7.8%
2/11	26,950	1,099,348	26,175	30	-9	11	0.0	0.4	1.7	1,074,799	2.3%	-5.1%	-7.7%
2/12	28,544	1,127,892	26,230	34	13	24	0.0	0.4	1.7	1,100,910	2.5%	-4.9%	-7.6%
2/13	27,940	1,155,832	26,269	46	29	38	0.0	0.4	1.7	1,128,145	2.5%	-5.0%	-7.6%
2/14	23,496	1,179,328	26,207	43	25	34	0.0	0.4	1.7	1,153,647	2.2%	-5.3%	-7.9%
2/15	30,184	1,209,512	26,294	40	37	39	0.0	0.4	1.7	1,176,578	2.8%	-4.9%	-7.5%

Monthly Operations Report

	2010	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	YTD TOTAL
1.0	ADMINISTRATION													
1.1	Formal Grievances	0												0
1.2	Employee Injuries	4												4
1.3	Utility Vehicle Accidents	1												1
1.4	Print Media Reports	8												8
2.0	PUMPAGE													
2.1	Tot in Million Gals(MG)	806.7												806.7
2.2	Average Day (MG)	26.0												26.0
2.3	Maximum Day (MG)	30.0												30.0
2.4	Date of Max Day	1/26 (W)												1/26 (W)
3.0	INSPECTIONS													
3.1	Cross Connections	133												0
3.2	Private Wells	4												0
4.0	CUSTOMER SVCS													
4.1	Scheduled Billings	9,195												9,195
4.2	Spec Request Billings	233												233
4.3	Bill Related Inspections	12												12
4.4	Reminder/Tax Notices	2,893												2,893
4.5	# of Meter Readings	11,976												11,976
5.0	HYDRANTS													
5.1	Installed	2												2
5.2	Removed	2												2
5.3	Total in Service	8,482												8,482
5.4	Inspections	659												659
5.5	# Repaired	19												19
	Unit Cost													
5.6	Routine Flushing	70												70
5.7	# Painted	0												0
6.0	VALVES													
6.1	Installed	2												2
6.2	Removed	1												1
6.3	Total in Service	20,066												20,066
6.4	Inspections	634												634
6.5	# Repaired	18												18

	2010	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	YTD TOTAL
7.0	MAINS													
7.1	Miles Installed	0												0
7.2	Miles Abandoned	0												0
7.3	Total Miles in Svc	842.82												842.82
7.4	Number of Leaks	63												63
	Unit Cost													
7.5	Leaks per Mile	0.07												0.07
7.6	Dwell Units Out of Svc	812												812
8.0	SERVICES													
8.1	New Svcs to Old Lot by WU	0												0
8.2	New Svcs to Old Lot by PC	2												2
8.31	Lead Replacements by WU	0												0
8.32	Lead Replacements by PO	0												0
8.33	PO Side was Copper	0												0
8.34	PO Side not Replaced	0												0
8.41	Removals/Cut Offs Lead	0												0
8.42	Removals - Copper	0												0
8.5	New Svcs in New Plats	41												41
8.6	Total Svcs in Ground	61,768												61,768
8.7	New Connects to Exist Svcs	13												13
8.8	Number of Leaks	3												3
	Unit Cost													
8.9	Frozen	1												1
9.0	METERS													
9.1	Total in Service	65,951												65,951
9.2	Total Inspections	498												498
9.3	Number Repaired	62												62
	Unit Cost													
9.4	Number Changed	196												196
9.5	Number Converted	0												0
9.6	Installed in City (Regular)	1												1
9.7	Installed in City (Remote)	14												14
9.8	Installed Out City (Regular)	0												0
9.90	Installed Out City (Remote)	0												0
9.10	Turn Ons	9												9
9.11	Turn Offs	12												12
9.12	NET CHANGE	12												12

OPERATIONAL RESILIENCY

Ensure utility leadership and staff work together to anticipate and avoid problems. Proactively identify, assess, establish tolerance levels for, and effectively manage a full range of business risks (including legal, regulatory, financial, environmental, safety, security, and natural disaster-related) in a proactive way consistent with industry trends and system reliability goals.

Emergency Response Plan

- A draft of the 2011 update has been completed and is routed for comment.
- We will be looking at providing employees with routine awareness and procedural training on the Emergency Response Plan over the next several months.
- The Utility received a grant from the DNR for an emergency response training exercises during 2011. An exercise is being planned for April 13.

INFRASTRUCTURE STABILITY

Understand the condition of and costs associated with critical infrastructure assets. Maintain and enhance the condition of all assets over the long-term at the lowest possible life-cycle cost and acceptable risk consistent with customer, community, and regulator-supported service levels, and consistent with anticipated growth and system reliability goals. Assure asset repair, rehabilitation, and replacement efforts are coordinated within the community to minimize disruptions and other negative consequences.

2011 Water Main Design and Construction Projects

- Projects under active design: STH 113; University Ave (Breese to Highland); Highland Ave;
 Outer Loop NW quadrant; N Carroll/W Gilman; Joylynne Dr; N Frances St;
- Private contract design additions: None
- Projects out for bid: Fair Oaks/Atwood Intersection (bid delayed until 2012); Williamson St;
 Sherman/Brearly; Outer Loop NE quadrant
- Projects bid waiting for construction: Lake St/Mendota Ct; Mendota Street/Sycamore Ave
- Projects under construction: None

Reservoir 120- Prairie Road

- Baxter Woodman is working on drawings and specifications for the proposed reservoir.
- Construction is expected to start around June 1.
- A neighborhood meeting was held February 17 to discuss the project, the schedule, and its resolution.
- A separate project will be developed to upgrade the existing pump station to provide additional capacity for fire protection to pressure Zone 9.

Zone 4 Water Supply Augmentation

- BT Squared is modeling groundwater flow for the 4 or 5 potential well sites in Zone 4.
- A CAP meeting is scheduled for February 24th to go over current results on site selection.
- When additional information is available, a public meeting will be convened to solicit input from the public.

Arbor Hills Fire Flow Supply

• Pump station plans are being submitted to the Plan Commission and the Urban Design Commission for approval.

Zones 7 and 8 Supply Augmentation

No progress or change in status of this project.

UW #26 - Deep Well Pump Failure

- The deep well pump at Unit Well #26 is still out of service. A new pump and shaft have been ordered and are expected to arrive in March. UW #16 and UW #28 continue to provide water to the reservoir at the site.
- The WGNHS logged the bore hole during the week of the 24th while the pump and casing were out of the hole. As a result of the geophysical logging, the original boring log was modified.

East Side Water Supply Project

- The CAP continues to meet every other week at the Goodman Community Center on the
 east side. The CAP is reviewing and commenting on technical memos on water quality,
 groundwater issues, and water demand. A subcommittee of the CAP has been formed to
 work on communications, recruitment, and develop written plans.
- A 4-hour workshop was held Saturday January 29th to present and discuss water quality and water demand issues related to the East Side project.
- Black and Veatch is reviewing the distribution system model and evaluating calibration.
- A project-specific CAP is being formed for Well 15 VOC mitigation.

Miscellaneous Projects

- Construction bid documents for the HVAC replacement project for the Vehicle Storage Building at Paterson Street are complete and have been submitted to the Board of Public Works.
- Bids will be opened April 1 and work is scheduled to start the June 1, 2011.

WATER RESOURCE ADEQUACY

Ensure water availability consistent with current and future customer needs through long-term resource supply and demand analysis, conservation, and public education. Explicitly consider our role in water availability and manage operations to provide for long-term aquifer and surface water sustainability and replenishment.

Toilet Rebate Program Report

Month	Number of Rebates	oate Dollar Amount	Adm	inistrative Cost	F	Revenue	Estimated Water Savings (gallons)
January	242	\$ 24,152.73	\$	4,767.00	\$	25,000.00	190,842
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
YTD Total	242	\$ 24,152.73	\$	4,767.00	\$	25,000.00	190,842

COMMUNITY SUSTAINABILITY

Be cognizant of and attentive to the impacts our decisions have on current and long-term future community and watershed health and welfare. Manage operations, infrastructure, and investments to protect, restore, and enhance the natural environment; efficiently use water and energy resources; promote economic vitality; and engender overall community improvement. Explicitly consider a variety of pollution prevention, watershed, and source water protection approaches as part of an overall strategy to maintain and enhance ecological and community sustainability.

Wellhead Protection Planning

- AECOM and Ruekurt Milke have received comments on their 70% drafts of six Wellhead Protection Plans. They will be submitting corrected and revised copies this week.
- The five wellhead protection plans being done in house are being completed.