

***Winding Lane/Stony Corners
North Sanitary Sewers
Public Hearing and Informational
Meeting***



August 17, 2017

Primary Drivers for Project

- **High need area as evaluated within the Sewer Facilities Plan and a moderately high priority for roadway improvements as identified in the Pavement Management Plan**
- **Petition from Area Homeowners**
- **Age of Septic Systems**
- **High ground water in the area (as proven by borings)**
- **Area within a reasonable distance to existing public sewer (Country Club Road) making connection to existing sewers feasible**

Primary Drivers for Project

Sewer Facilities Plan Priorities



Subject Area - Ranks
Highest as a priority

Table ES-5: Wastewater Management Plan Needs Matrix

Location		Small Lot Size (1)	Large Number of Repairs (2)	Septic Systems Old (3)	Sanitarian Recommended (4)	Identified in 1977 Facilities Plan (5)	Steep Terrain (6)	Poor Soil Suitability (7)	Shallow Groundwater (8)	Area Served by Private Wells (9)	Future Sewershed (10)	Priority (11)
		3	3	1	5	1	2	4	3	2	Priority Weight	
Started	Haynes Area		■	■	■	■		■	■		Yes	17
	Woodhaven Dr. & Bronson Road Area		■	■	■	■		■	■		Yes	17
	School Street/Verville Area	■	■	■	■	■		■			Yes	17
On hold	Cider Brook Area		■	■	■			■	■		Yes	16
	Deepwood Drive Area		■	■	■			■	■		Yes	16
	Stony Corners Area			■	■	■		■	■		Yes	14
	Lower Waterville Area		■				■	■	■	■	No*	14
Desn '17	Carriage Drive Area			■	■	■		■	■		Yes	14
	Arch Road Area	■	■	■		■			■	■	Yes	13
	Wright Drive Area				■		■	■		■	Yes	13
	Oak Bluff Area				■		■	■		■	Yes	13
Bid	Brookmoor Area	■		■		■		■	■		Yes	12
	Paper Chase Area	■		■	■				■		Yes	12
	Tamara Circle Area		■	■	■	■				■	Yes	12
	Lower Huckleberry Hill Area	■	■	■				■			Yes	11
	Woodford Hills Area						■	■	■	■	No	11
	Sunnyridge Area			■	■	■				■	Yes	9
	Upper Huckleberry Hill Area		■	■				■			No	8
	West Ridge Area		■	■				■			Yes	8
	Jackson Inc. Area						■	■		■	Yes	8
	Delbon Lane Area	■						■			Yes	7

Project goals:

- 1. Provide gravity sanitary sewer service to first-floor connections at every residence (basement service to many)**
- 2. Minimize disturbance to environment**
- 3. Locate manholes to minimize driver impediments**
- 4. Determine interest and feasibility to bring other utilities to the neighborhood (public water and natural gas) – coordinate design and construction as appropriate**
- 5. Complete road overlay after both projects are finished (assuming Town budget approval)**

Work completed to date:

- 1. Contracted and began construction for south project area – anticipate completion of this work within the next 3 weeks**
- 2. Performed field survey, soil borings, office survey, preliminary design**
- 3. Met with Avon Water and CNG to discuss project and solicit interest**
- 4. Identified and evaluated routes to connect to the existing sanitary sewer – met with property owner(s) to determine accessibility options for same**
- 5. Went out to bid**
- 6. Evaluated bids, and prepared public information meeting presentation and materials**

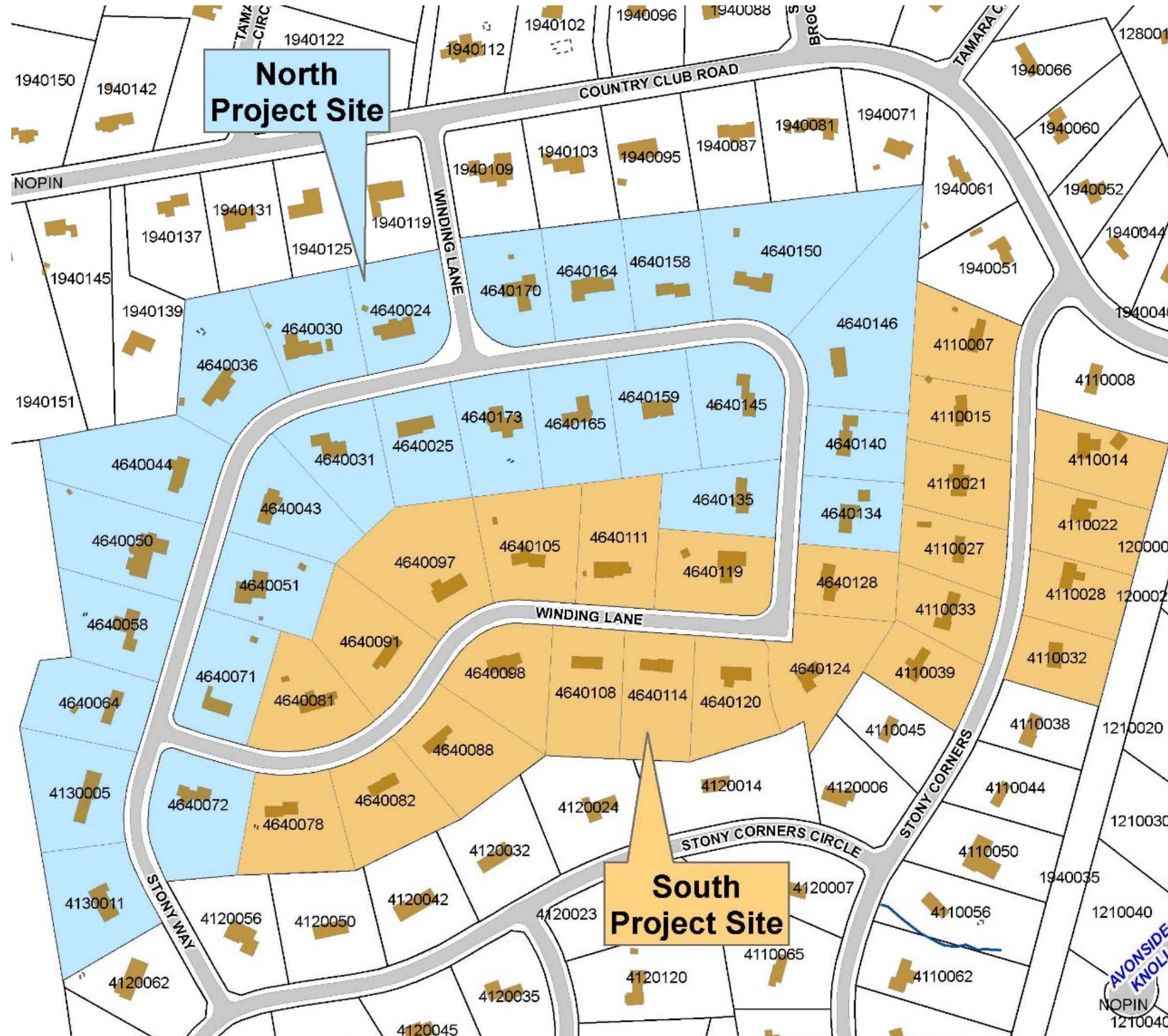
Combined Project Specifics:

Combined Projects:

- 1. Approximately 5,050 ft of sanitary main**
- 2. 27 manholes**
- 3. 52 service laterals**
- 4. Depth of mainline between 5ft and 15ft**
- 5. 3 residences that may need to pump (TBD)**
- 6. Road will be partially closed during construction (in construction zone)**
- 7. Temporary pavement over disturbed roadway (paved in several stages)**
- 8. Complete road overlay after both phases are finished (assuming Town budget approval – not paid for under this project)**

Combined Projects Area = 52 Homes

South = 25; North = 27



North Project Specifics:

- 1. Approximately 2,627 ft. of sanitary main**
- 2. 14 manholes**
- 3. 27 service laterals**
- 4. Depth of mainline between 5ft and 15ft**
- 5. Road will be partially closed during construction (in construction zone)**
- 6. Temporary pavement over disturbed roadway (paved in several stages)**
- 7. Utilizes the sewer access provided by the current (south) project**

North Project

Bids Received - 2017

BIDDER

BASE BID

Champion Maintenance Contractors(*)	\$ 315,183
GEG Construction	\$ 538,279
Suburban Sanitation Services	\$ 600,578
B&W Paving & Landscaping	\$ 654,636
Paganelli Construction	\$ 672,242
Gerber Construction	\$ 725,640
* this company was disqualified	

Assessment Estimate

Sewer Construction Cost Estimate:

South Section (under construction) \$395,000

North Section (Bid) \$538,000

Soft Costs Estimates:

Field Survey (Actual) By Town

Borings (Actual) \$8,629

Easement (Actual) \$9,750

Total cost estimate range (high value inc. 10% cont.) \$951,350 – \$1,057,760

Number of properties serviced 52

Approximate Assessment per property=(\$ 951,350 /52) to (\$1,046,485 / 52)

or \$ 18,295 to\$20,124

Previous estimated assessment was \$16,757 to \$17,623

Other Costs

Other costs incurred at time of connection (*):

Connection Charge	\$2,500
Connection Cost (to contractor hired by homeowner)	Varies(**)
Annual Sewer Use Fee	\$365/yr/home
Sewer permit fee	\$50

(*) Note: These costs occur at the time of connection from house to Town sewer and are the current fees, subject to AWPCA revision

() The cost to connect the lateral stub to each residence varies depending on several factors including length, depth, impediments such as trees and rock, landscaping, and restoration requirements**

NOTE: Residents are not required to connect just because there is sewer available

Potential Project Schedule

IF THE PROJECT IS APPROVED BY AWPCA – THIS IS A POTENTIAL PROJECT SCHEDULE

- **Recommend Award Project by AWPCA** **August 2017**
- **Award Project by Avon Town Council** **September 7, 2017**
- **Begin Construction** **September 2017**
- **Complete Construction** **November 2017**
- **Re-Pave the road (assumes DPW scheduling and budget)** **2018**

Frequently Asked Questions

Q: If the sewer is installed, am I required to connect?

A: Whereas the AWPCA regulations have certain stipulations concerning this, unless the FVHD district requires connection due to failure, you will not be required to connect

Q: If I decide to connect what will my costs be?

A: Connection charge = \$2,500, Permit Fee = \$50, Hire a licensed contractor to connect from lateral stub to the home = variable

Q: How will the Town determine where to locate my lateral connection?

A: Town staff will attempt to meet with every property owner after this meeting. The purpose of the meeting will be to discuss lateral route options so we can locate the lateral on the design plans

Q: What is the next step?

A: The AWPCA has to decide whether to construct the project. If they decide to construct, Engineering will send out a letter to all project residents requesting they contact the Engineering Department to set up a time to meet to talk about specific lateral stub locations. Concurrently, the recommendation will go to Town Council for award, and ultimately construction begins.

Frequently Asked Questions

Q: What is a typical assessment amount?

A: There is no “typical” – each project has its own costs and unique variables. A couple of

examples: Verville Road sewer – 2008 – approximately \$8,000 per property

Deepwood Drive – 2010 – approximately \$12,000 per property

Recent bids (Paperchase, Winding Lane) – 2016 – likely around \$20,000

per property

Q: When will assessments be levied?

A: At the completion of all construction and related activities, AWPCA will conduct another public hearing – likely winter 2017/2018

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Questions?