

Stony Corners and Stony Corners Circle Sewers Informational Meeting



June 8, 2023

Primary Drivers for Project

- **High need area as evaluated within the Sewer Facilities Plan**
- **Petition from Area Homeowners**
- **Age of Septic Systems**
- **Area within a reasonable distance to existing public sewer (northerly on Stony Corners) making connection to existing sewers feasible**

Primary Drivers for Project

Sewer Facilities Plan Priorities



FUSS & O'NEILL

Table VI-1: Wastewater Management Plan Needs Matrix

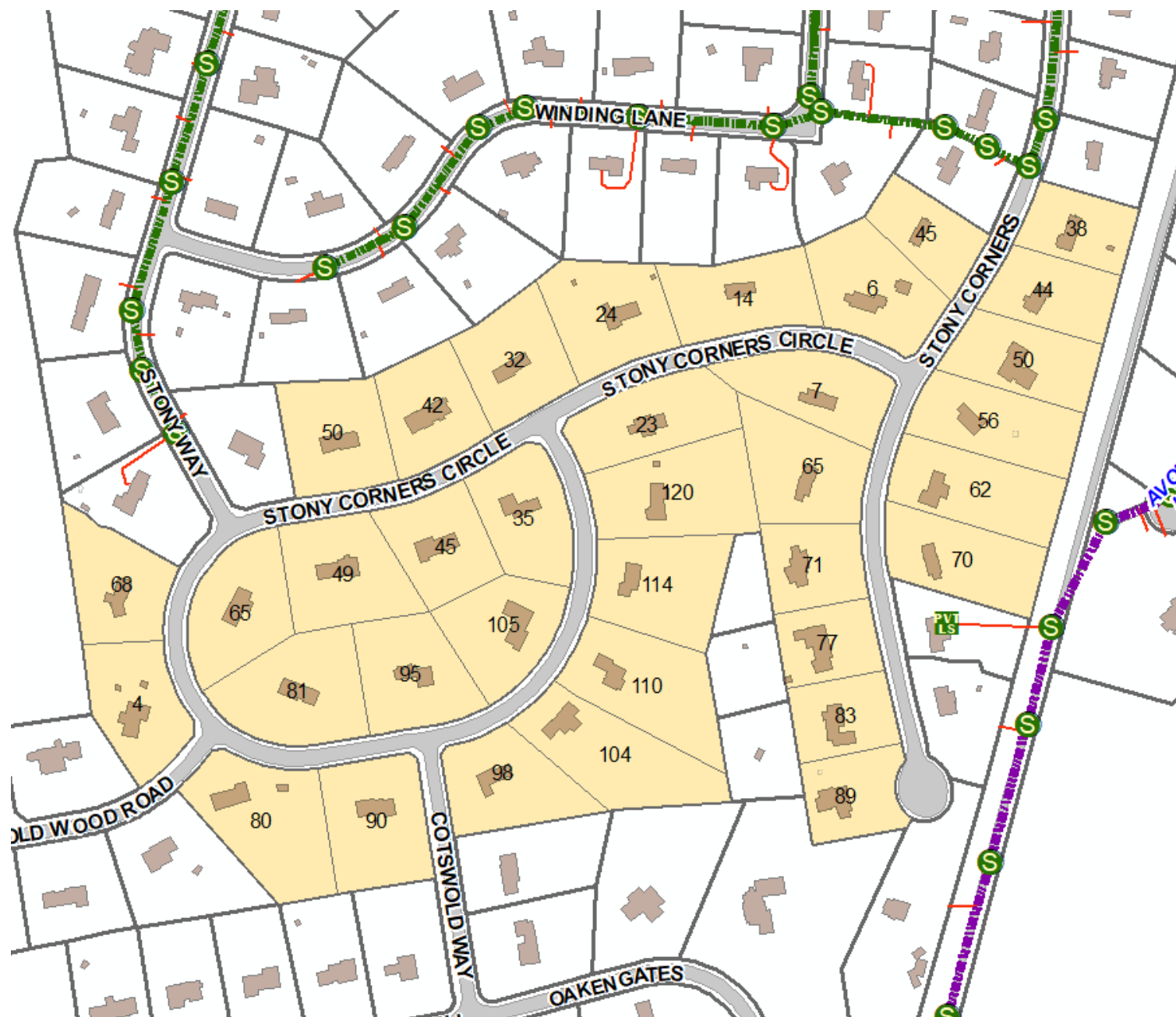
Identified as
high need
within Sewer
Facilities Plan
in 2007

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	
Haynes Area		■	■	■	■		■	■		Yes	17
Woodhaven Dr. & Bronson Road Area		■	■	■	■		■	■		Yes	17
School Street/Verville Area	■	■	■	■	■		■			Yes	17
Cider Brook Area		■	■	■			■	■		Yes	16
Deepwood Drive Area		■	■	■			■	■		Yes	16
Stony Corners Area			■	■	■		■	■		Yes	14
Lower Waterville Area		■				■	■	■	■	No	14
Carriage Drive Area			■	■	■		■	■		Yes	14
Arch Road Area	■	■	■		■			■	■	Yes	13
Wright Drive Area				■		■	■		■	Yes	13
Oak Bluff Area				■		■	■		■	Yes	13
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
Old Farms Area			■				■		■	Yes	7
Sassacus Drive Area	■		■						■	Yes	6
Huckleberry Hill Open Space							■		■	No	6
Juniper Drive Area			■		■		■			Yes	6
Country Club Golf Course							■		■	No	6
New Road Area			■			■			■	Yes	5
Avonwood Area			■				■			Yes	5
Brentwood/Craigemore Area		■	■							No	4
Scarborough Drive Area							■			No	4

Project goals:

- 1. Provide gravity sanitary sewer service to first-floor connections at every residence (basement service if possible)**
- 2. Provide the best Cost $\leftarrow \rightarrow$ Benefit**
- 3. Minimize disturbance to environment**
- 4. Minimize disturbance to pavement since the roadway is not considered a high priority for resurfacing through pavement management program**
- 5. Locate manholes to minimize driver impediments**

Projects Area = 36 Homes



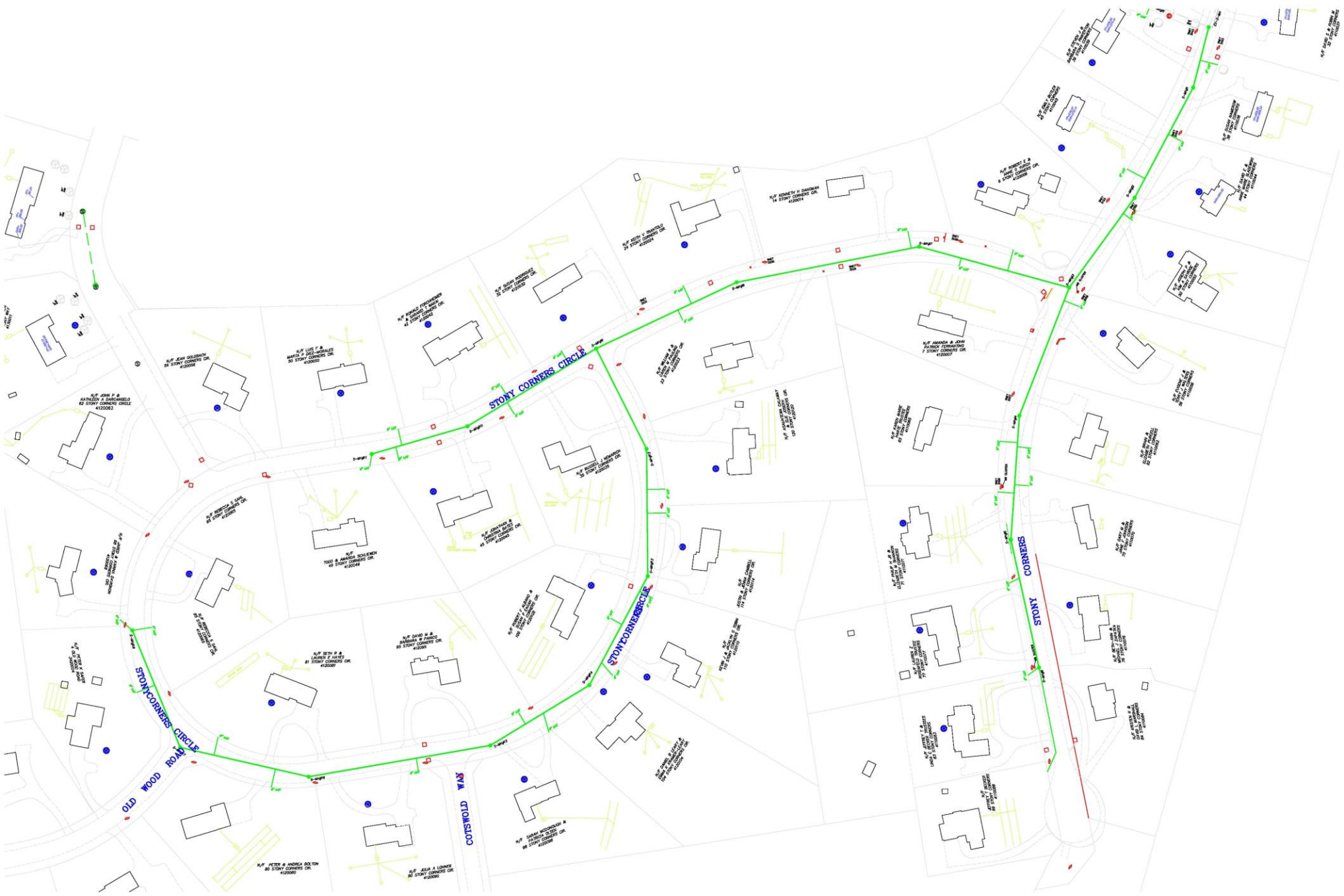
Work completed to date:

- 1. Performed limited field and office survey,**
- 2. Identified and evaluated routes to connect to the existing sanitary sewer;**
- 3. Evaluated design alternatives;**
- 4. Prepared preliminary design;**
- 5. Prepared preliminary estimates;**
- 6. Prepared for this public information meeting**

Project Specifics:

Gravity Sewer:

- 1. Approximately 3,900 ft of 8" sanitary main**
- 2. 18 manholes**
- 3. 36 service laterals**
- 4. Depth of mainline between 4 ft and 11 ft**
- 5. 8 residences will likely need to pump; 28 will be gravity**
- 6. Road may be closed during construction (in construction zone)**
- 7. Temporary pavement over disturbed roadway (paved in several stages)**
- 8. Permanent pavement patch will follow after a winter season**



Assessment Estimate (using average unit costs from recent project)

Sewer Construction Cost Estimate:	\$1,070,000
<u>Pavement Restoration Cost Estimate</u>	<u>\$470,000</u>
Subtotal	\$1,540,000

Soft Costs Estimates:

Field Survey, Design, Administration, Inspection	By Town
<u>Borings (Estimated)</u>	<u>\$3,000</u>
Total cost estimate range	\$1,543,000
*(without contingency)	

Number of properties serviced 36

Approximate Assessment per property: (*)

Gravity Connections:	\$44,283
Pumped Connections:	\$37,640

If we can get approval by DPW to eliminate permanent pavement restoration costs, we can reduce the Assessment Estimates to:

Gravity Connections:	\$30,800
Pumped Connections:	\$26,200

(*) *We typically include 10% in addition to the raw estimate for unforeseeable contingencies – as this is preliminary we have not done so here*

(**) *Note the AWPCA typically provides a 15% assessment relief for residents that require a sewer pump to connect to a gravity sewer main.*

Project Specifics:

Low Pressure Sewer:

1. Approximately 3,900 ft of 2" or 3" sanitary main
2. 7 flushing station manholes
3. 36 low pressure service laterals with valves
4. Depth of mainline approximately 4 ft following ground
5. One air release manhole
6. Road may be closed during construction (in construction zone)
7. Temporary pavement over disturbed roadway (paved in several stages)
8. Permanent pavement patch will follow after a winter season

Low Pressure Sewer Preliminary Layout

Assessment Estimate (using average unit costs from eOne manufacturer)

Sewer Construction Cost Estimate:	\$470,000
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<u>Pavement Restoration Cost Estimate</u>	<u>\$30,000</u>
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Subtotal	\$500,000
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Soft Costs Estimates:

Field Survey, Design, Administration, Inspection	By Town
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<u>Borings (Estimated)</u>	<u>\$3,000</u>
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Total cost estimate range (high value inc. 10% cont.)	\$503,000
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Number of properties serviced	36
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<u>Approximate Assessment per property:</u>	\$14,000
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() We typically include 10% in addition to the raw estimate for unforeseeable contingencies – as this is preliminary we have not done so here*

Other Costs

Other costs incurred prior to / at time of connection (*):

Connection Charge (1 or 2 bedrooms = \$3,400; 3 or 4 bedrooms=\$4,000; over 4 bedrooms= \$4,600)	\$4,000 (average)
Connection Cost (to contractor hired by homeowner)	Varies(**)
Sewer permit fee	\$50

Once Connected:

Annual Sewer Use Fee (cost is dependent on several factors such as water use)	\$530.46/yr (***)
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(*) Note: The connection charge may be paid any time prior to requesting a permit to connect and is subject to revision by the AWPCA. The costs to hire a contractor and pay the permit fee 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**

(*) The annual sewer use fee is based partially on water usage and subject to annual rate set by AWPCA**

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

Pros / Cons of Low Pressure Sewers

Pros:

- Smaller mainline pipes at 2” to 3”
- Shallower installation depth
- Can be located in shoulder rather than under pavement
- Service laterals can be more flexibly located than gravity laterals
- Much lower cost of materials and installation
- Much quicker construction schedule

Cons:

- Each residence requires a pump
- Pumps require electricity to operate – if power is lost, pumps don’t operate
- Pumps are very rugged, but require limited maintenance and are owned and managed by residents
- Town must flush the lines annually to keep them clear
- There must be a minimum number of connections within a run to eliminate odor issues

Potential Project Schedule

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

- **Complete Design and Specifications for Bidding** **Fall 2023**
- **Bid the Construction** **Winter 2023/2024**
- **Review Bids, Conduct Public Information Meeting** **March 2024**
- **Assuming Project is Acceptable, Award to Contractor** **April 2024**
- **Construction Start** **May 2024**
- **Construction Completed** **August 2024**
- **Final Pavement Restoration** **Spring 2025**

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 = \$4,000; Permit Fee = \$50; Hire a licensed contractor to connect from lateral stub to the home = variable

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

A: Town staff attempted to meet with every property owner during design. The purpose of the meeting was to discuss lateral route options so we could locate the lateral on the design plans. In most cases this can be adjusted up to the point when construction begins.

Q: What is the next step?

A: The AWPCA has to decide whether to construct the project and whether to endorse the low-bid contractor by recommending award of the project to Town Council.

Q: When will assessments be levied?

A: At the completion of all construction and related activities, AWPCA will conduct a public hearing – likely Fall 2024 (updated 6-9-23)

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

School Street Low Pressure Sewer – 2018 - \$11,241 per property

Winding Lane – 2019 – approximately \$17,670 per property

Q: How will the assessment amount be calculated?

A: As previously described, the assessment amounts are based on the costs of the project as divided by the number of benefitting properties. The AWPCA has authority to determine the process for the amounts to be assessed, as long as the assessments don't exceed the total costs of the project

Q: If I choose to pay the assessment over time, is interest charged and if so what will the rate be?

A: Interest is charged for assessments, and the interest rate is determined via the Town's Bond Counsel based on the current rate the Town could expect to pay if it were to bond the project. In mid-February, Bond Counsel advised that rate would be approximately 3%.

Questions?