

BEARDSLEY PARKWAY AREA SEWERS NEIGHBOR INFORMATIONAL MEETING OCTOBER 10, 2018

TRUMBULL WATER POLLUTION CONTROL AUTHORITY AGENDA

- 1) GENERAL PROJECT SUMMARY
- 2) CONCEPTUAL DESIGN
- 3) DESIGN
- 4) CONSTRUCTION
- 5) ESTIMATED PROJECT COSTS
- 6) CONSIDERATION IN SETTING THE ASSESSMENTS
- 7) POST CONSTRUCTION

Presented By:

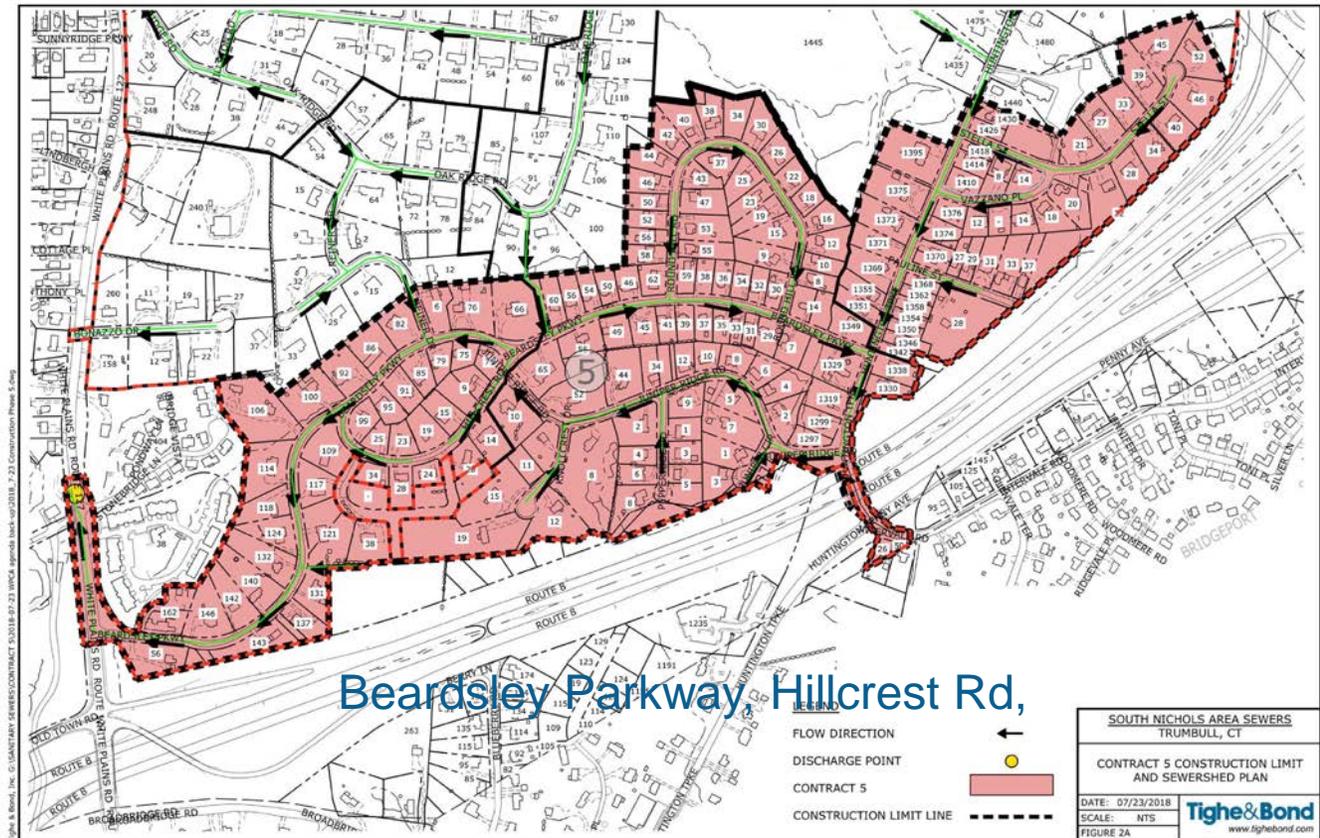
Trumbull Town Engineer: Frank Smeriglio, PE
T&B Senior Project Manager: Fred Mascia, PE

BEARDSLEY PARKWAY AREA SANITARY SEWERS

1) General Project Summary

There are 177 properties included in the potential project. The properties included in the project are adjacent to the roads listed below:

Beardsley Parkway, Hillcrest Rd,
Knollcrest Ct, Knollcrest Dr,
Juniper Ridge Rd, Round Hill Rd,
Juniper Circle, Pepperridge Rd,
Portions of Huntington Turnpike
(from Route 8 to Stella St),
Pauline St, Vazzano Pl, Stella St.



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General Project Summary (continued)

- Along with potential sewer improvements in your area, the Town of Trumbull would also conduct storm drainage improvements and roadway pavement improvements.
- At this time, the project is in the conceptual stage.
 - The design funds are proposed as part of the 2019 Capital Budget
 - Easement acquisitions would start mid 2019
 - Connecticut DEEP permit applications would start late 2019
 - Construction Funds would be requested as part of the 2020 Capital Budget process
 - Construction could start once all approvals and easements are obtained

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2) Conceptual Design (this work has been completed)

- Conceptual Sanitary Sewer Layout
- Geotechnical Investigations
- Preparation of Conceptual Opinion of Probable Cost Of:
 - Sanitary Sewer
 - Storm Drainage
 - Pavement Rehabilitation

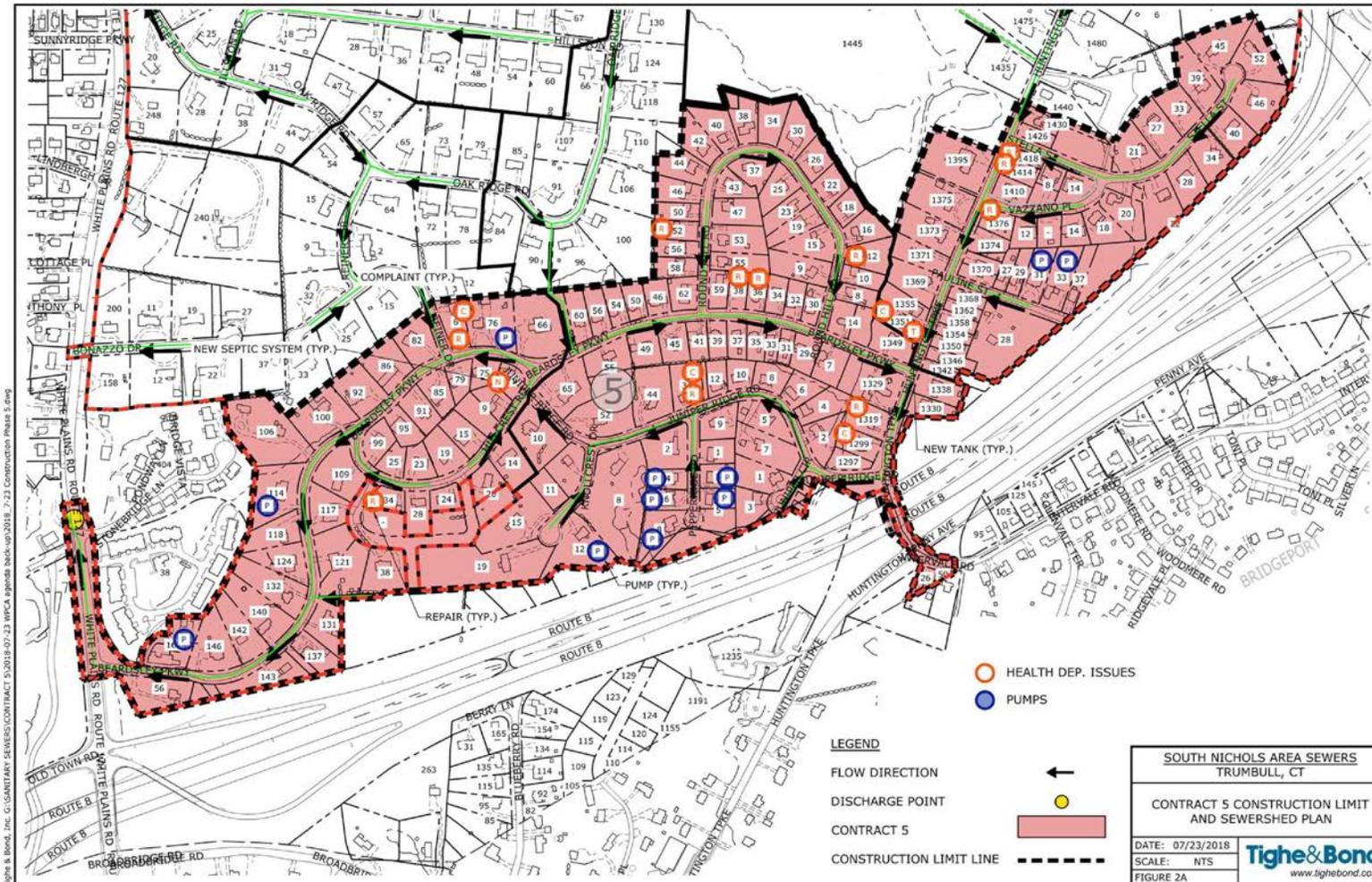
BEARDSLEY PARKWAY AREA SANITARY SEWERS

3) Design (planning)

- Once design money is approved, a consultant would be authorized to begin
- Surveying would be first
- Consultant would evaluate septic discharge pipes from each house to determine main line elevations
- Consultant would continue to evaluate properties which would require pumps
- Consultant would determine location of easements

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3) Design (continued)



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3) Design (continued)

- Consultant would conduct an Geotechnical Investigations in easement areas
- Consultant would prepare construction plans including:
 - Sanitary Sewer Design
 - Storm Drainage Design
 - Pavement Rehabilitation Design
- Consultant will prepare final Opinion of Probable Cost
- Consultant will prepare construction specifications
- Consultant will prepare bidding documents for the Town to advertise for Contractors
- Design Time: 15-18 months plus Permits
- WPCA would evaluate Engineer's Opinion of Cost and Compare them to cost used in today's Proposed Assessments

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4) Construction

- Based on excavation depths of approximately 20- 25 feet, the machines used are very large. They will take up the whole road and probably install pipe at 20 - 50 feet/day. This will cause a huge inconvenience to all residence.
- There will be ledge removal.
 - The Town conducted Borings approximately 1 every 250 feet. However, once contractor begins, they will conduct boring 1 every 10 feet to define limits of ledge.
 - Once ledge is determined and if blasting is proposed, Contractor will set up appointments with residents within 200 feet of ledge removal and conduct pre-blast survey. I strongly recommend on the days of the appointment, residents take pictures of your house.
 - Once blasting occurs, if damage is experienced – resident would inform the Town and we would refer to the Contractors' insurance company to evaluate.

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4) Construction (continued)

- Contractor will install sewer lines, storm drain lines and temporary asphalt over the trenches.
- Contractor will leave the roads with temporary trenches typically through a winter season.
- Then, the Town would conduct the roadway restoration as part of the Town wide paving program.

Project Completion

- It is anticipated that the project will take 2-2 ½ years of construction.

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5) Estimated Project Costs:

- As part of summarizing the costs for the project, costs were separated into two categories, Sewer Related Costs and Non Sanitary Sewer Related costs.
- The Sewer Related Costs are items relating to the installation of the sanitary sewer system, (including but not limited to design, sanitary sewer installation, initial asphalt/trench repairs, property restoration at sanitary easements, construction administration, of sewer system, etc.). It is estimated that the Projects costs for the Sewer related items are \$5,028,000.
- The Non Sanitary Sewer Related Costs are improvements to the Town's infrastructure that are within the work zone and any other items un-related to the installation of the sanitary sewer system. These items include, but are not limited to, storm drainage improvements, roadway paving upgrades, design & construction administration of non sewer related items, etc. This portion of the estimate is currently in progress.

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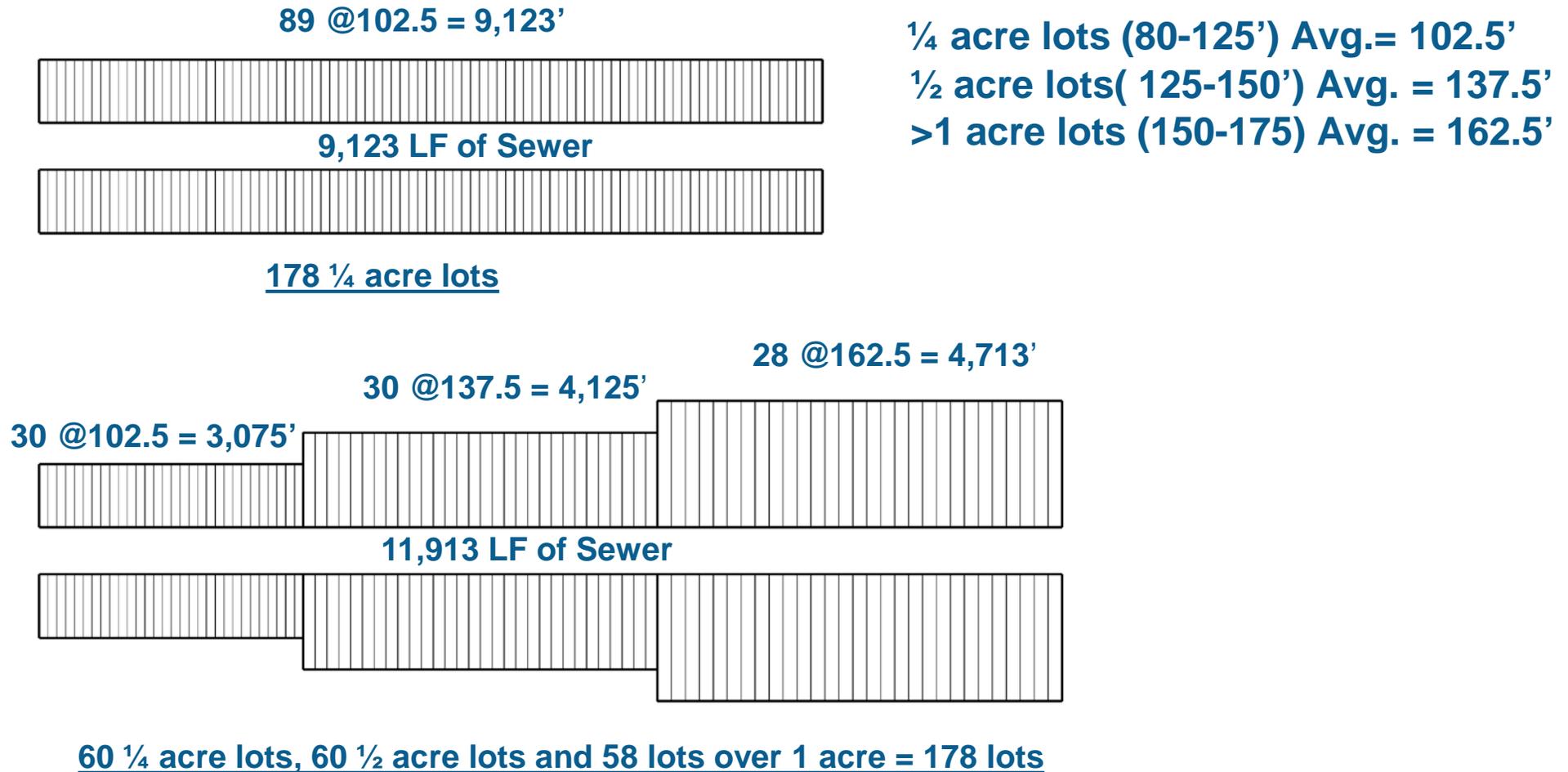
6) Consideration in Setting the Assessments:

- In determining the amount to levy on individual properties for this project, The Town of Trumbull assumes 25% of the “Sanitary Sewer Related” costs and 100% of the “Non-Sanitary Sewer Related” Costs. Therefore, \$3,771,000 (75% of \$5,028,000) is the amount shared among all residents within the Beardsley Parkway Area Project. Please note: the above numbers are estimates. Final assessment charges will be based on actual final construction costs.

BEARDSLEY PARKWAY AREA SANITARY SEWERS

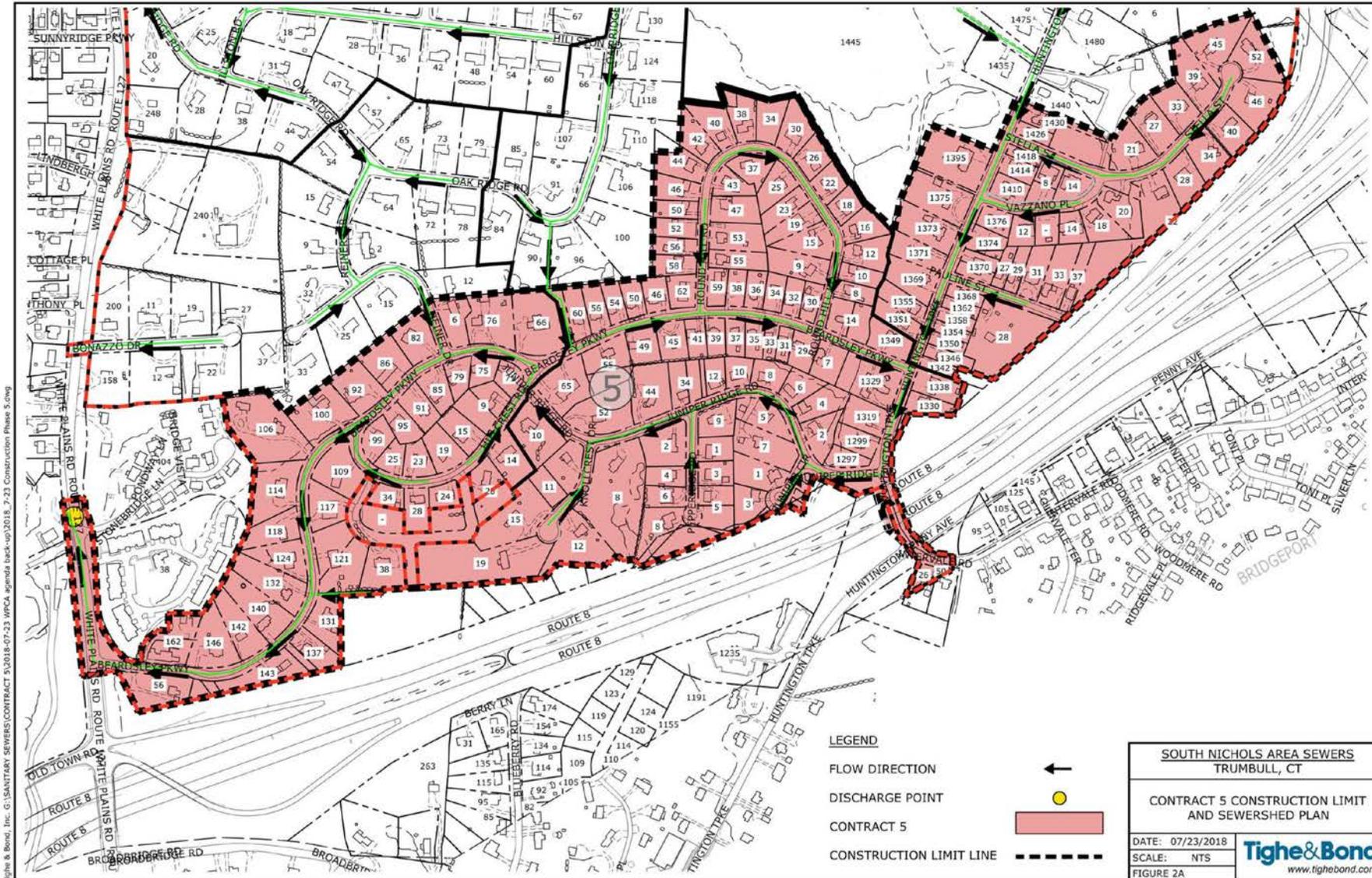
How the Town Determines Density

Sketch "A"



BEARDSLEY PARKWAY AREA SANITARY SEWERS

Sketch "B"



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- **As part of determining cost sharing methodology for the assessments, the following has been the policy of the WPCA:**

1) In consideration of varying property sizes and frontages, a price per assessed lineal foot multiplied by the assessed property frontage has been established to determine one of the components of the assessment. The assessed frontage is equal to the actual frontage of each property subject to the minimum and maximum footage referred to below.

LOT SIZE CHART

<u>LOT SIZE</u>	<u>LIMITS</u>		<u>FEET</u>
Up to .499 acre	Min.	80'	Max. 125'
From .500 to .999 acre		125'	150'
From 1.00 acre and greater		150'	175'

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- Corner lots will be assessed for only one side of frontage, which shall be the side bordered by the sewer line – or the shorter side if both sides are bordered by the sewer line.
- The addition of each assessed frontage is considered Total Assessed Frontage. As of this time, the “Total Assessed Frontage” calculated for this project is 20,206 lineal feet. The total assessed frontage can change pending review, comments and corrections from individual property owners. Below is a summary of the calculation used to determine the “Price per Assessed Lineal foot”.

75% of the Sanitary Sewer Costs: \$3,771,000

Price per assessed lineal footage: \$3,771,000 divide by 20,206 LF =
\$186.63/LF of assessed property frontage

Individual assessment amounts: \$186.63 times assessed property
frontage

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2) In consideration of maintenance costs, a flat fee of \$500.00 per lot is added, plus

3) In consideration of the installation of a grinder pump, if your property receives a grinder pump, a minimum charge of \$3,500.00 plus other potential expenses as described in the Grinder Pump Letter and License Agreement shall be added.

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Sample Letter

WATER POLLUTION CONTROL AUTHORITY

Town of Trumbull

CONNECTICUT

TOWN HALL
(203) 452-5048



5886 MAIN STREET
TRUMBULL, CT 06611

September 10, 2018

Homeowner
Address Here
Trumbull, CT 06611

**PUBLIC MEETING REGARDING POTENTIAL
SEWER PROJECT IN BEARDSLEY PARKWAY AREA
OCTOBER 10, 2018 - 7:00PM
FRENCHTOWN ELEMENTARY SCHOOL
CAFETERIA ROOM
30 FRENCHTOWN RD
TRUMBULL, CT. 06611**

Dear Homeowner:

This notice is written to inform you that a potential sewer project is proposed in your neighborhood. The Water Pollution Control Authority (WPCA) has received inquiries from residents to determine if sewers are feasible. The WPCA conducted an initial feasibility study to determine costs and would like to invite residents to a Public Meeting (at the time and location specified above) to provide input.

Along with potential sewer improvements in your area, the Town of Trumbull would also conduct storm drainage improvements and roadway pavement improvements.

As part of all sewer projects, property owners within the limits of the project will be assessed for a portion of the sewer related costs as described below:

1. A flat fee of \$500.00 per lot; plus
2. Proportionate 75% of sewer related costs among all of the properties within the project limits. The WPCA levies assessment based on density of neighborhood, size, and frontage distance (subject to a minimum and maximum length) of the property called "Assessed Frontage", plus
3. If your property is proposed to receive a grinder pump, a minimum charge of \$3,500.00 will be added and is depicted below under the category "Grinder pump installation (minimum estimate)." Additional charges are based on numerous other factors (including, but not limited to electrical panel size, condition of septic tank, etc.) If a grinder pump is not proposed, no charge was included in this category.

Therefore, if the project moves forward, it is estimated that your assessment will be:

Flat fee	\$ 500.00 =	\$500.00
120 Foot "Assessed Frontage" & 0.4 acre @	\$ 186.63 =	\$22,395.51
Grinder pump installation (minimum estimate)		0
FOR A TOTAL ASSESSMENT OF:		\$22,895.51

Please note: the above numbers are estimates. Final assessment charges will be based on actual final construction costs.

Please turn over

Property owners will have the option of paying for specific assessment as shown above in one of three (3) following ways.

- 1) Payment in full within 30 days of completion of Assessment process OR
- 2) Make an initial payment of \$500 (in 4 - \$125.00 installments due quarterly in the first year at 0.0% interest), plus 20 Annual Payments of the assessment amount with an interest rate charge* on the unpaid balance. OR
- 3) Same as item #2 above, but Annual amount can be divided by 4 and paid quarterly each year for 20 years.

*- Note: Interest Rate is based on the actual market bond interest rate acquired by the Town at the completion of the project.

For properties that are un-developed, assessments will be deferred and will become due upon development of the property.

The properties included in the project are on and adjacent to the roads listed below:

Beardsley Parkway, Hillcrest Road, Knollcrest Ct, Knollcrest Dr, Juniper Ridge Road, Round Hill Road, Juniper Circle, Pepperidge Road, Portion of Huntington Turnpike (from State Highway Route 8 to Stella Street), Pauline St, Vazzano Pl, Stella St.

If you are not able to attend the meeting, you're more than welcome to visit the Engineering Department to discuss the project and/or submit comments to the Engineering Department by November 1, 2018. You can call us at 203-452-5050 to schedule an appointment.

Sincerely,

Frank Smeriglio, PE
Town Engineer

BEARDSLEY PARKWAY AREA SANITARY SEWERS

- Residents will have the option of paying for specific assessment as shown above in one of three (3) following ways.
 - 1) Payment in full within 30 days of completion of Assessment process OR
 - 2) Make an initial payment of \$500 (in 4 - \$125.00 installments due quarterly in the first year at 0.0% interest), plus 20 Annual Payments of the assessment amount with an interest rate charge* on the unpaid balance. OR
 - 3) Same as item #2 above, but Annual amount can be divided by 4 and paid quarterly each year for 20 years.

*- Note: Interest Rate is based on the actual market bond interest rate acquired by the Town at the completion of the project.

For properties that are un-developed, assessments will be deferred and will become due upon development of the property.

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7) Post Construction:

- Upon completion of project, residents will receive a “Connection” letter from WPCA to connect.
- Resident will hire a contractor to install sewer lateral from property line to house.
- Residents are able to apply to remain on their septic system. Refer to section 19-72 of Trumbull Code for details.
- Formal Assessment process will begin.
- Sewer usage charges would begin on a quarterly basis once “Connection Letters” are sent.

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7) Post Construction (continued):

- The Sewer usage fees are broken up into two parts:
 - Residential Maintenance Unit Charge: This charge represents the fee for WPCA operating expenses, Currently, the Residential Maintenance Unit Charge is \$33/unit (as amended each year). This charge is billed to all residents adjacent to a sewer system. 1 unit is equal to a 1 family house, plus
 - Residential Sewer Usage: This charge represents the disposal of sewage. The fee for this is currently \$5.74/ccf. Ccf equal 100 cubic feet of water as measured by Aquarion Water Readings.
- Residents are required to either connect or apply to remain on their septic system.

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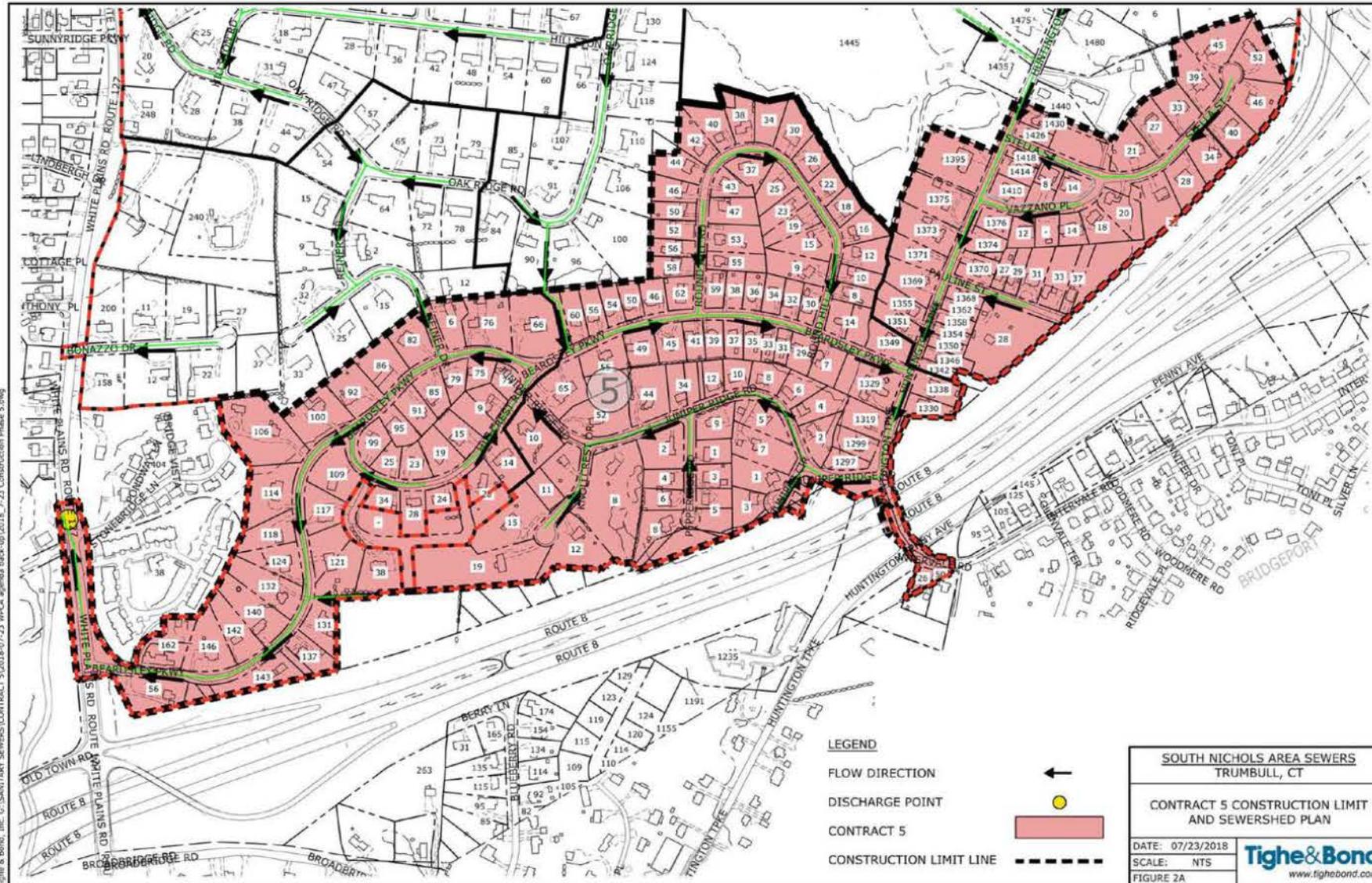
7) Post Construction (continued):

- If neither is accomplished in 90 days, residents will pay a flat fee of \$171.00/quarter (as amended) until completed.
- Residents on a well would be charged a Flat fee per quarter, currently \$171/quarter.

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Questions

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