

PEBBLE RIDGE/WOODRIDGE AND VICINITY SEWER PROJECT

2017 PRESENTATION AND RECOMMENDATION TO THE
BOARD OF SUPERVISORS

HISTORY OF THE PROJECT

Quick Time Line:

- Area first studied in 1998
- Study updated in 2008
- Proposal Pipe in the Street Completed in 2012
- PA DEP Directed Township to conduct 3M Planning Module Study in 2013
- PA DEP Approved Township's 3M Study December 2013
- Board directed BCWSA to begin design, engineering and core borings on project in 2014

Facts:

- Poorly draining soils
- Surfacing sewage
- Holding tanks
- Highest levels of human fecal coliform from area continues to pollute local streams

WHAT'S BEEN ACCOMPLISHED RECENTLY?

- Gilmore and Associates the Project Engineer completed survey, engineering, design and core borings in 2015
- Appraisals of properties needing easements completed in 2015
- Purchase of easements completed in 2017
- ZHB approval for Pump Station location approved in 2017
- PA DCED Grant in the amount of \$252,000 for the Pump Station received in 2017
- Community Development Block Grant Funding Application submitted in 2017
- Investigated Penn Vest Loan Application for low interest loan for project in 2017

WHAT'S GOING TO HAPPEN WITHIN THE NEXT YEAR?

Summer 2017 – Spring 2018

- Continue with Penn Vest Loan Program Process - Township and BCWSA working together to apply to Penn Vest for their Low Interest Loan Program
 - Penn Vest loans will be available to interested property owners. If loan is taken a lien is placed on the property
 - Penn Vest rates have been as low as 1.644% for Years 1-5 and 2.129% for Years 6-20 *
 - Approximate monthly payments may be as low as \$155 - \$165*
- Obtaining permits from governing agencies (DEP, PennDot, BCCD)
- BCWSA to bid construction work on pump station

Spring/Summer 2018

- BCWSA to begin construction of sewer project

* Rates subject to change based upon Bucks County unemployment rate

PROJECT COST ANALYSIS

	<u>Project Engineer's Estimate</u>		<u>BCWSA Proposal</u>	
Sewer System (Pipe in Street)				
Construction Cost	\$6,067,120.00		\$5,361,936.00	
Contingency	\$650,000.00	~11%	\$650,000.00	~12%
Inspection	\$650,000.00	~11%	\$0.00	0%
Stone Backfill	\$500,000.00		\$394,290.00	
Sub-Total	\$7,867,120.00		\$6,406,226.00	
Pump Station				
Construction Cost	\$404,800.00		\$404,800.00	
Clearing	\$100,000.00		\$190,000.00	*
Sub-Total	\$504,800.00		\$594,800.00	
DCED Grant	(\$252,000.00)		(\$252,000.00)	
Construction Total (Sewer System + Pump Station)	\$8,371,920.00		\$7,001,026.00	
Administrative Costs (Engineering, Legal, Easements Township expenses)	\$1,674,384.00	20%	\$1,124,348.00	16%
Project Total	\$9,794,304.00		\$7,873,374.00	
Estimated Cost Per Property)	\$38,866.29 +/-		\$31,243.55 +/-	

* Actual Amount -Subcontractor's Estimate

ESTIMATED PRIVATE PROPERTY COST CONNECTION TO SEWER SYSTEM

- Private Portion Avg./Home \$ 8,300.00*
(Plumbing, connection from house to
line in street, closing septic system)

- BCWSA Tapping Fee \$ 6,200.00

- Estimated Total **\$14,500.00**

* Costs can be privately negotiated

ADVANTAGES OF WORKING WITH BCWSA

- BCWSA will own and operate the system
- All construction materials including pump station will be publicly bid
- BCWSA assumes debt on Penn Vest Loan
- Experience with installation public water and sewer lines
- Project costs will be billed to property owners when project is complete

WHAT COSTS/DEDUCTIONS WILL BE REFLECTED IN FINAL INVOICE?

Invoices to be sent at conclusion of project

- BCWSA Costs for Installation of Project
- Any additional costs that may be incurred by the Township
- Deductions of additional grants if received
- Deduction of any recapture *

* Recapture – Reimbursement by other properties outside the area that connect to the sewer system at a later date but within ten years of project completion

ADDITIONAL ASSISTANCE AVAILABLE FOR HOUSE TO STREET CONNECTION

Bucks County Owner Occupied Housing Rehabilitation Program

- Sponsored by the Redevelopment Authority of the County of Bucks
- Zero interest loan, not to exceed \$15,000 to income qualified Bucks County Homeowners
- Used for Major Home Repairs
- For more information go to www.bcrda.com

WHAT NEEDS TO HAPPEN NEXT?

On recommendation from the Township staff, the Doylestown Township Public Water & Sewer Advisory Board and with input from PA DEP the next steps need to occur:

- Approve the ordinance setting forth the properties to be assessed
- Authorize BCWSA to proceed with installation of the public sewer project
- Finalize application to Penn Vest Loan Program
- Repave roads at conclusion of installation of sewers

IMPORTANT TAKEAWAY TIMELINE

- Shovel in the ground – Spring/Summer 2018
- Duration of construction – 18 to 24 months *
- Roads to begin being repaved –Summer 2019 to Spring 2020 *
- Project invoice sent to Property Owners – Spring 2020

* Timing of above may change due to construction coordination, scheduling, weather or other unforeseen events

THANK YOU
TOWNSHIP STAFF & PUBLIC WATER & SEWER
ADVISORY BOARD