

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 21, 2021

Agenda Item:

Septic to Sewer

Description:

This workshop follows the water quality report presented by FGCU at the April 7th, 2021, Village Council meeting. The objectives of this workshop are as follows:

- provide an update on the work that has already been completed and a sense of where the Village stands today
- review the steps necessary to convert from septic to sewer, as well as potential funding sources, and propose a program manager contract to manage this effort
- outline the decision-making process and the role of the public in this process

This workshop will be led by the following two presentations:

- Utility Expansion Review, presented by Brent Addison of Banks Engineering. This study was previously presented to Council on June 17, 2020. This will provide an overview of the septic-to-sewer conversion process and recommended first steps.
- Planning and Program Management, presented by Scott Shannon of Woodard & Curran. This will provide an overview of the program management services that this firm can provide.

Financial Impact:

To be determined

Attachments:

1. Utility Expansion Review
2. Planning and Program Management

ESTERO
VILLAGE HALL

Village of Estero Utility Expansion

THE VILLAGE OF ESTERO PUBLIC WORKS

VILLAGE COUNCIL PRESENTATION

JUNE 17, 2020



PREPARED BY

BANKS
ENGINEERING

Study Areas



Determining Sub-Areas

What existing infrastructure is in place?

Property Similarities?

Gravity Sewer Limitations?

Preliminary Design

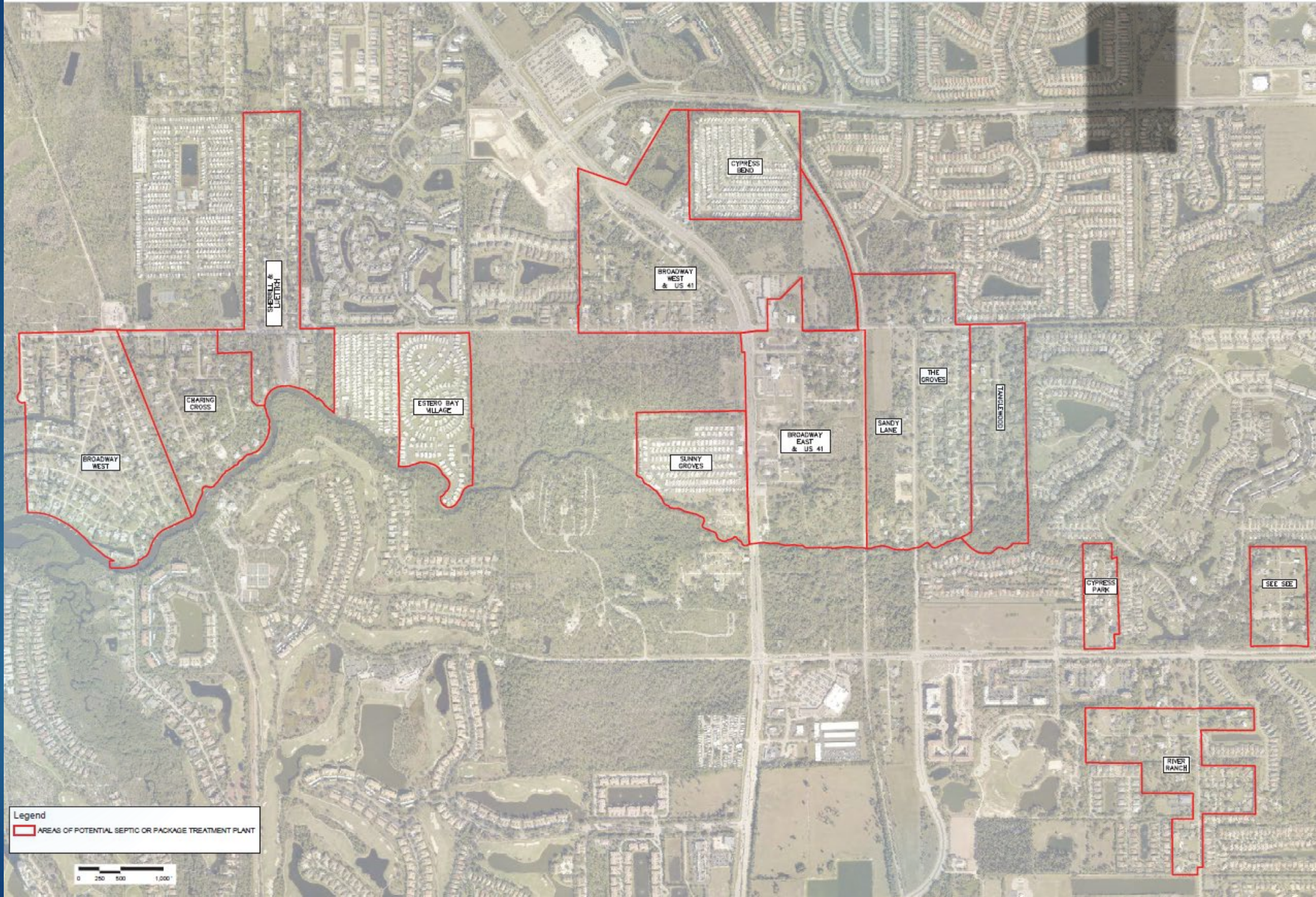
Basis of Design:

- Lee County Utility Design Requirements
- Connecting All Lots in Area
- Minimizing Pipe Lengths & Depths
 - Minimizing Costs

Future Refinement of Design:

- Construction Plans for each Area
 - More Detailed Design to Confirm Costs
- Assessed Value will be Different for Commercial Areas Based on Proposed Use.

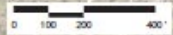
Study Sub-Areas



Study Sub-Areas



Legend
[Red Outline] AREAS OF POTENTIAL SEPTIC OR PACKAGE TREATMENT PLANT



Broadway West

- 90 AC
- 157 Lots
- Single Family
- No Sewer
- Has water along:
 - Broadway West
 - Armada Ct
 - Porthole Ct
- Cost
 - \$6.3M
 - Shared Pump Station with Charing Cross (80%)



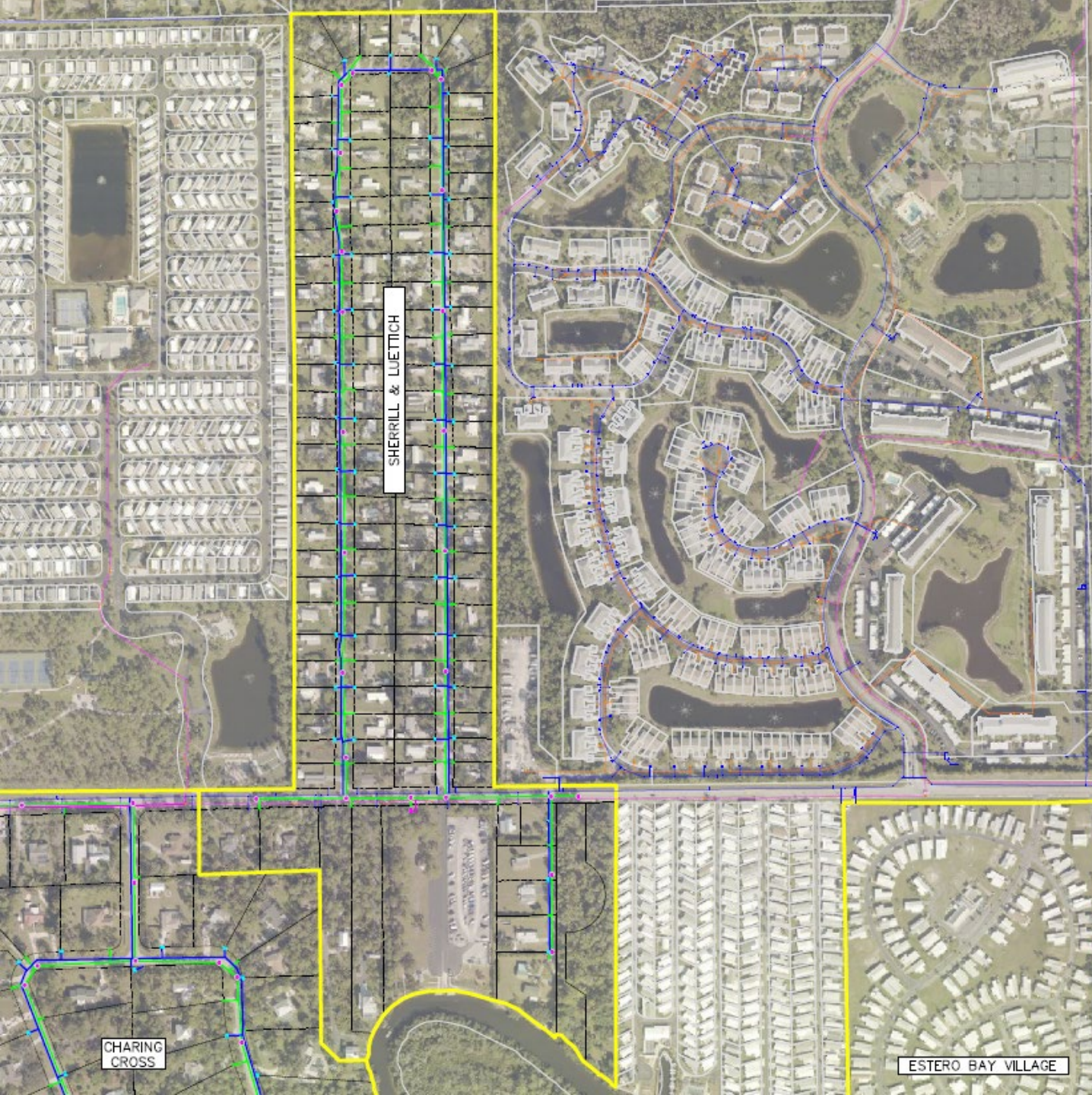


Charing Cross

- 55 AC
- 40 Lots
- Single Family
- No Sewer
- Has water along:
 - Broadway West
- Cost
 - \$2.4M
 - Shared Pump Station with Broadway West (20%)

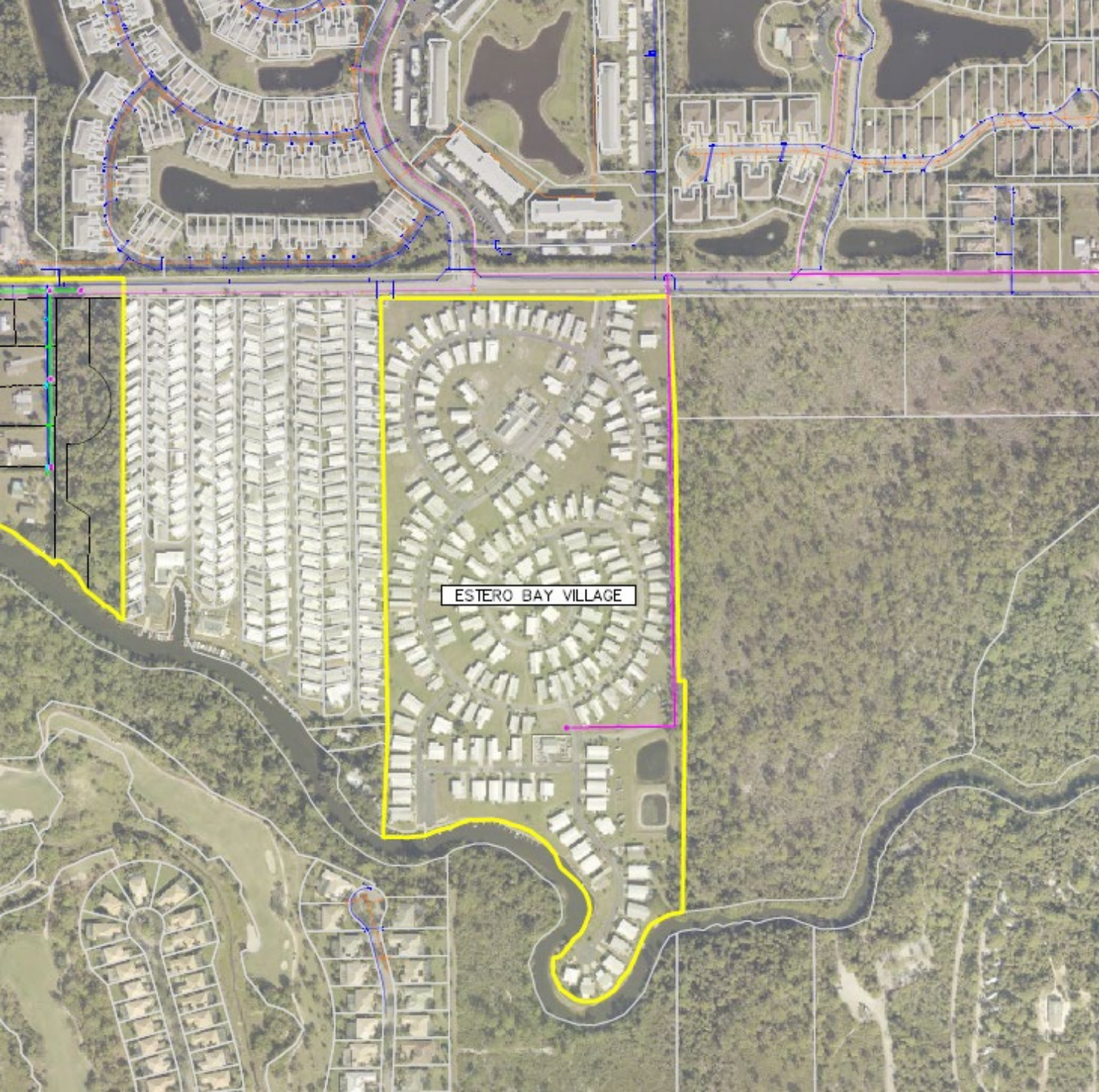
Sherrill & Luetlich

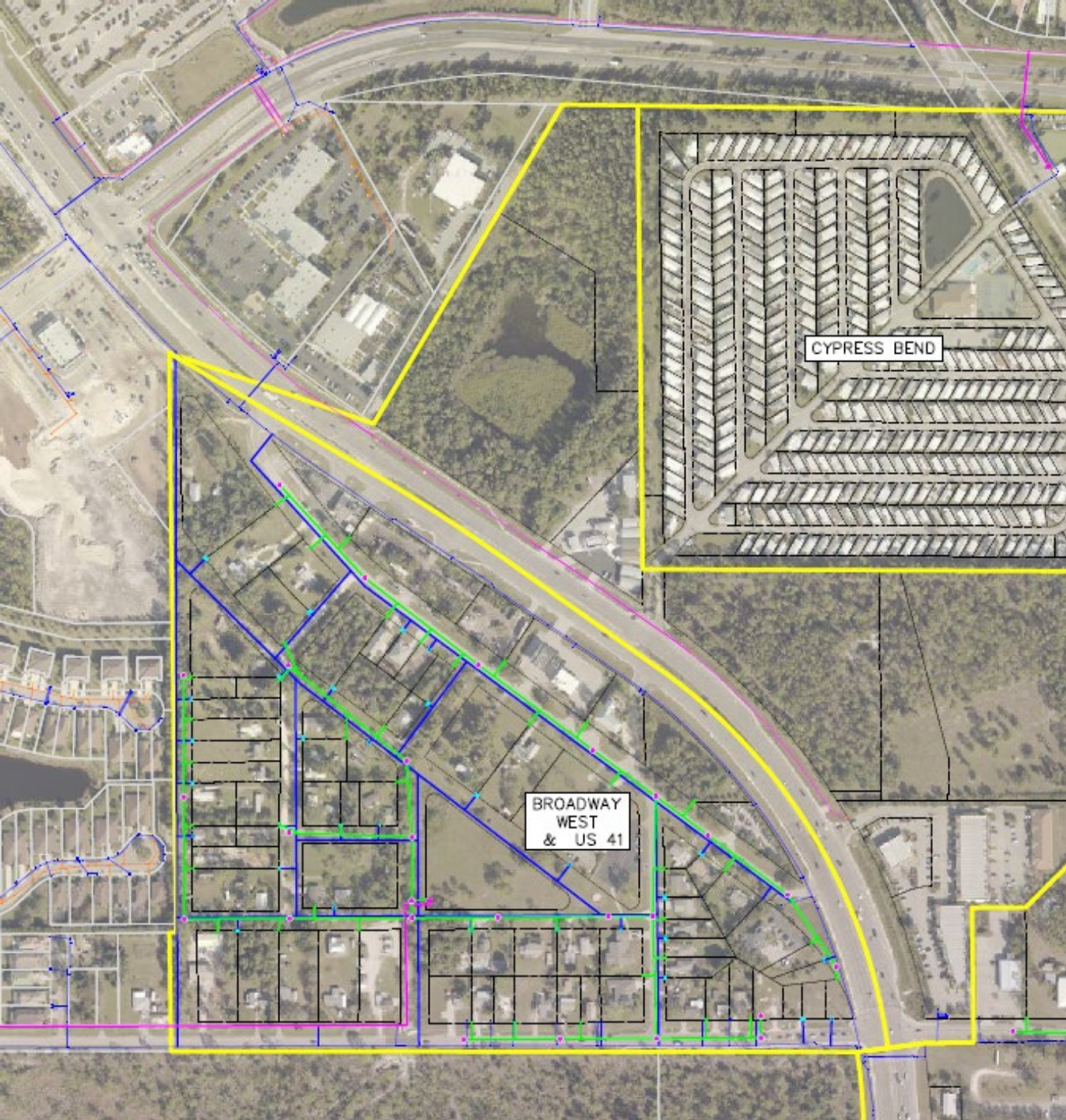
- 40 AC
- 125 Lots
- Single Family
- No Sewer
- Has water along:
 - Broadway West
- Cost
 - \$5.1M
- Special Consideration
 - Private roadway that currently does not meet standards for utility installation.



Estero Bay Village

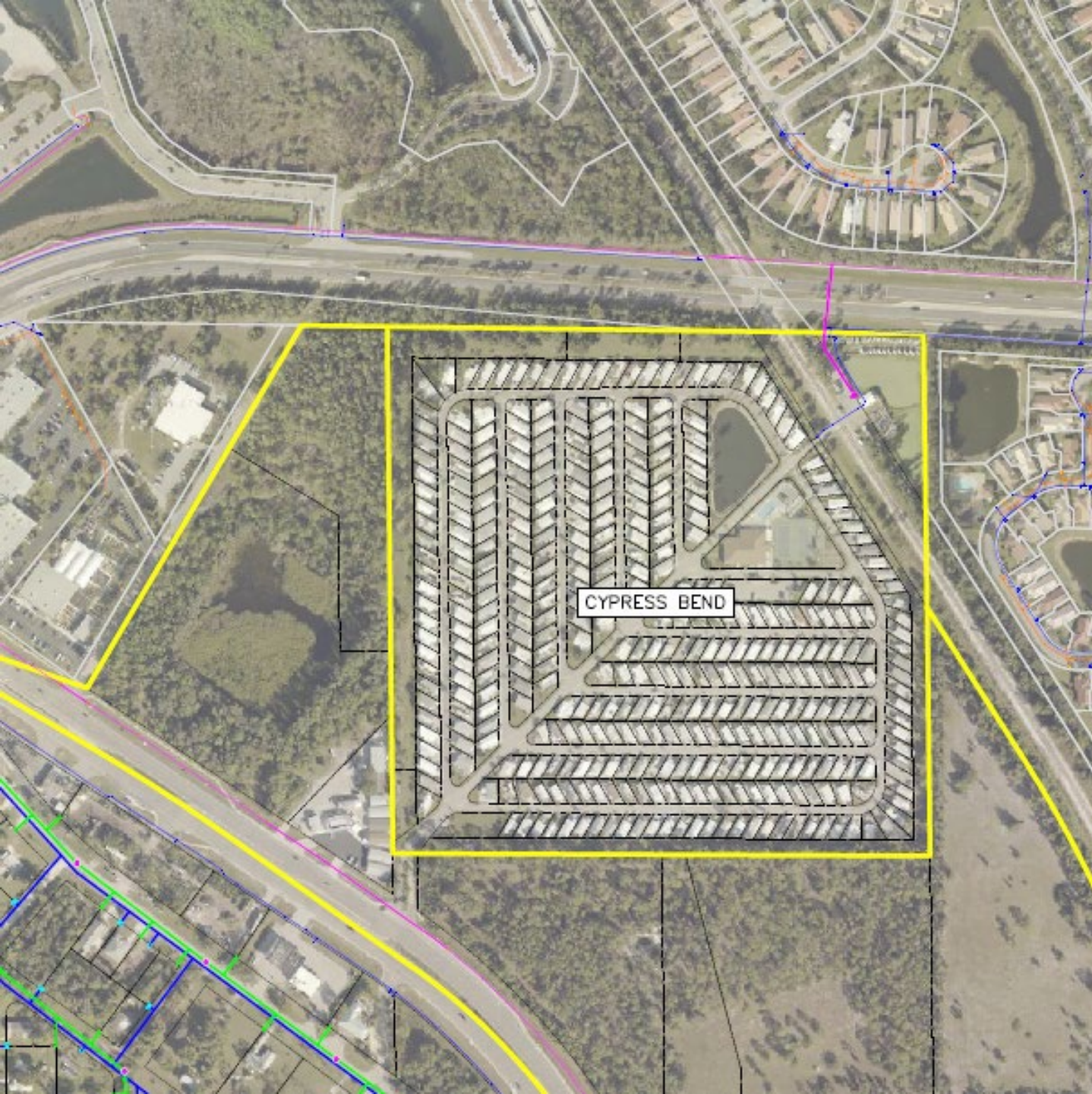
- 35 AC
- 204 Lots
- Single Family
- Package Plant - No Sewer
- Has water
- Cost
 - \$600K





Broadway West & US 41

- 60 AC
- 77 Lots
- Single Family & Commercial
- No Sewer
- Has water along:
 - Broadway West
 - US 41
- Cost
 - \$5.7M



Cypress Bend

- 40 AC
- 411 Lots
- Single Family
- Package Plant - No Sewer
- Has water
- Cost
 - \$500K

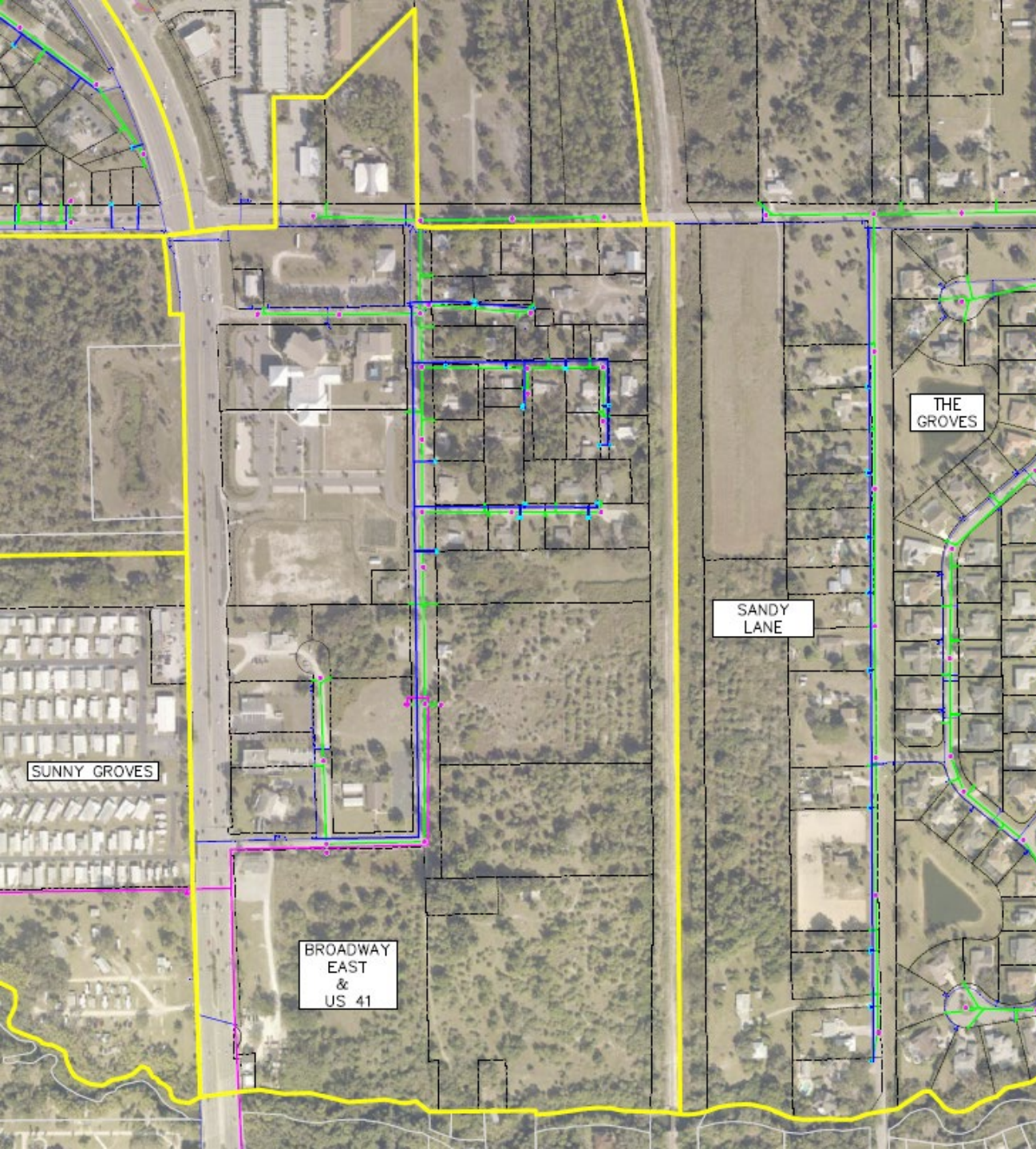
Sunny Groves

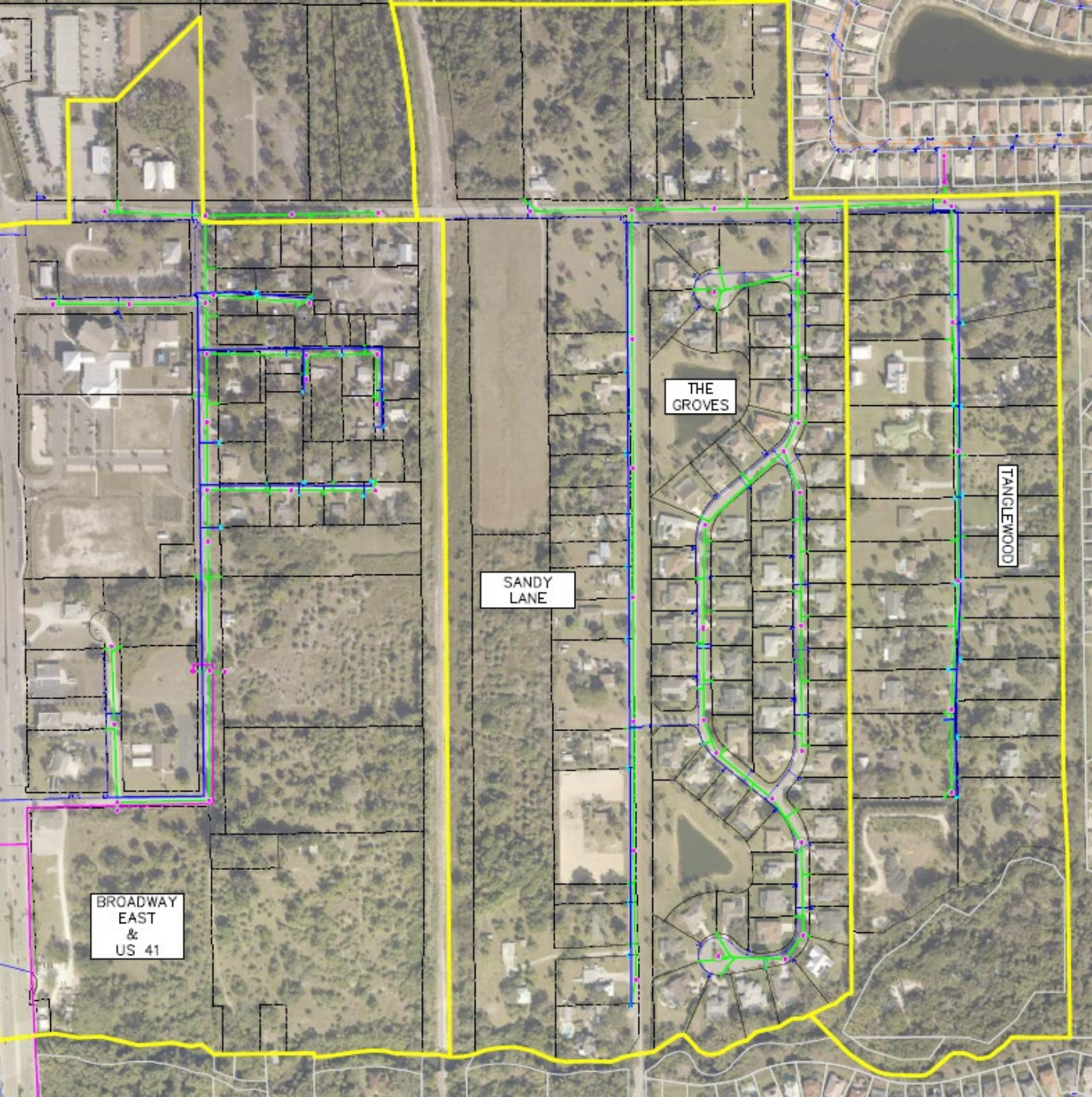
- 40 AC
- 205 Lots
- Single Family
- Package Plant - No Sewer
- Has water along:
 - US 41
- Cost
 - \$700K
 - Shared Pump Station with Broadway East & 41 (79%)



Broadway East & US 41

- 90 AC
- 54 Lots
- Single Family & Commercial
- No Sewer
- Has water along:
 - Broadway East
 - Lord's Way
- Cost
 - \$3.5M
 - Shared Pump Station Cost with Sunny Groves (21%)





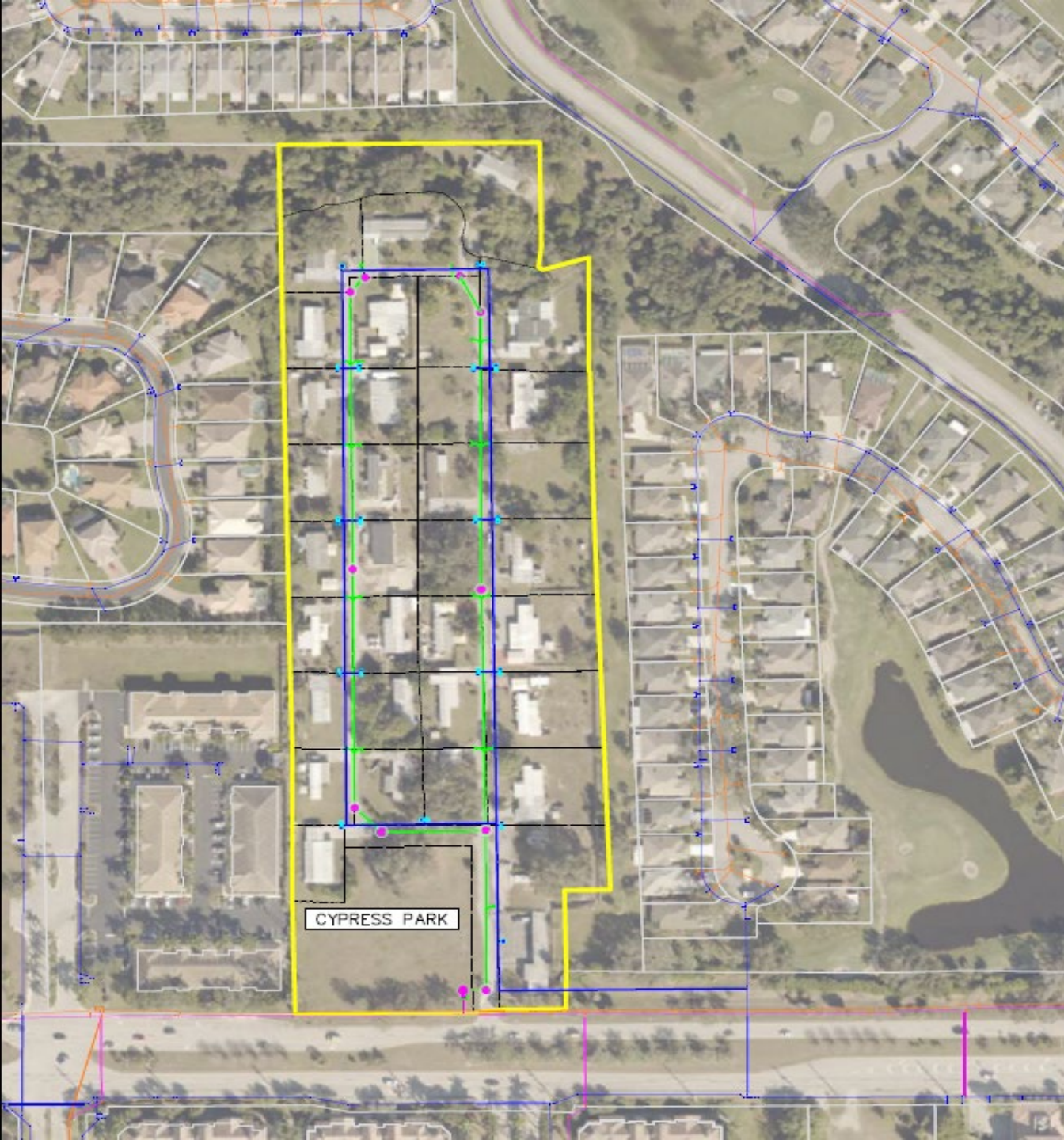
Sandy Lane & The Groves

- 95 AC
- 113 Lots
- Single Family
- No Sewer
- Has water in The Groves and along:
 - Broadway East
- Cost
 - \$4.2M
 - Shared Pump Station with Tanglewood (78%)
- Special Consideration
 - The Groves area contains private roadways.



Tanglewood

- 45 AC
- 27 Lots
- Single Family
- No Sewer
- Has water along:
 - Broadway East
- Cost
 - \$1.2M
 - Shared Pump Station with Sandy Lanes and The Groves (22%)



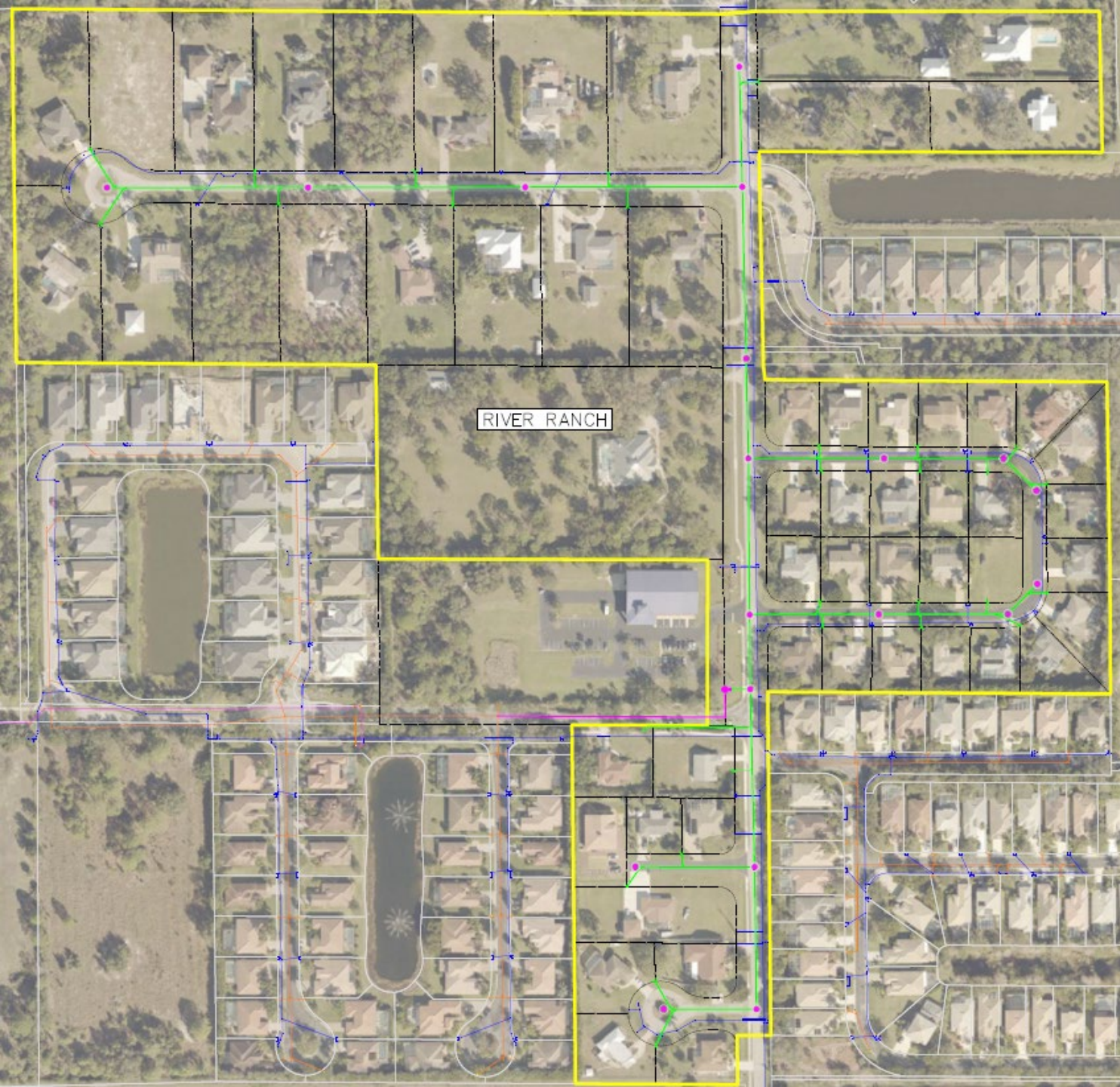
Cypress Park

- 12 AC
- 34 Lots
- Single Family & a Motel
- No Sewer
- No Water
- Cost
 - \$1.8M
- Special Consideration
 - The Cypress Park area contains private roadways.



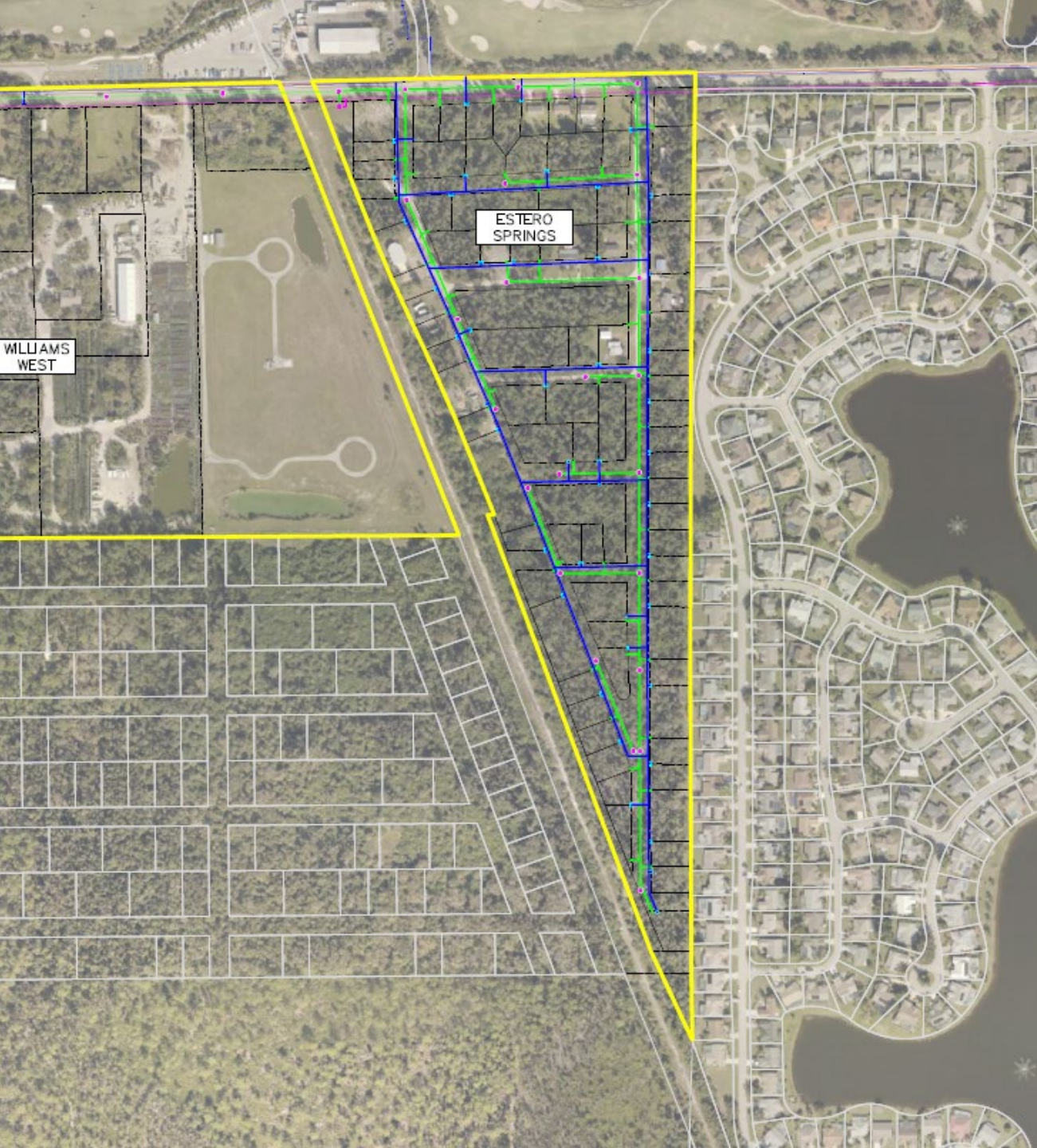
See See

- 20 AC
- 18 Lots
- Single Family
- No Sewer
- No Water
- Cost
 - \$1.1M



River Ranch

- 45 AC
- 56 Lots
- Single Family
- No Sewer
- Has Water
- Gravity Sewer Only
- Cost
 - \$2.4M
- Special Consideration
 - The River Ranch area contains private roadways.



Estero Springs

- 40 AC
- 88 Lots
- Single Family & Undeveloped
- No Sewer
- Located in BSU Franchise Area
- LCU has Existing Water and Sewer in Area
- Has water along:
 - Williams
- Cost
 - \$5.1M
 - Shared Pump Station with Williams West (80%)
- Special Consideration
 - The Estero Springs area will require roadway construction in private right of ways.



Williams West

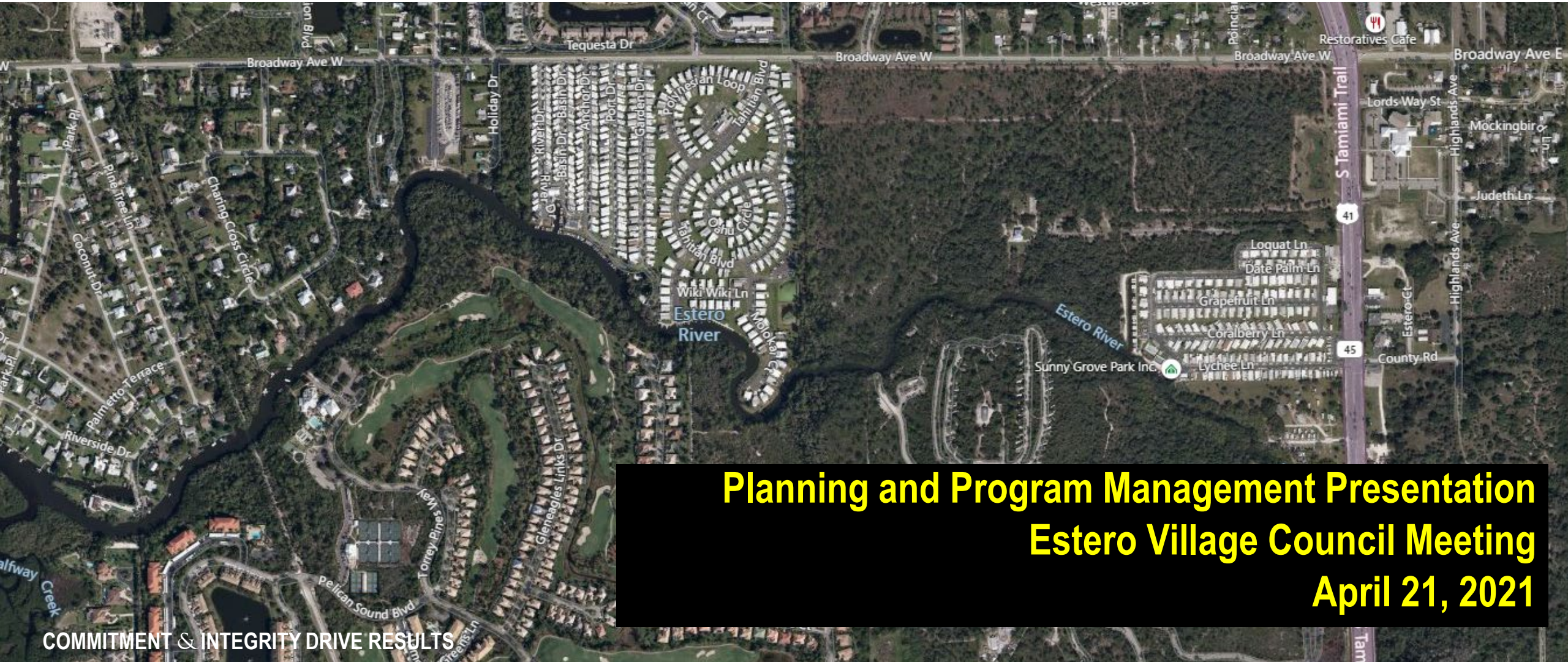
- 70 AC
- 22 Lots
- Single Family & Commercial
- No Sewer
- Located in BSU Franchise Area
- LCU has Existing Water and Sewer in Area
- Has water along:
 - Williams
 - Kings
- Cost
 - \$700K
 - Shared Pump Station with Estero Springs (20%)

Potential Areas to Investigate First

- Estero Bay Village
 - Proximity to the River
 - High Population Density
 - Anticipated Low Unit Cost
- Sunny Groves
 - Proximity to the River
 - High Population Density
 - Anticipated Low Unit Cost
- Cypress Bend
 - Community has Expressed Interest in Converting
 - High Population Density
 - Anticipated Low Unit Cost
- River Ranch Road
 - Current Road Improvements Under Design
 - Reduces Cost to Incorporate in Road Project
 - Eliminates Future Road Demolition



Village of Estero Septic-to-Sewer Program



**Planning and Program Management Presentation
Estero Village Council Meeting
April 21, 2021**

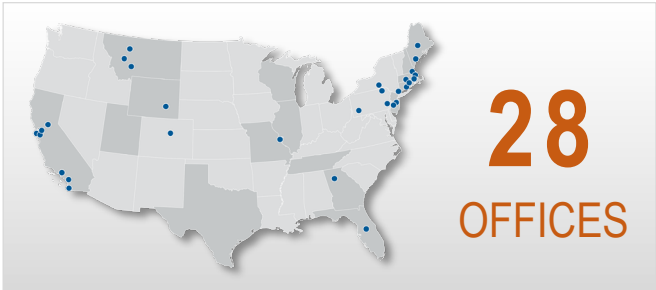




About Woodard & Curran



FOUNDED
1979



LOCATIONS

CORE MARKETS

Local Government	Life Sciences
Higher Education	Manufacturing

1100+
PEOPLE

33%
EMPLOYEE OWNERSHIP

Our Core Values

PEOPLE FIRST	INTEGRITY	AUTONOMY	STEWARDSHIP	COLLABORATION
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SIZE

COMMITMENT

OVER 80% of work is from repeat clients

Site Investigation & Remediation | Contract Operations
 Industrial Wastewater Treatment | Site Civil Engineering
 Compliance, Permitting & Sustainability | Design-Build
 SCADA | Water Services & Engineering
 Climate Adaptation & Hazard Resiliency
 Sanitary Wastewater Engineering
 Industrial Engineering

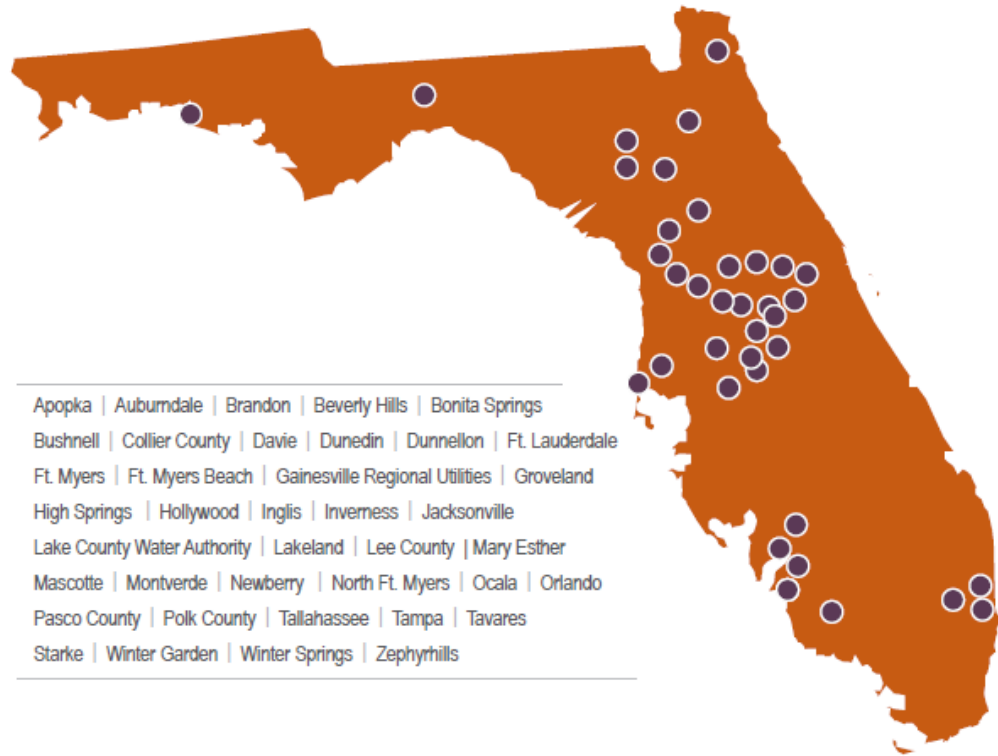
34% of staff has 20+ years experience

EXPERIENCE





Experience to Match Your Program Needs



Client	Project	Potable Water	Wastewater/Reclaim	Stormwater	General Engineering Services	SCADA Services	Operations Consulting	Grant Funding
Tavares, FL	On-Call Engineering and SCADA	◆	◆	◆	◆	◆	◆	◆
Groveland, FL	On-Call Engineering, SCADA, and Operations	◆	◆		◆		◆	◆
Mascotte, FL	On-Call Engineering Services	◆	◆		◆			◆
Montverde, FL	Water Treatment Plant Control Upgrades	◆			◆	◆	◆	
Starke, FL	Wastewater Treatment Plant and Collection System Upgrades		◆		◆			◆
Inglis, FL	Wastewater Treatment Plant Study		◆		◆			◆
Newberry, FL	Wastewater Engineering and Operational Assessments		◆		◆		◆	
Pasco County, FL	Duck Slough Stormwater Automation			◆	◆	◆		
Polk County, FL	SCADA Maintenance and Repairs	◆	◆			◆		
Orlando/Orange County, FL	Water Conserv II		◆			◆	◆	





Program Management: Contract Objectives

Engage the community

Guide selection and prioritization process

Manage grant application process

Manage the engineering process

Manage assessment implementation

Develop scope for construction bids





Anticipated Schedule

	2021			2022				2023				2024	
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Approve Program Plan and Select Initial Communities	■												
Procure Design Engineer and Award Contract		■											
Prepare Engineering Design			■										
Procure Construction Contractor and Award Contract							■						
Construct Improvements in Selected Communities								■					
Implement Special Assessment for Affected Parcels		■				■	▶						
Identify and Secure Grant Funding and Project Financing	■												
Conduct Public Outreach	■												





Key Program Milestones

Village approval of the Program Plan, and selection of initial communities	June 30, 2021
Issue RFQ for Design Engineer	July 1, 2021
Award Design Contract and Issue Notice to Proceed	September 1, 2021
Develop boundary definition and approve resolution for Special Assessment	December 31, 2021
Complete Engineering Design for selected communities	May 31, 2022
Issue Request for Bids from Construction Contractors	4th Quarter 2022
Award Construction Contract and Issue Notice to Proceed	1st Quarter 2023
Complete Construction	2nd Quarter 2024





Program Management Scope – Woodard & Curran

Engage the community

- Guide public discussion to determine best options, sequencing, and implementation
- Keep the community engaged and apprised throughout the project

Guide selection and prioritization process

- Finalize selection of initial communities based on public input, technical & financial requirements
- Establish and manage program schedule

Manage assessment implementation

- Coordinate with Village to develop boundary definition and approve resolution
- Coordinate with Property Appraiser and Tax Collector to implement assessment





Program Management Scope – Woodard & Curran

Manage grant application process

- Complete affordability study for the selected communities
- Identify applicable State/Federal Grants and complete grant proposals for selected programs
 - Direct Federal Stimulus Allocation – to be disbursed
 - Federal Earmarks – Village has provided requests to Representative Donalds
 - **U.S. Economic Development Administration – accepted on rolling basis**
 - **Clean Water State Revolving Fund (FDEP) – accepted quarterly (Feb, May, Aug, Nov)**
 - **Florida Department of Economic Opportunity (FDEO) – accepted on rolling basis**
 - State Legislative Appropriations – accepted first quarter of calendar year
- Conduct community specific household income surveys to determine MHI metric
 - Programs **in bold above** use MHI in evaluating and prioritizing grant awards



Program Management Scope – Woodard & Curran

Manage the engineering process

- Assist Village with Engineer procurement
- Oversee design process

Develop scope for construction bids

- Identify scope of Construction Contractor based on outcome of design process.





Program Management Costs (Initial Phase)

Engage the community	\$24,000
Guide selection and prioritization process	\$53,000
Manage assessment implementation	\$31,000
Manage grant application process	\$51,000
Manage the engineering process	\$24,000
Develop scope for construction bids	\$51,000
TOTAL	\$159,000

