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

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