



Phase 2
Charlotte Harbor
Water Quality Initiative

Ackerman Countryman
April 12, 2016



Project Description

- Definition of Project
 - Phase 2 of the Master Sewer Plan
 - Central Sewer Service to 3,343 properties to improve and provide sanitary sewer service
 - Extend water main to 585 properties
 - Rehabilitating and revitalizing existing infrastructure

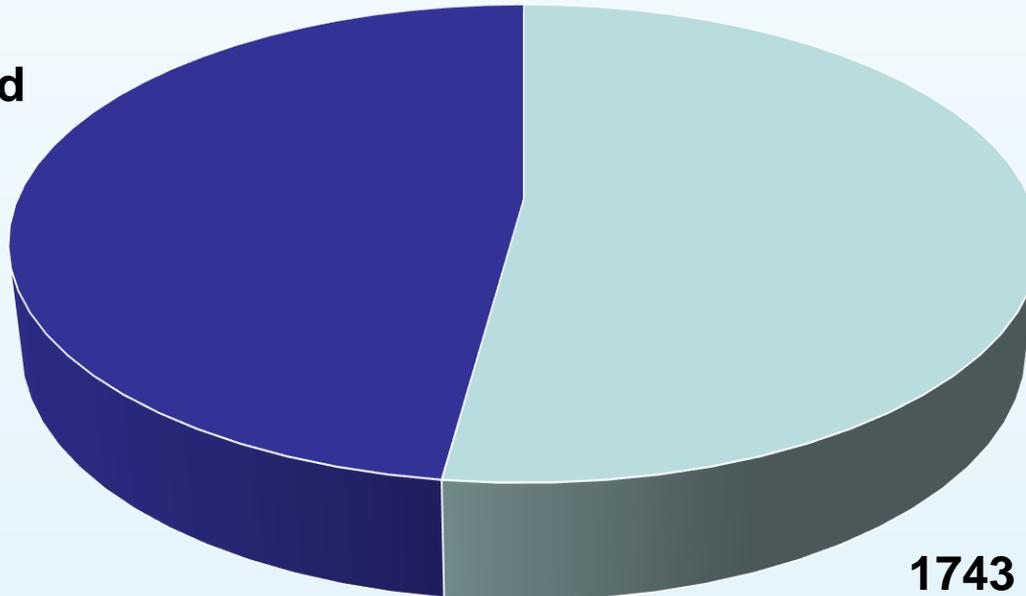




Occupied & Vacant Units

3344 Total Units

1601 Occupied



1743 Vacant



Status of Project

- July 2015 Board Approved RFP Design Process
- February 9, 2016 Board approved negotiations with top ranked design firm.
 - Giffels-Webster was the top ranked firm
 - Design contract executed



Proposed Project Timetable

- Phase 2 – Final MSBU Approval September 2016
- Assessment Starts: November 2016
- Design Completion: Mid to Late 2017
- Construction Contract A: Fall 2017
- Construction Start: Late 2017
- Estimated 3 years for construction



Estimated Annual Assessment Years 1-3

- The initial assessment will be based upon
 - Design Costs
 - Internal Costs
 - Estimated at \$105 per year



Proposed Sewer Expansion Funding

💧 Phase 2 – Proposed MSBU Adoption
September 2016

💧 Estimated Cost per Lot

Project Cost	\$ 11,591.43
Connection Fee	<u>\$ 2,408.57</u>
Assessment	\$ 14,000.00
On-lot connection	<u>\$ 1,600 per lot</u>
Total	\$ 15,600.00



Proposed Water Expansion Funding

💧 Phase 2 – Proposed MSBU Adoption
September 2016

💧 Estimated Cost per Lot

Construction Cost	\$ 6,124.51
Connection Fee	<u>\$ 2,575.49</u>
Assessment	\$ 8,700.00
On-lot connection	\$ <u>1,200 per lot</u>
Total	\$ 9,900.00



MSBU

- The MSBU assessment follows the land.
- Assessment is attached to the land.
- At property sale there is no lien to satisfy.





Annual Sewer Assessment Projection Breakdown

- Total Assessment \$14,000
- Annual Assessment \$700 (based on 20yrs)
- What is it per month? \$58.33
- \$1.94 per day additional amount
- Less than most X-Large cups of coffee at your favorite shops





Annual Water Assessment Projection Breakdown

- Total Assessment \$8,700.00
- Annual Assessment \$435.00 (based on 20yrs)
- What is it per month? \$36.25
- \$1.21 per day additional amount
- Less than most X-Large cups of coffee at your favorite shops





What else you need to know?

- Utilities Department is working with the County Attorney Office, DOH, Florida Department of Environmental Protection (FDEP) to define a manner in which The Utilities Department can assist property owners with failed septic systems until connection to sewer
- This will help avoid undue hardships on property owners



Onsite Septic Failures

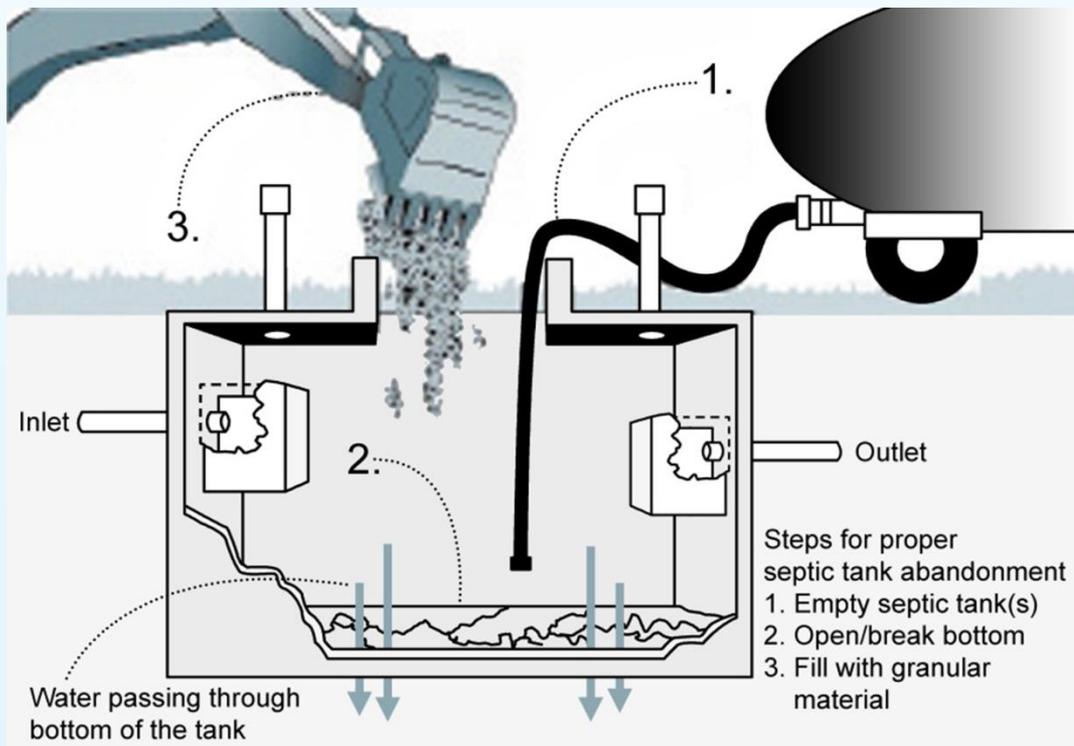
- Currently under Department of Health Management (DOH)
 - Property Owners' responsibility to pump or replace septic systems
- Very costly and unfair burden on property owners





On lot connections

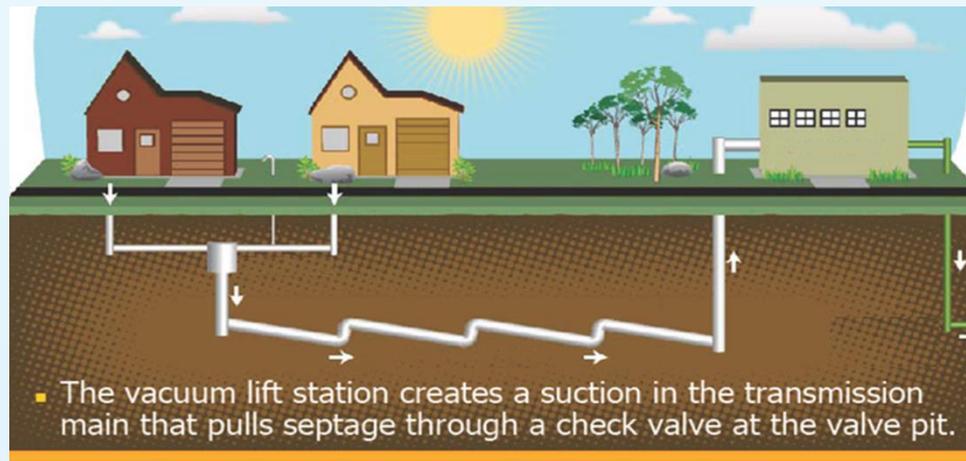
(Abandoning the septic tank)





Connections to be made

- After transitioning the home from septic to sewer, it is hooked up to the main vacuum sewer line.
- On Lot Options - Utilities Department Or Private Contractor to do the work?





Pending Discussion Points

- MSBU staggered annual assessments
 - Allows for more accurate accounting prior to final annual assessments
- Interim services to assist failing onsite systems
- Customer status upon MSBU approval (Legislative action) – Health Department
- On lot installation services offered by County
- Deferred Hardship Program



Questions/Comments

