

Peachtree City Water and Sewerage Authority

March 19, 2024

WORK SESSION

HIP POCKET ROAD POTENTIAL PROJECT

The Peachtree City Water and Sewerage Authority held a Work Session on Tuesday, March 19, 2024, in the break room of the John W. Gronner Administrative Center. The following individuals were present: Chairman Kim Learnard, Vice-Chairman Clint Holland, Treasurer/Secretary Frank Destadio, Board Member Laura Johnson, Board Member Suzanne Brown, Ms. Melissa Griffis (attorney with Horne & Griffis), Mr. Dan Davis (ISE), Ms. Leslie Baer (ISE), Ms. Millie Shah (WASA), Mr. Larry McNeil (WASA), Mr. Chris Miller (Cpak Technology Solutions), Mr. Davis Ozier (ISE), Mr. John Dufresne, Mr. Tom Fulton (118 Hilltop Drive) and Mr. Paul Williams (112 Hilltop Drive).

Mr. Holland called the Work Session to order at 10:00 am. Ms. Learnard recused herself because she owns one of the affected properties.

Mr. Holland opened the Work Session.

Mr. Dan Davis provided an introduction for Mr. Ozier and discussed the background and history of the Hip Pocket Road area stating it is one of the oldest neighborhoods within the City which does not have public sewer service. Mr. Dan Davis discussed the complexity of installing sewer in the Hip Pocket Road area. Mr. Dan Davis stated the homes in the area were built in the 1960s and 1980s, and according to the EPA the useful life span of a septic system is 30-50 years, depending on how well they are maintained. The Hip Pocket Road area contains 64 properties (including two vacant lots).

Mr. Dan Davis discussed the technical background of three sewer system design options with cost estimates which were developed in 2021. The sewer system design options discussed included:

- A. conventional gravity with two pump stations (\$3.3 million), which is not an ideal solution based on the addition of two pump stations and the invasive work required at the lake's edge,
- B. hybrid system of conventional gravity and pressure sewer (\$1.7 million), and
- C. pressure sewer system (\$952,000), where wastewater would be pumped (via a small pump on the property) into a common force main gravity line which requires a new hybrid chambered septic tank at each home (planning for ice storms/no power should be a consideration).

Mr. Dan Davis noted that these cost estimates are based on 2021 costs and do not include the cost of easements. Mr. Dan Davis reviewed a map of the affected properties and noted that several properties in the area at some point became connected to the public sewer system. Mr. Dan Davis discussed aging septic systems and the environmental concern with Lake Peachtree serving as a drinking water source (back-up). Based on today's Health Department standards, the smaller lots in the area will not have an option to install a new septic system when their septic tank fails. Mr. Dan Davis stated there are no known environmental issues at this time, but as an Authority we need to advance a solution to this at a higher level.

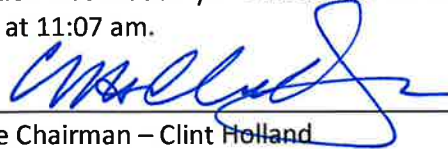
Mr. Dan Davis recommended updating the cost estimates, advancing to a 30% design, and then updating the Board. The work plan discussed to advance this topic included:

1. Obtain additional supporting documentation from the Health Department

2. Advance design(s) from concept to preliminary engineering (30%), including surveying, home finish floor elevations, detail of the new septic tanks and pumps, and piping/profiles
3. Update cost estimates
4. Follow up with the Authority Board via a planning meeting
5. Update Peachtree City staff because this work involves installing sewer in the public right-of-ways
6. Finalize on one of the design alternatives
7. Discuss preliminary funding policy
8. Finalize design and funding policy
9. Advance selected design to 90%
10. Update cost estimate
11. Finalize funding policy
12. Develop concise outline for affected residents
13. Conduct stakeholder meetings
 - a. Update Peachtree City staff
 - b. Advertise
 - c. Host three meetings with residents
14. Bid and construct the project

Mr. Dan Davis and Mr. Holland discussed residents' potential motivation and/or hesitancy to connect to a new sewer system. Ms. Griffis stated the Authority is charged with protecting the public health and safety with regard to septage; these are older homes with no previous option for sewer that are located beside a water source which is why we are proactively discussing the topic. Mr. Dan Davis stated this is a complex project that will require leadership and public education. The Authority could consider incentives through reimbursement for work on residential/private properties. Ms. Brown asked if there was a difference in cost for each homeowner that could be outlined at this time. Mr. Dan Davis stated the gravity system is significantly less expensive for the homeowner; the pressure system would cost at least \$10,000 per homeowner. There was some discussion on potential homeowner reimbursement options. Mr. Dan Davis noted the cost estimates do not include tap fees. Ms. Griffis stated more information will need to be obtained in order to make decisions and take action. There was some discussion on the need to further two plans to 30%, within the next six months. Various stakeholders were identified and discussed. Ms. Griffis stated stakeholder meetings will need to be conducted at times that are convenient for homeowners, including evening hours for those with two working spouses. Mr. Dan Davis stated the new septic tanks with chambers will still need to be pumped every 3-5 years, and the Authority will need a policy to address this issue. The Authority could pre-qualify 3-5 contractors to perform work on homeowner properties.

Mr. Holland asked for a motion to adjourn. The motion was made by Mr. Destadio and seconded by Ms. Brown. Motion carried. The meeting was adjourned at 11:07 am.



Vice Chairman – Clint Holland



Treasurer/Secretary – Frank Destadio

Hip Pocket Septic Systems



Legend

- Ex. Pump Station
- Ex. Manhole
- Ex. Sewer Line
- Non Sewered Parcels
- Sewered Parcel

Information shown is based on available data

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Hip Pocket Septic Systems



Legend

- Ex. Pump Station
- Ex. Manhole
- Ex. Sewer Line
- Non Sewered Parcels
- Sewered Parcel

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



1639 SULLIVAN ROAD, SUITE 200
 NEWNAN, GA 30265
 (770) 678-5852-2104
 (770) 678-5852-2107
 WWW.INTRC.COM

Project Name/Location: Hippocket Sewer Extension
 Client: Peachtree City Water And Sewerage Authority

Date: 4/22/2021
 Job Number: 1040.21xx
 Calculations By: Davis Ozier
 Calculation Description: Cost Estimate - Alterante A (Gravity System)

| ENGINEERING COST ESTIMATE | | | | | |
|---|---|--------------------|-----------------|----------------------|-----------------------|
| ITEM NO. | DESCRIPTION | ESTIMATED QUANTITY | UNIT OF MEASURE | UNIT PRICE (FIGURES) | AMOUNT (FIGURES) |
| CONSTRUCTION ITEMS | | | | | |
| 1 | CLEARING AND GRUBBING | 0.86 | AC | \$ 7,000.00 | \$ 6,026.17 |
| 2 | 8" DIP GRAVITY SEWER | 6,327 | LF | \$ 100.00 | \$ 632,744.00 |
| 3 | 4" DIA. PRECAST CONCRETE MANHOLE | 28 | EA | \$ 4,500.00 | \$ 126,000.00 |
| 4 | TRENCH ROCK EXCAVATION | 844 | CY | \$ 60.00 | \$ 50,619.52 |
| 5 | TRENCH UNSUITABLE SOILS | 1,367 | TN | \$ 42.00 | \$ 57,402.54 |
| 6 | CONNECTION TO EX. MANHOLE | 1 | EA | \$ 2,500.00 | \$ 2,500.00 |
| 7 | CONNECTION TO EX. WETWELL VIA OUTSIDE DROP | 1 | LS | \$ 5,000.00 | \$ 5,000.00 |
| 8 | PUMP STATION COMPLETE (PREFAB UNIT FOR 25 GPM, INCLUDING SITE IMPROVEMENTS) | 2 | LS | \$ 250,000.00 | \$ 500,000.00 |
| 9 | 4" HDPE FORCE MAIN, VIA HDD | 1,400 | LF | \$ 40.00 | \$ 56,000.00 |
| 10 | LIGHT DUTY ASPHALT PAVING (INCLUDING BASE) | 6,757 | SY | \$ 55.00 | \$ 371,612.27 |
| 11 | ASPHALT STRIPING | 5,067 | LF | \$ 10.00 | \$ 50,674.40 |
| 12 | UTILITY COORDINATION | 1 | LS | \$ 30,000.00 | \$ 30,000.00 |
| HOMEOWNER EXPENSES | | | | | |
| 13 | HOUSING CONNECTION VIA PUMP (SEPTIC TANK PUMP AND HDPE FORCE MAIN TO TAP) | 22 | EA | \$ 10,000.00 | \$ 220,000.00 |
| 14 | HOUSING CONNECTION VIA GRAVITY | 43 | EA | \$ 5,000.00 | \$ 215,000.00 |
| EROSION CONTROL ITEMS | | | | | |
| 15 | SILT FENCE | 6,327 | LF | \$ 3.50 | \$ 22,146.04 |
| 16 | DISTRUBED AREA STABILIZATION (Ds1, Ds2, Ds3) | 4,167 | SY | \$ 1.25 | \$ 5,208.33 |
| 17 | CONSTRUCTION EXIT | 3 | EA | \$ 3,500.00 | \$ 10,500.00 |
| CONSTRUCTION COSTS, CONSULTANT COSTS, AND COST SUMMARY | | | | | |
| 18 | MOBILIZATION, INSURANCE, AND BONDS | 1 | LS | \$141,686.00 | \$141,686.00 |
| 19 | TOTAL PROJECT SUBTOTAL | | | | \$2,503,119.26 |
| 20 | CONSTRUCTION COST CONTINGENCY (+/- 15%) | | | | \$375,467.89 |
| 21 | CONSTRUCTION COST SUBTOTAL | | | | \$2,878,587.15 |
| 22 | LEGAL FEES AND SURVEY (+/- 2%) | | | | \$50,062.39 |
| 23 | ENGINEERING (+/- 7%) | | | | \$175,218.35 |
| 24 | CONSTRUCTION ADMINISTRATION (+/- 5%) | | | | \$125,155.96 |
| 25 | CONSULTANT COST SUBTOTAL | | | | \$350,436.70 |
| ESTIMATED CAPITAL COST | | | | | \$3,229,023.85 |

EASEMENT WILL BE REQUIRED FOR ALL WORK OUTSIDE OF THE RIGHT OF WAY. APPROXIMATELY 0.1 ACRES OF EASEMENT WILL BE REQUIRED THROUGH A TOTAL OF 2 EASEMENTS. ANY COST ASSOCIATED WITH THESE EASEMENTS IS EXCLUDED FROM THE COST ESTIMATE PROVIDED ABOVE.

HOUSING CONNECTION VIA PUMP INCLUDES: 500 GALLON HOLDING TANK, STEP PUMP PACKAGE, CONTROL PANEL, MISCELLANEOUS VALVES AND PIPING, AND CONNECTION TO STEP FORCE MAIN.

Revenue

| | |
|---------------------------|-----------------------|
| # of Ex. Homes on STEP | 22 |
| # of Ex. Homes on Gravity | 43 |
| Anticipated Flow Rate | 11700 gpd |
| Revenue | \$ 39,865.80 per year |

Expense

| | |
|-----------------------|--|
| Annual O&M of STEP | \$ 175.00 per connection per year |
| Expense STEP | \$ 3,850.00 per year |
| Annual O&M of Gravity | \$ 75.00 per connection per year (includes O&M of pump stations) |
| Expense Gravity | \$ 3,225.00 per year |
| Total O&M Expense | \$ 7,075.00 per year |

Total Construction Cost \$3,229,023.85

Return of Investment 98.5 years

Apparent 30 year Cost \$3,441,273.85

Hippocket Sewer Extension - Alternate A

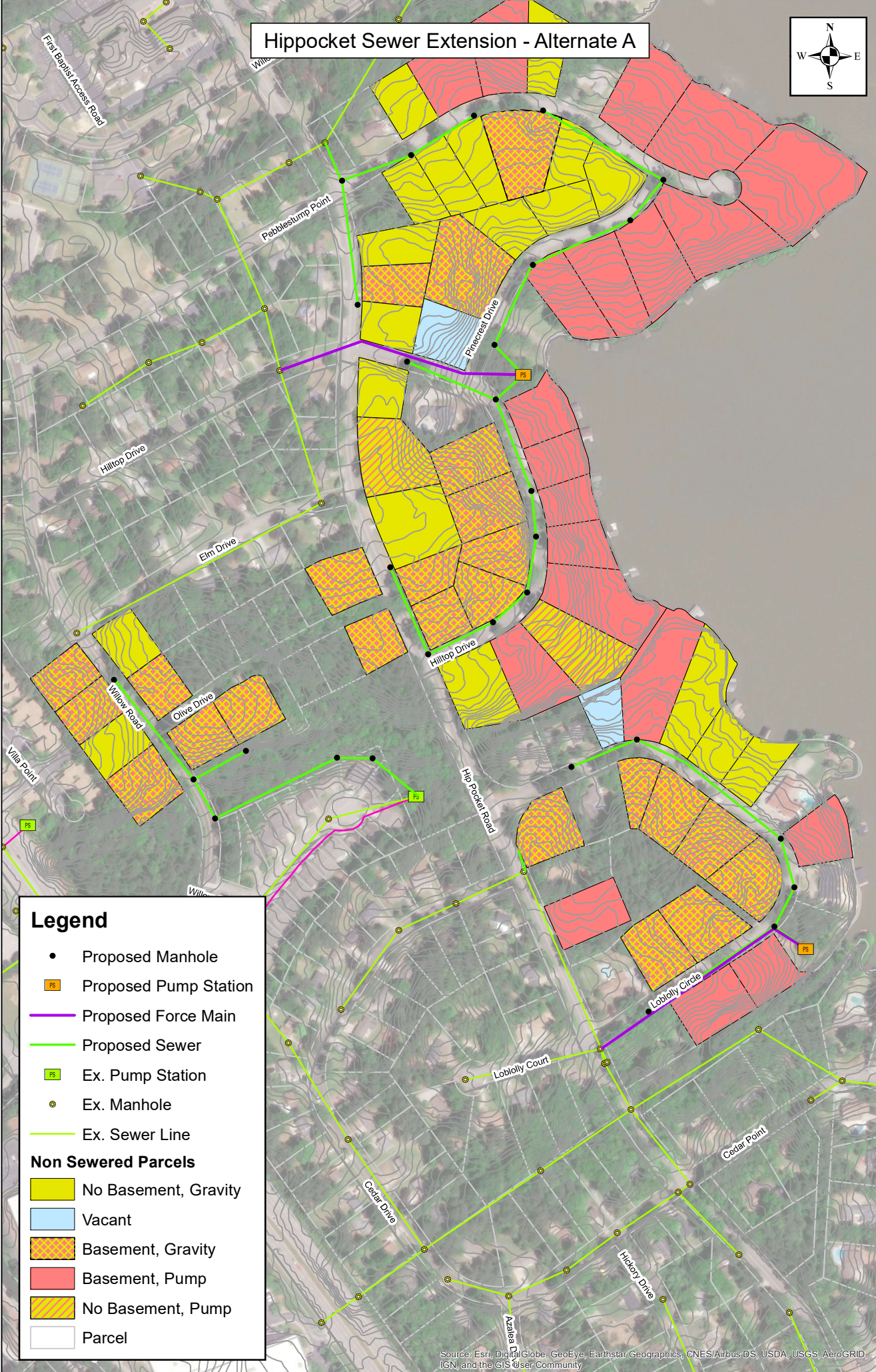


Legend

- Proposed Manhole
- PS Proposed Pump Station
- Proposed Force Main
- Proposed Sewer
- PS Ex. Pump Station
- Ex. Manhole
- Ex. Sewer Line

Non Sewered Parcels

- No Basement, Gravity
- Vacant
- Basement, Gravity
- Basement, Pump
- No Basement, Pump
- Parcel



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



1639 SULLIVAN ROAD, SUITE 200
 NEWNAN, GA 30265
 (770) 678-5852-2104
 (770) 678-5852-2107
 WWW.INTRC.COM

Project Name/Location: Hippocket Sewer Extension
 Client: Peachtree City Water And Sewerage Authority

Date: 4/22/2021
 Job Number: 1040.21xx
 Calculations By: Davis Ozier
 Calculation Description: Cost Estimate - Alterante B (Hybrid System)

| ENGINEERING COST ESTIMATE | | | | | |
|---|---|--------------------|-----------------|----------------------|-----------------------|
| ITEM NO. | DESCRIPTION | ESTIMATED QUANTITY | UNIT OF MEASURE | UNIT PRICE (FIGURES) | AMOUNT (FIGURES) |
| CONSTRUCTION ITEMS | | | | | |
| 1 | CLEARING AND GRUBBING | 0.64 | AC | \$ 7,000.00 | \$ 4,483.47 |
| 2 | 8" DIP GRAVITY SEWER | 2,123 | LF | \$ 61.00 | \$ 129,481.65 |
| 3 | 4' DIA. PRECAST CONCRETE MANHOLE | 10 | EA | \$ 4,500.00 | \$ 45,000.00 |
| 4 | TRENCH ROCK EXCAVATION | 283 | CY | \$ 60.00 | \$ 16,981.20 |
| 5 | TRENCH UNSUITABLE SOILS | 458 | TN | \$ 42.00 | \$ 19,256.68 |
| 6 | CONNECTION TO EX. MANHOLE (GRAVITY SEWER) | 1 | EA | \$ 2,500.00 | \$ 2,500.00 |
| 7 | CONNECTION TO EX. WETWELL VIA OUTSIDE DROP | 1 | LS | \$ 5,000.00 | \$ 5,000.00 |
| 8 | CONNECTION TO EX. MANHOLE (STEP FORCE MAIN) | 2 | EA | \$ 1,500.00 | \$ 3,000.00 |
| 9 | 3" HDPE STEP FORCE MAIN, VIA HDD | 5,550 | LF | \$ 50.00 | \$ 277,500.00 |
| 10 | LIGHT DUTY ASPHALT PAVING (INCLUDING BASE) | 1,590 | SY | \$ 55.00 | \$ 87,461.00 |
| 11 | UTILITY COORDINATION | 1 | LS | \$ 15,000.00 | \$ 15,000.00 |
| HOMEOWNER EXPENSES | | | | | |
| 12 | HOUSING CONNECTION VIA PUMP (SEPTIC TANK PUMP AND HDPE FORCE MAIN TO TAP) | 50 | EA | \$ 10,000.00 | \$ 500,000.00 |
| 13 | HOUSING CONNECTION VIA GRAVITY | 15 | EA | \$ 5,000.00 | \$ 75,000.00 |
| EROSION CONTROL ITEMS | | | | | |
| 14 | SILT FENCE | 2,123 | LF | \$ 3.50 | \$ 7,429.28 |
| 15 | DISTRUBED AREA STABILIZATION (Ds1, Ds2, Ds3) | 3,100 | SY | \$ 1.25 | \$ 3,875.00 |
| 16 | CONSTRUCTION EXIT | 3 | EA | \$ 3,500.00 | \$ 10,500.00 |
| CONSTRUCTION COSTS, CONSULTANT COSTS, AND COST SUMMARY | | | | | |
| 17 | MOBILIZATION, INSURANCE, AND BONDS | 1 | LS | \$72,148.10 | \$72,148.10 |
| 18 | TOTAL PROJECT SUBTOTAL | | | | \$1,274,616.37 |
| 19 | CONSTRUCTION COST CONTINGENCY (+/- 15%) | | | | \$191,192.46 |
| 20 | CONSTRUCTION COST SUBTOTAL | | | | \$1,465,808.83 |
| 21 | LEGAL FEES AND SURVEY (+/- 2%) | | | | \$25,492.33 |
| 22 | ENGINEERING (+/- 7%) | | | | \$89,223.15 |
| 23 | CONSTRUCTION ADMINISTRATION (+/- 5%) | | | | \$63,730.82 |
| 24 | CONSULTANT COST SUBTOTAL | | | | \$178,446.29 |
| ESTIMATED CAPITAL COST | | | | | \$1,644,255.12 |

EASEMENT WILL BE REQUIRED FOR ALL WORK OUTSIDE OF THE RIGHT OF WAY. APPROXIMATELY 0.1 ACRES OF EASEMENT WILL BE REQUIRED THROUGH A TOTAL OF 2 EASEMENTS.
 ANY COST ASSOCIATED WITH THESE EASEMENTS IS EXCLUDED FROM THE COST ESTIMATE PROVIDED ABOVE.

HOUSING CONNECTION FOR STEP SYSTEM INCLUDES: 500 GALLON HOLDING TANK, STEP PUMP PACKAGE, CONTROL PANEL, MISCELLANEOUS VALVES AND PIPING, AND CONNECTION TO STEP FORCE MAIN.

Revenue

| | |
|---------------------------|-----------------------|
| # of Ex. Homes on STEP | 50 |
| # of Ex. Homes on Gravity | 15 |
| Anticipated Flow Rate | 11700 gpd |
| Revenue | \$ 39,865.80 per year |

Expense

| | |
|--------------------------|---|
| Annual O&M of STEP | \$ 175.00 per connection per year |
| Expense STEP | \$ 8,750.00 per year |
| Cleaning Cost of Gravity | \$ 2.50 per lf (anticipated cleaning once every 10 years) |
| Gravity Sewer Length | 2,123 LF |
| 10-Year Expense | \$ 5,306.63 |
| 20-Year Expense | \$ 10,613.25 |
| 30-Year Expense | \$ 15,919.88 |
| Total O&M Expanse | \$ 14,056.63 per year |

Total Construction Cost \$1,644,255.12

Return of Investment 53.8 years

Apparent 30 year Cost \$1,922,675.00

Hippocket Sewer Extension - Alternate B



Legend

- Proposed Manhole
- STEP FM
- Proposed Sewer
- PS Ex. Pump Station
- M Ex. Manhole
- Ex. Sewer Line
- Parcel

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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 (770) 678-5852, 2104
 (770) 678-5852, 2107
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Project Name/Location: Hippocket Sewer Extension
 Client: Peachtree City Water And Sewerage Authority

Date: 4/22/2021
 Job Number: 1040.21xx
 Calculations By: Davis Ozier
 Calculation Description: Cost Estimate - Alterante C (STEP System)

| ENGINEERING COST ESTIMATE | | | | | |
|---|---|--------------------|-----------------|----------------------|---------------------|
| ITEM NO. | DESCRIPTION | ESTIMATED QUANTITY | UNIT OF MEASURE | UNIT PRICE (FIGURES) | AMOUNT (FIGURES) |
| CONSTRUCTION ITEMS | | | | | |
| 1 | 3" HDPE STEP FORCE MAIN, VIA HDD | 7,100 | LF | \$ 50.00 | \$ 355,000.00 |
| 2 | CONNECTION TO EX. MANHOLE (STEP FORCE MAIN) | 4 | EA | \$ 1,500.00 | \$ 6,000.00 |
| 3 | LIGHT DUTY ASPHALT PAVING (INCLUDING BASE) FOR SERVICE CONNECTIONS IN ROADWAY | 46 | SY | \$ 55.00 | \$ 2,531.10 |
| 4 | UTILITY COORDINATION | 1 | LS | \$ 15,000.00 | \$ 15,000.00 |
| HOMEOWNER EXPENSES | | | | | |
| 5 | HOUSING CONNECTION VIA PUMP (SEPTIC TANK PUMP AND HDPE FORCE MAIN TO TAP) | 65 | EA | \$ 10,000.00 | \$ 650,000.00 |
| EROSION CONTROL ITEMS | | | | | |
| 6 | SILT FENCE | 500 | LF | \$ 3.50 | \$ 1,750.00 |
| 7 | DISTRUBED AREA STABILIZATION (Ds1, Ds2, Ds3) | 500 | SY | \$ 1.25 | \$ 625.00 |
| CONSTRUCTION COSTS, CONSULTANT COSTS, AND COST SUMMARY | | | | | |
| 8 | MOBILIZATION, INSURANCE, AND BONDS | 1 | LS | \$61,854.37 | \$61,854.37 |
| 9 | TOTAL PROJECT SUBTOTAL | | | | \$737,760.47 |
| 10 | CONSTRUCTION COST CONTINGENCY (+/- 15%) | | | | \$110,664.07 |
| 11 | CONSTRUCTION COST SUBTOTAL | | | | \$848,424.54 |
| 12 | LEGAL FEES AND SURVEY (+/- 2%) | | | | \$14,755.21 |
| 13 | ENGINEERING (+/- 7%) | | | | \$51,643.23 |
| 14 | CONSTRUCTION ADMINISTRATION (+/- 5%) | | | | \$36,888.02 |
| 15 | CONSULTANT COST SUBTOTAL | | | | \$103,286.47 |
| ESTIMATED CAPITAL COST | | | | | \$951,711.00 |

HOUSING CONNECTION FOR STEP SYSTEM INCLUDES: 500 GALLON HOLDING TANK, STEP PUMP PACKAGE, CONTROL PANEL, MISCELLANEOUS VALVES AND PIPING, AND CONNECTION TO STEP FORCE MAIN.

Revenue

of Ex. Homes 65
 Anticipated Flow Rate 11700 gpd
 Revenue \$ 39,865.80 per year

Expense

Annual O&M of STEP \$ 175.00 per connection per year
 Expense \$ 11,375.00 per year

Total Construction Cost \$951,711.00

Return of Investment 33.4 years

Apparent 30 year Cost \$1,292,961.00

Hippocket Sewer Extension - Alternate C



Legend

- STEP FM
- Ex. Pump Station
- Ex. Manhole
- Ex. Sewer Line
- Non Sewered Parcels**
- Non Sewered Parcels
- Parcel

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community