

**Town of Sennett Water District No. 1 & 3
Public Information Meeting
December 15, 2022**

Items to discuss:

1. Purpose of Public Information Meeting:

- Inform the residents and property owners of the project and seek input.
- Board to consider information provided & comments received.

2. Purpose of Project:

- Address serious health and safety concerns.
- Replace aged Water Storage Tank (WST) and existing watermain prone to breakage.
- Provide redundant water supply/storage & improve fire flow conditions.
- Provide public water to properties in WD #3 currently without water.

3. Background:

- Existing WST and watermain date back to 1963; WD #1 = 65 Units; WD #3 = 247 Units.
- Project has received support from Sennett Fire Department on multiple occasions.
- Project has received endorsement and approval from multiple Agencies.
- WD #1 will benefit from the WST and watermain providing a partial loop of the water system.

4. History of Project:

- 1963: WD No. 3 WST and Water Mains installed; some water mains installed in the 1930's.
- 2009: WST designed and bid; Bids rejected in 2009.
- 2012-13: Water System Capital Improvement Plan Prepared.
- 2014-18: Several alternatives were considered.
- 2018-19: Obtained WIA Grant and USDA RD Loan; **Total Project Cost Est. = \$2,969,000.**
- 2019-21: Design and permits and approvals completed.
- 2019-22: Work on obtaining temporary and permanent easements from property owners.
- 2021: Obtain additional USDA RD loan of \$1,800,000; **Total Project Cost Est. = \$4,994,000.**
- 2022: Bid Project on November 10, 2022; **Total Updated Project Cost Est. = \$6,581,000.**
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5. Alternatives Considered:

- Do Nothing.
- Award WST and Water Main Contracts as bid.
- Award Water Main Contract ONLY.
- Construct Alternate Supply and Tank Alternatives.
- Reject both Contracts and Re-Bid one or both Contracts.

6. Review Project Scope

- 200,000 Gallon Elevated Water Storage Tank.
- Match City of Auburn overflow elevation of 855 Feet above sea level.
- New water mains on Mutton Hill Road and County House Road.
- Replace existing water mains on Healy Road, Depot Road, Grant Avenue and Jericho Road due to deteriorated conditions.

7. Review the Project Financing (Grant and Loans)

- \$1,781,000 Water Infrastructure Improvement Act Grant
- \$1,187,000 USDA RD Loan (3.375% for 38-Years)
- \$1,800,000 USDA RD Loan (1.75% for 38-Years)
- \$1,587,000 USDA RD Loan (**to be obtained if proceeding with Project**)

8. Summary of Bids Received:

Contract A: Water Main Improvements

- 6 bids received; Morsch Pipeline, Inc. was the low bidder at \$2,632,711.
- Qualified and experienced pipeline contractor.

Contract B: Water Storage Tank

- 1 bid received; Caldwell Tanks, Inc. was the low bidder at \$2,585,700.
- Qualified and experienced Tank contractor.

9. Total Project Costs (As bid with WST and Water Mains, including soft costs)

• Water Storage Tank	=	\$ 3,261,065
• Mutton Hill, County House & Healy Water Mains	=	\$ 1,830,261
• Depot Road Water Main	=	\$ 597,516
• Grant Avenue & Jericho Road Water Main	=	\$ 892,158
Total Estimated Project Cost	=	\$ 6,581,000

10. Estimated Annual Cost (As Bid with WST and Water Mains) to Existing Water Customers

<u>Description</u>	<u>WD #3 Properties</u>	<u>WD#1 Properties</u>
Debt Service Tax Rate/\$1,000 AV	\$ 2.8494	\$0.8575
Annual Debt Service Cost	\$ 413.17	\$ 124.34
Additional Tank Maintenance	\$ 39.11	\$ 16.69
Total Additional Annual Cost	\$ 452.28	\$141.03

Notes: 1. Annual Debt Service is based upon a typical \$145,000 Assessed Home Value.
 2. New customers in WD #3 would be responsible for Water Costs & O&M Costs = +/- \$642.81

11. Project delayed & Costs have increased due to several factors:

- Easements and Property Acquisition has been difficult and drawn out (3-years).
- Covid-19 delays in agency reviews and responsiveness.
- Supply chain delivery delays have required longer construction completion dates.
- Material and labor prices more than doubled in some cases.
- Supply Chain delays in delivery of materials & difficult Bidding environment.

12. Estimated Annual Cost (As Bid without WST) to Existing Water Customers

<u>Description</u>	<u>WD #3 Properties</u>	<u>WD#1 Properties</u>
Debt Service Tax Rate/\$1,000 AV	\$ 2.2817	\$0.5002
Annual Debt Service Cost (Notes1 & 2)	\$ 330.85	\$ 72.52
Additional Tank Maintenance	\$ 0.00	\$ 0.00
Total Additional Annual Cost	\$ 330.85	\$ 72.52

Notes:

1. Annual Debt Service is based upon a typical \$145,000 Assessed Home Value.
2. Representatives from NYS EFC indicated the WIIA Grant would not be provided if the WST is not included in the Project since it was in the grant approval documents.
3. New customers in WD #3 would be responsible for Water Costs & O&M Costs = +/- \$642.81

13. Steps to be taken:

- Town Board to review information and take the necessary action.
- If reject bids, notify bidders & notify funding agencies.
- If moving forward with project follow the legal process for expenditure of additional funds.
- Obtain written commitment from the low bidders to hold their bids.
- Apply to USDA Rural Development for additional funds.
- Award the Contracts once all legal steps have been completed.

14. Questions and Answers: (Please wait until the end of the Presentation)

Town of Sennett Water District No. 3 Public Information Meeting

December 15, 2022



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1

Sennett Town Board

Town Supervisor

Thomas Blair

Town Board Members

Robert Edmunds

Richard Gagliardi

Edward Rizzo

Michael Wellauer

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2

Support to Town Board

Kate Salisbury, Town Clerk

Kris LaPointe, Town Water & Wastewater Superintendent

Jeff Lowe, Town Assessor

**John Langey, Town Attorney
Richard Andino, Town Attorney**

**Paul Chatfield, P.E., Town Engineer
Jon Hinman, P.E., Project Manager**

Barbara Johnston, Labella (Grant Administrator)

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3

Meeting Agenda

- **Review the Project purpose.**
- **Review Background Information & Project History**
- **Review the project scope.**
- **Review the WIIA grant & USDA RD loans.**
- **Review Bids Received, Project Costs & Cost Impact.**
- **Review the Options Considered.**
- **Answer residents questions.**

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4

Project Purpose

- **Address Serious Health and Safety Concerns.**
- **Replace the existing water storage tank.**
- **Replace aged/deteriorated existing water mains prone to breakage.**
- **Provide redundant water supply and improve fire flow conditions to all customers in WD's 1 & 3.**
- **Provide Public Water to residents currently in WD No. 3 but not provided with public water.**

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5

Project Background Information

- **WD #1 = 65 Units; WD #3 = 247 Units.**
- **Project has received support from Sennett FD.**
- **Project has received approval from State & County Health Departments, NYS DEC; USDA RD, etc.**
- **Several Public Information Meetings and Hearings held.**
- **WD No. 1 will benefit approximately (30%) from:**
 - **Water Storage Tank.**
 - **Mutton Hill Road Watermain.**
 - **County House Road Watermain.**
 - **Healy Road Watermain.**

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6

Project History

- **1930's:** Some WM reported to be constructed.
- **1963:** Water System (Tank & WM) constructed.
- **2009:** WST designed and bid. Bids rejected.
- **2012-13:** Water System Capital Plan Prepared.
- **2014-18:** Several Alternatives were considered.
- **2018-19:** Receive WIIA Grant (11/14/18) \$ 1,781,400
Obtain USDA Loan (3/14/19) of \$1,187,000
Local Share of \$ 600
Total Estimated Project Cost (2018) = \$2,969,000

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7

Project History (Continued)

- **2019:** Design and Permits and Approvals.
- **2019-22** Work on obtaining easements.
- **2020-22:** COVID 19 impacts Project Costs.
Labor, Materials & Contractors Workload.
- **2021:** Obtain additional USDA Loan of \$1,800,000.
Updated Total Project Cost = \$4,994,000
- **2022:** Bid Project on November 10, 2022.
Total Updated Project Cost = \$6,581,000.

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8

Alternatives Considered

1. **Do Nothing.**
2. **Award Water Storage Tank & Water Main Contracts.**
3. **Award Water Main Contract ONLY.**
4. **Construct Alternate Supply & Tank Alternates.**
5. **Reject both Contracts and Re-Bid one or both.**

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9

1. Do Nothing

- **Continue to operate without water storage.**
- **Continue to experience water main breaks and periodic interruption of service.**
- **Continue to have substandard fire flow.**
- **Turn in WIIA Grant of \$1,781,000.**
- **Increased Construction Costs down the road.**

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10

2. Award WST & Watermain

- Water storage provided for normal operation.
- Improved fire flow and storage for emergencies.
- Less frequent interruption of service.
- Significantly improved fire flow.
- Current water pressure will remain as today.
- WIIA Grant of \$1,781,000 will be used to offset costs.

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11

3. Award Watermain Contract Only

- Continue to operate without storage.
- Slightly improved fire flow.
- No water storage for emergencies.
- Less frequent interruption of service.
- Current water pressure will remain as today.
- Turn in WIIA Grant of \$1,781,000.

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12

4. Construct Alternate Supply

- Utilizing Pine Ridge WST was considered by installing water main along Chestnut Ridge Road.
- Slightly improved fire flow.
- No water storage for emergencies.
- Less frequent interruption of service.
- Current water pressure will remain as today.
- Turn in WIIA Grant of \$1,781,000.

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13

5. Reject and Re-bid One

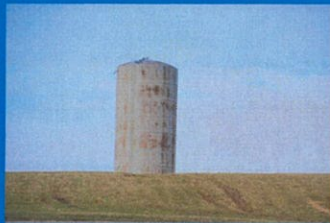
- Existing bid prices were competitive for the water main contract (6 close bids).
- Water Storage Tank not likely to attract additional bidders.
- Costs are likely to increase.
- Contractors have less interest in a re-bid.
- Project delays create increased costs.

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14

Replace Water Storage Tank (WST)

- Remove existing 250,000 gallon WST taken out of service around 2009 due to deteriorated conditions.
- Construct a new 200,000 gallon elevated WST.
- Match City of Auburn overflow elevation of 855 Ft. meeting current pressures in the Water System.



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15

Replace aged/deteriorated existing water mains

- Healy Road: 3,100 LF of 8" water main.
- Grant Avenue: 3,800 LF of 8" water main.
- Jericho Road: 3,600 LF of 8" water main.
- Depot Road: 2,300 LF of 8" water main.
- These improvements will:
 - Address the fire flow deficiencies.
 - Replace deficient water mains.
 - Improve the reliability of the water system.
 - Allow for future interconnection with Brutus.

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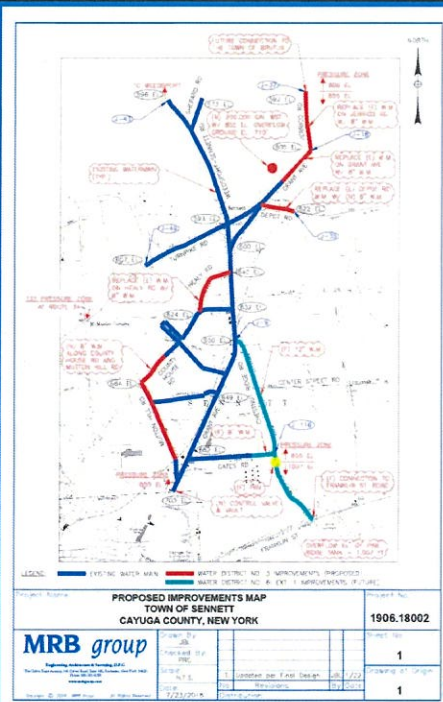
16

New Water Mains

- **Mutton Hill Road: 4,950 LF of 8" water main.**
- **County House Road: 2,450 LF of 8" water main.**
- **These improvements will:**
 - Provide water to additional residents in WD No. 3.
 - Provide a partial redundant water supply feed.
 - Improve fire flow conditions.
 - Allow for back feeding to Water District No. 1

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17



18

Grant and Loans

- **USDA Rural Development (RD) Loans**
 - \$1,187,000 Loan (3.375% for 38-Years) in 2019.
 - \$1,800,000 Loan (1.75% for 38-Years) in 2021.
 - \$1,587,000 Loan (to be obtained if proceeding).
- **Water Infrastructure Improvement Act (WIIA)**
 - \$1,781,000 Grant obtained November 14, 2018.
 - Without WST, WIIA Grant likely will go away.
- **NYS EFC Drinking Water State Revolving Fund (DWSRF)**
 - Required to be above the funding line based upon need.
- **NYS Office of Community Renewal (OCR)**
 - Required to be 51% Low/Moderate Income.

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19

Summary of Bids Received

- **Contract A: Water Main Improvements**
 - 6 Bids Received
 - Low Bid: Morsch Pipeline, Inc.
 - Low Bid Amount: \$2,632,711
 - Qualified and Experienced Pipeline Contractor
- **Contract B: Water Storage Tank**
 - 1 Bid Received
 - Low Bid: Caldwell Tank, Inc.
 - Low Bid Amount: \$2,585,700
 - Qualified and Experienced Tank Contractor

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20

Estimated Total Project Costs (As Bid with WST & WM)

Part	Description	Amount
WST	Water Storage Tank	\$ 3,261,065
1	Mutton Hill, County House & Healy Road WM	\$ 1,830,261
2	Depot Road WM	\$ 597,516
3	Grant Avenue & Jericho Road WM	\$ 892,158
Total Estimated Project Cost =		\$6,581,000

Included in the Total Project Cost:

- ❖ Construction Costs
- ❖ Legal & Administration
- ❖ Engineering Services
- ❖ 10% Contingencies

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21

Cost Sharing Formula Between WD's 1 & 3

Part	Description	WD No. 3	WD No. 1
WST	Water Storage Tank	70%	30%
1	Mutton Hill, County House & Healy Road WM	70%	30%
2	Depot Road WM	100%	0%
3	Grant Avenue & Jericho Road WM	100%	0%

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22

Estimated Annual Costs (As Bid with WST & WM)

With Project As-Bid (WST and Watermains)	WD No. 3	WD No. 1
Debt Service TAV Rate/\$1,000 AV	\$ 2.8494	\$ 0.8575
Debt Service Cost based upon \$145K AV	\$ 413.17	\$ 124.34
Short Lived Asset Cost for WST	<u>\$ 39.11</u>	<u>\$ 16.69</u>
Total Additional Cost	\$ 452.28	\$ 141.03

- Cost based upon an Typical Single Family Home Value = \$145,000

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23

First Year Cost to the Typical One-Family Residence (New Service ONLY in WD No. 3)

Purchase of Water Meter	\$ 270	
Installation of Water Service (100 lf x \$20/lf)	\$2,000	
Internal Plumbing Changes	<u>\$ 125</u>	
Total Estimated Homeowner Costs (1 time)		\$ 2,395.00
Debt Service Charge (WD #3 Only)		\$ 413.17
Additional Tank Maintenance(WD #3 Only)		\$ 39.11
Estimated Water Cost (60,000 gallons/year)		\$ 480.00
O & M Cost based upon water usage		<u>\$ 162.81</u>
Total Estimated Average Cost (1st Year Only)		\$ 3,490.09

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24

2nd Year Cost & Beyond to the Typical One-Family Residence (*New Service ONLY in WD No. 3*)

Debt Service Charge	\$ 413.17
Additional Tank Maintenance	\$ 39.11
Estimated Water Cost (60,000 gallons/year)	\$ 480.00
O & M Cost based upon water usage	<u>\$ 162.81</u>
Total Estimated Average Cost (1 st Year Only)	\$ 1,095.09

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25

Homeowners Responsibility (*For New Services ONLY*)

- Install Water Service from ROW to house.
- Abandon wells or separate from well supply and Internal Plumbing Changes.
- Purchase of Water Meter (\$270 One time only).
- Homes > 150 LF from water main may require a meter tile (\$250).
- Purchase Water and comply with Town requirements.

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26

Estimated Total Project Costs (As Bid Without WST)

Part	Description	Amount
WST	Water Storage Tank	\$ 427,057
1	Mutton Hill, County House & Healy Road WM	\$ 1,802,559
2	Depot Road WM	\$ 588,310
3	Grant Avenue & Jericho Road WM	\$ 878,460
Total Estimated Project Cost =		\$3,696,386

Included in the Total Project Cost:

- ❖ Construction Costs
- ❖ Legal & Administration
- ❖ Engineering Services
- ❖ 10% Contingencies

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27

Estimated Annual Costs (As Bid without WST)

With Project As-Bid (WST and Watermains)	WD No. 3	WD No. 1
Debt Service TAV Rate/\$1,000 AV	\$ 2.2817	\$ 0.5002
Debt Service Cost based upon \$145K AV	\$ 330.85	\$ 72.52
Short Lived Asset Cost for WST	\$ 0.00	\$ 0.00
Total Additional Cost	\$ 330.85	\$ 72.52

- Cost based upon an Typical Single Family Home Value = \$145,000.
- Assumes \$1,187,000 WIIA Grant REMOVED from Project.

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28

Advantages of Project

- Address Serious Health and Safety Concerns.
- Consistent Quality and Quantity of Public Water.
- Increased Fire Protection.
- Increased Reliability of Water System.
- Provide redundant supply of water.
- Lower Homeowners (fire) Insurance Rate.
- Allow for future interconnection with Brutus.

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29

Advantages of a Public Water System for New Customers

- Less worry about water supply.
- Lower Homeowners Fire Insurance Rates.
- Eliminate costs associated with private wells, including:
 - Electricity
 - Replacement of Pumps
 - Replacement of Well
 - Replacement of water softeners, chemicals, appliances and fixtures

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30

Steps to be Taken

- Town Board to review information and take action.
- If reject bids, notify bidders & notify funding agencies.
- If moving forward with Project, follow the legal process for expenditure of additional funds (public hearing, revise Engineering Report, etc.) Obtain written commitment from the low bidders to hold their bids.
- Apply to USDA Rural Development for Additional Funding.
- Once additional funding has been obtained and the legal process has been completed, Award the Contracts.
- Commence Construction (12-15 month duration).

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31

Questions and Answers

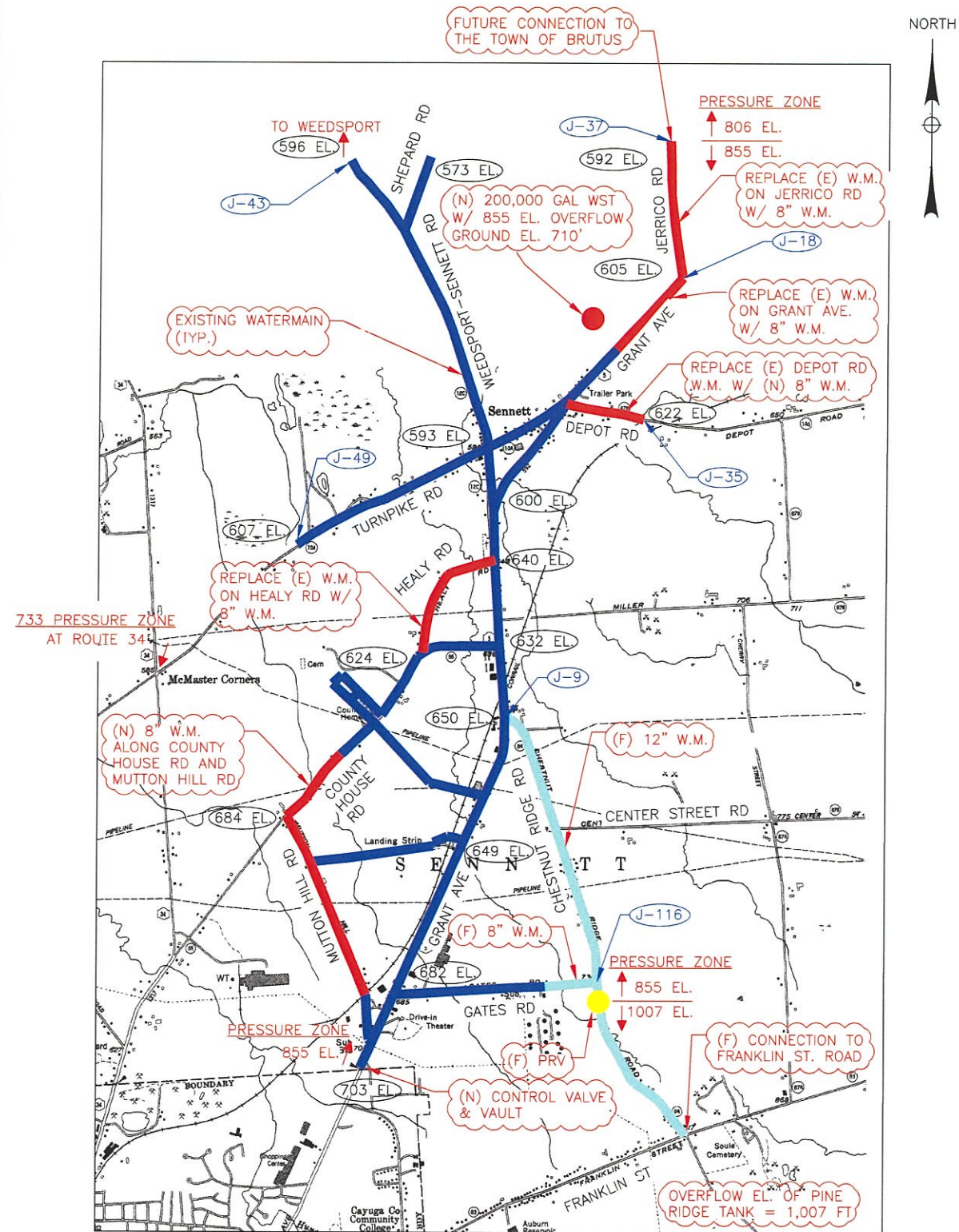
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32

Thank You



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LEGEND: — EXISTING WATER MAIN — WATER DISTRICT NO. 3 IMPROVEMENTS (PROPOSED) — WATER DISTRICT NO. 6; EXT. 1 IMPROVEMENTS (FUTURE)

Project Name:		PROPOSED IMPROVEMENTS MAP			Project No.	
		TOWN OF SENNETT			1906.18002	
		CAYUGA COUNTY, NEW YORK				
MRB group <small>Engineering, Architecture & Surveying, D.P.C. The Colver Road Agency, 145 Colver Road, Suite 160, Reddick, New York 14620 Phone: 585.381.9250 www.mrbgroup.com</small>	Drawn By:	JBL			Sheet No.	
	Checked By:	PRC			1	
	Scale:	N.T.S.	1. Updated per Final Design	JBL 1/22	Drawing of Origin:	
	Date:	7/23/2018	No. Revisions	By Date	1	
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