

# Valley View Sewer District Open House/Public Meeting

## THE LOOP AND SURROUNDING AREA NEW SEWER CONSTRUCTION PROJECT

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SUNDAY, NOVEMBER 19, 2017



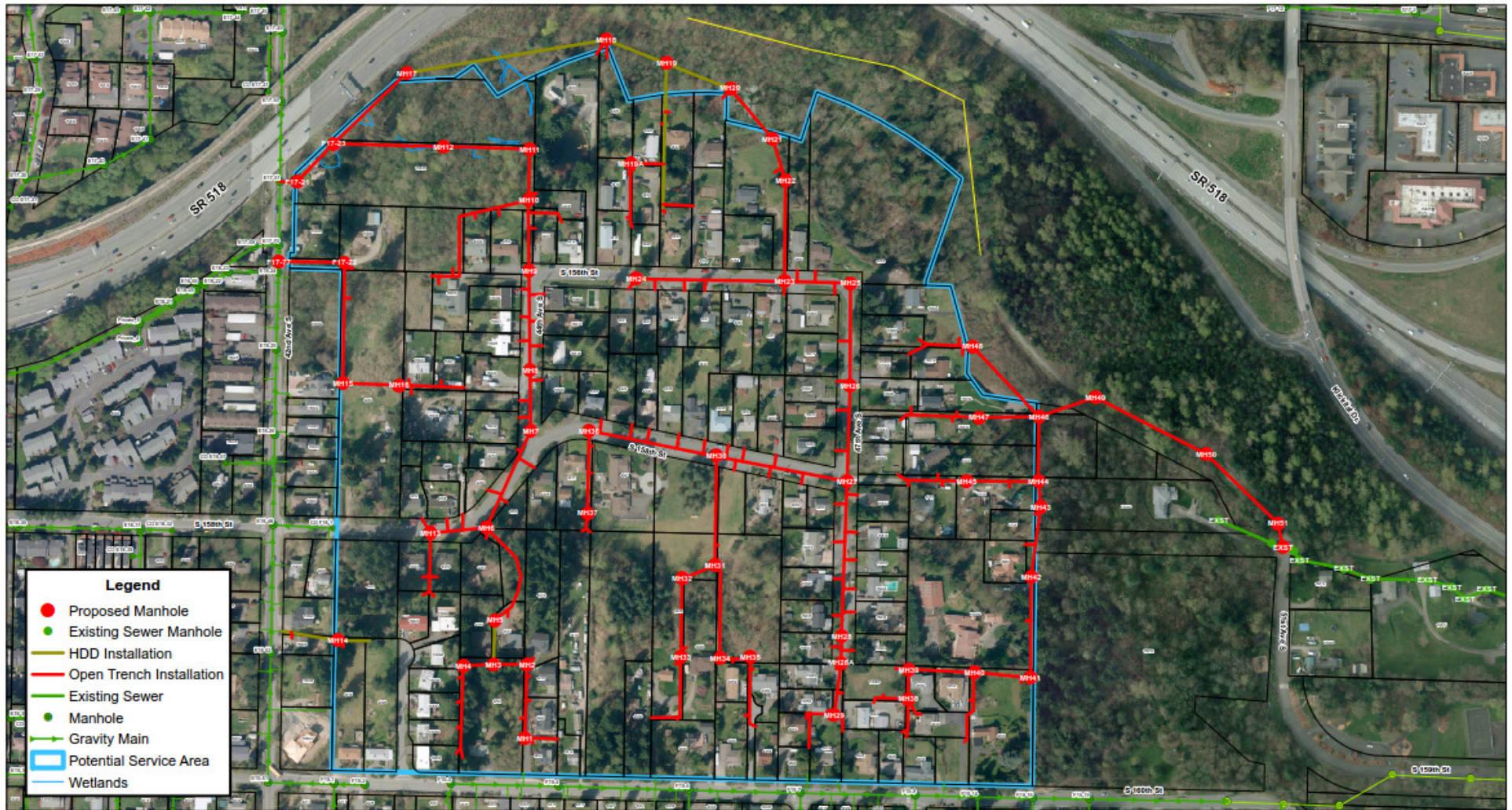
# AGENDA

- ❖ Project Design
- ❖ Overall Project Cost Estimate and Funding Status
- ❖ Connection Costs and Payment Options
- ❖ Project Schedule
- ❖ Incentives for Connection in 2018

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# ORIGINAL DESIGN



J:\Data\I\SD\115-005\SW Loop (Codd-Taplo) and Tukwila Loop Sewer\GIS\Design Revision\The Loop\_REV.mxd By:davidson Plot Date: 10/6/2017 Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet

**NORTH**  
 1 inch = 120 feet  
 0 120 240  
 DRAWING IS FULL SCALE  
 WHEN BAR MEASURES 2"



## The Loop Sewer Valley View Sewer District

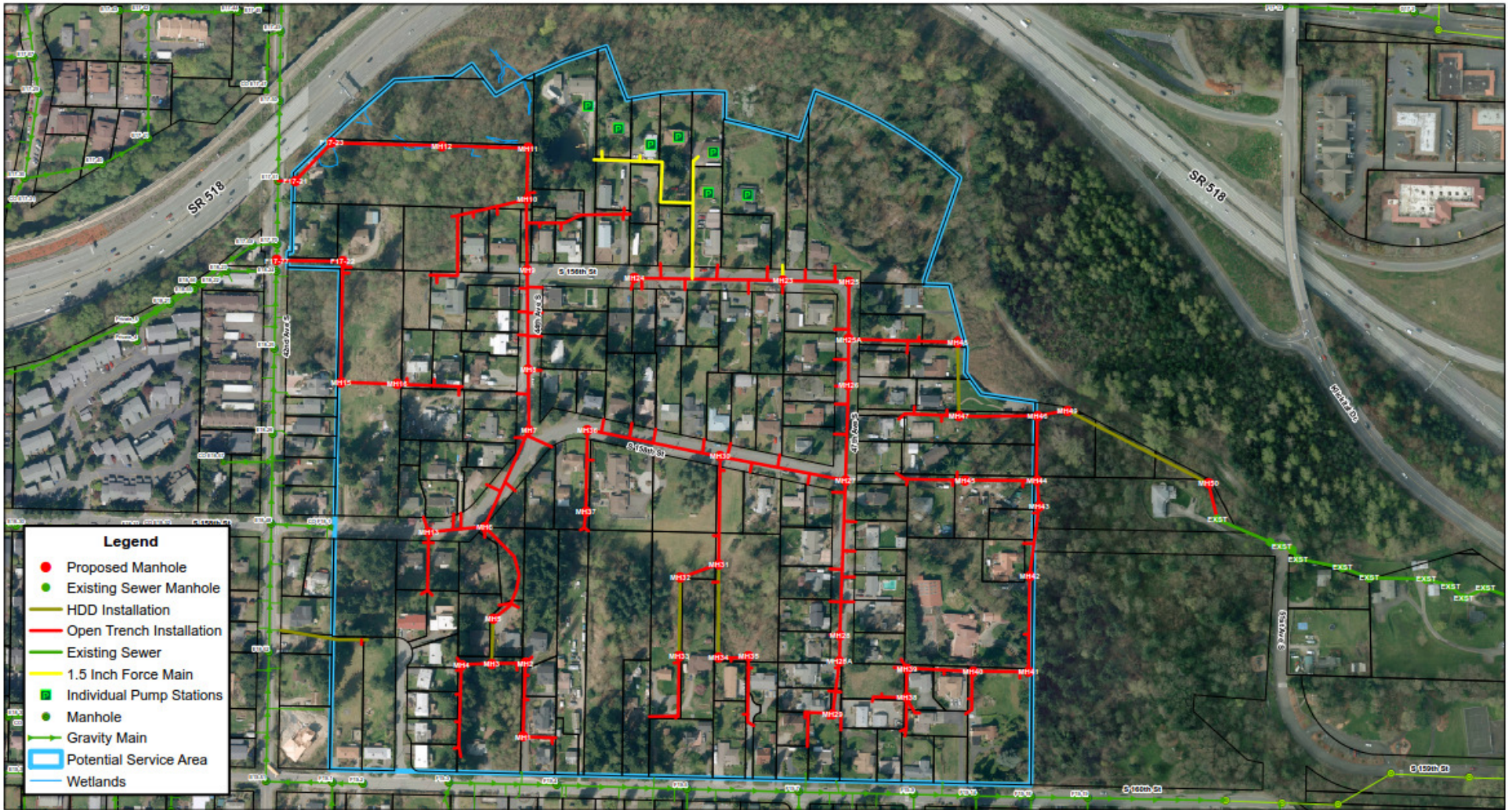
**RH2**  
 ENGINEERS  
 PLANNERS  
 SCIENTISTS

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# FINAL PROJECT DESIGN



**Legend**

- Proposed Manhole
- Existing Sewer Manhole
- HDD Installation
- Open Trench Installation
- Existing Sewer
- 1.5 Inch Force Main
- Individual Pump Stations
- Manhole
- Gravity Main
- Potential Service Area
- Wetlands

I:\Data\I\SD\115-001\SW Loop (Codd-Tappin) and Tukwila Loop Sewer\GIS\The Loop\_IPS Option.mxd By:gdavidson Plot Date: 11/17/2017 Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet

**NORTH**

1 inch = 120 feet

DRAWING IS FULL SCALE WHEN BAR MEASURES 2"



## The Loop Sewer - Alternate Design

### Valley View Sewer District

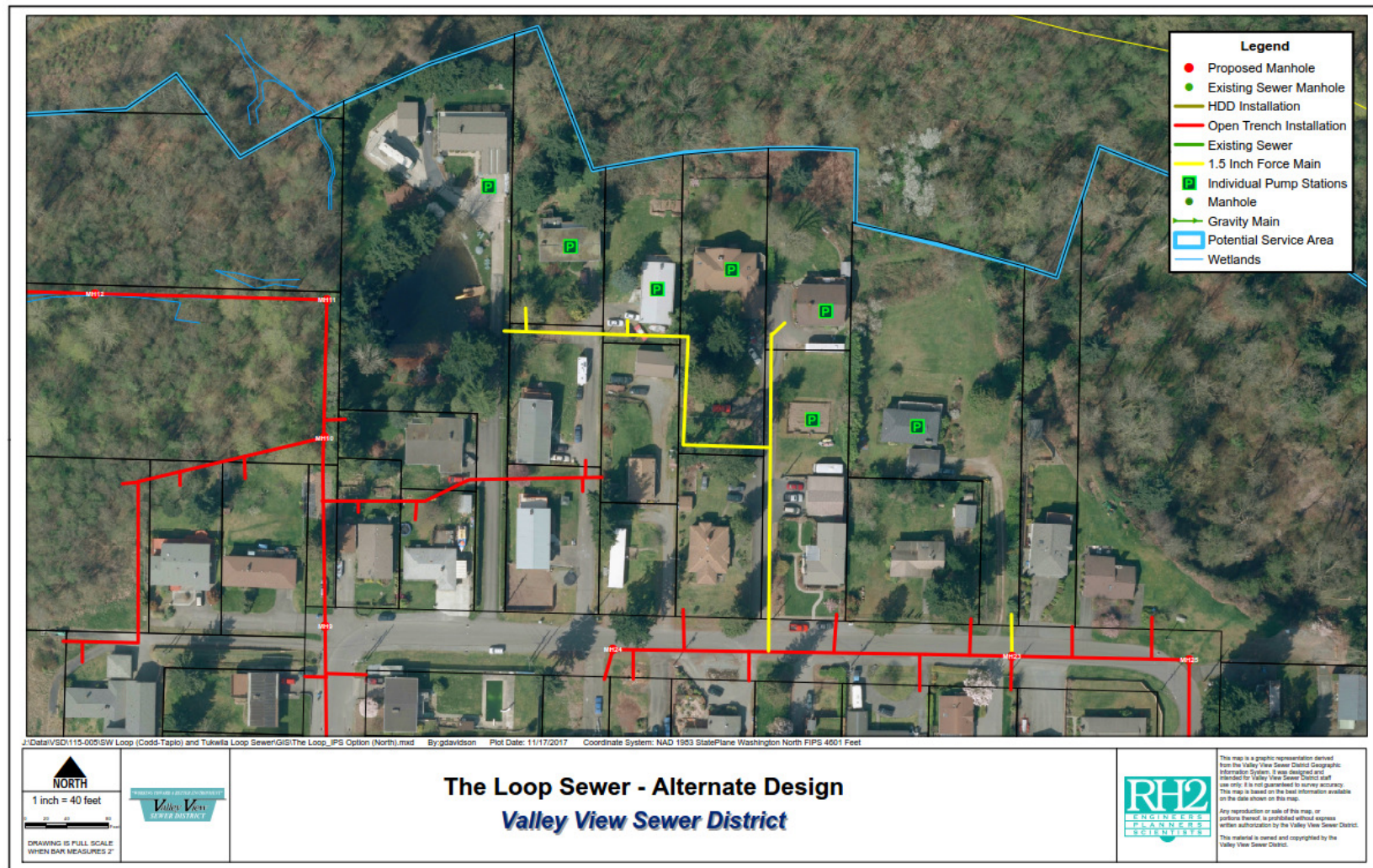


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# PROPOSED PUMP LOTS NORTH OF S 156<sup>TH</sup> STREET



# OVERALL PROJECT COST ESTIMATE AND FUNDING STATUS

**Total Project Cost (Estimate): \$5,680,000.00**

**Grant Funded Amount: \$4,535,136.00**

**Balance\* : \$1,144,864.00**

## For Information Only!

- ❖ Total Project Cost Divided Among Existing Lots: **\$39,172/Lot**
- ❖ Balance Divided Among Existing Lots : **\$ 7,895/Lot**
- ❖ Proposed Connection Charge/Existing Lot: **\$ 3,000 (Estimate)**

**\* Collected from existing and future lots upon connection**

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# CONNECTION COSTS AND PAYMENT OPTIONS

## ❖ CONNECTION COSTS

- Connection Charge
- General Facility Charge (GFC)
- KC Treatment Capacity Charge (Capacity Charge)
- ~~Side Sewer Permit Fee \$100.00 (Permit Fee) –~~  
Paid for by Grant
- ~~Side Sewer Construction Cost (Side Sewer) \$7,000 –~~  
Paid for by Grant

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# EXISTING LOT CONNECTION COSTS

CHARGE TYPE	FULL AMOUNT	AVERAGE MONTHLY FINANCE CHARGE
Connection Charge	\$3,000.00 (Estimate)	\$21.00
GFC	\$4,033.00	\$33.00
Capacity Charge	\$9,176.76 (Estimate)	\$62.60
<del>Permit Fee</del>	<del>\$100.00</del>	\$0.00
<del>Side Sewer</del>	<del>\$7,000.00 (Estimate)</del>	\$0.00
<b>ALL CONNECTION CHARGES</b>	<b>\$16,209.76</b>	<b>\$116.60</b>

<b>SEWER BILL/MONTH</b>	<b>\$58.85</b>
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<b>TOTAL WITH SEWER BILL/MONTH</b>	<b>\$175.45</b>
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- (1) Connection Charge and GFC annual installments for 15 years.
- (2) Capacity Charge quarterly bill for 15 years.
- (3) Each newly created lot will have a Connection Charge of \$10,500 (Estimate).

**\$934.84 Due Upon Financing**

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# KING COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- Valley View Awarded \$205,000 Grant for Low Income Property Owner Connection Costs
- Based on Income Verification and Income Eligibility
- For Qualifying Homeowners, the Block Grant Will Pay For:
  - Connection Charge
  - General Facility Charge
  - King County Treatment Capacity Charge

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# KING COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

## 2017 Income Guidelines

(Based on Number of Persons and Corresponding Combined Income)

Persons per household	1	2	3	4	5	6	7	8
Low income (50% and below of median)	\$33,600 or less	\$38,400 or less	\$43,200 or less	\$48,000 or less	\$51,850 or less	\$55,700 or less	\$59,550 or less	\$63,400 or less

**Must be owner occupied to qualify for assistance.**

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# PROJECT SCHEDULE

## PHASE I (MAINLINE CONSTRUCTION)

- ~3,100 feet of 8" PVC Pipe in Public Right-of-Way
- ~5,900 feet of 8" PVC Pipe in Private Easements
- ~1,500 feet of 8" HDPE Pipe by Horizontal Directional Drill
- ~4,200 feet of 6" PVC and HDPE Pipe
- 49 of 48" Sewer Manholes
- All Street and Private Property Restoration

## PHASE II (SIDE SEWER CONSTRUCTION)

- Installation of up to 138 Side Sewers
- Approximately 6,800 feet of 4" PVC Side Sewer Pipe
- Installation of 7 Private Pump Systems
- All Private Property Restoration

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# PROJECT SCHEDULE (CONT.)

## PHASE I SCHEDULE

January 2018	Design Complete
January/February 2018	Go Out for Public Bid
March/April 2018	Select Contractor and Award Contract
April/May 2018	Start Phase I Construction
October/November 2018	Complete Phase I Construction

## PHASE II SCHEDULE

September/October 2018	Go Out for Public Bid
October/November 2018	Select Contractor(s) and Award Contract(s)
December 2018	Complete Phase I Construction

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# PHASE II CONNECTION INCENTIVES

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# INCENTIVES FOR CONNECTION IN 2018 (PHASE II)

## The Loop Connection Charge Escalation

(\$3,000.00 Estimate)

Year	Connection Charge	Year	Connection Charge
2018	\$3,000.00	2023	\$7,280.00
2019	\$6,500.00	2024	\$7,475.00
2020	\$6,695.00	2025	\$7,670.00
2021	\$6,890.00	2026	\$7,865.00
2022	\$7,085.00	2027	\$8,060.00

## Capacity Charge Escalation

Year	Capacity Charge	Year	Capacity Charge
2013	\$6,618.26	2017	\$8,912.91
2014	\$7,897.96	2018	\$9,176.76

After 2018 Responsible for Side Sewer and Permit Fee = \$7,100

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# INCENTIVES FOR CONNECTION IN 2018 (PHASE II) (CONT.)

CHARGE TYPE	FULL AMOUNT		AVERAGE MONTHLY FINANCE CHARGE	
	2018	2019	2018	2019
Connection Charge	\$3,000	\$6,500 (Estimate)	\$21.00	\$42.00
GFC	\$4,033	\$4,033	\$33.00	\$33.00
Capacity Charge	\$9,176	\$9,452 (Estimate)	\$62.60	\$64.50
Permit Fee	\$0	\$100	N/A	N/A
Side Sewer	\$0	\$7,000 (Estimate)	\$0.00	\$57.50
<b>ALL CONNECTION CHARGES</b>	<b>\$16,209</b>	<b>\$27,085</b>	<b>\$116.60</b>	<b>\$197.00</b>
<b>SEWER BILL/MONTH</b>			<b>\$58.85</b>	<b>62.50 (Projected)</b>
<b>TOTAL WITH SEWER BILL/MONTH</b>			<b>\$175.45</b>	<b>\$259.50</b>

(1) Capacity Charge assumes 3% yearly increase.

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# POSSIBLE CONNECTION REQUIREMENTS

No **District Requirement** to Connect  
Possible Other Agency **Requirements** to Connect:

❖ City of Tukwila Ordinance

- Failed Septic System
- Title Transfer (Sale of Property)
- Major Remodel Permit (Add Bedroom/Bathroom)

❖ Health Department

- Failed Septic System

❖ Bank

- Upon Property Sale, the Lending Institution May Require Connection to Sewers as a Condition of Sale

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# FUTURE COMMUNICATIONS

- ❖ Notification of Contract Award and Start Date for Phase I Construction.
- ❖ Notification of Contract Award and Start Date for Phase II Construction.
- ❖ Notification of Availability of Application for CDBG Assistance.
- ❖ Request for Income Verification Documentation for CDBG Applicants.
- ❖ Request for Signed Right of Entry Forms for Construction of Side Sewers on Private Property.
- ❖ Request for Signed Side Sewer Easements for Those Properties Best Served by Common Sewer Lines.

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