



Agenda Date: 6/1/2016
Agenda Placement: 8C

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors
FROM: Timothy Healy - General Manager
NS-Technical Services/Engineer
REPORT BY: Kyle Broughton, Associate Engineer - 258-6000 x530
SUBJECT: Receive Presentation from Staff on Grandview Estates Sewer Evaluation

RECOMMENDATION

Receive presentation from Staff on the Grandview Estates sewer expansion, discuss, and provide direction.

EXECUTIVE SUMMARY

At the Board's request, Staff has performed a preliminary evaluation to study the feasibility and potential cost to provide public sanitary sewer service to the Grandview Estates area.

Two alternatives were considered:

- | Alternative A: Connection at Foster Road
- | Alternative B: Connection at Golden Gate Drive (through Ghisletta property)

Alternative A: Foster Road Connection

The evaluation determined that a gravity sewer conveyance from the Grandview Estates area could be feasible. Connection at Foster Road would require approximately 6,000 feet of new public sewer mains ranging from six (6) to eight (8) inches in diameter. Total project cost for the required public sewer improvements are estimated as follows:

- | Construction: \$2,132,000
- | Soft Costs (Design, CM, Environmental): \$533,000
- | **Total Project Cost: \$2,665,000**

This total project cost would be shared between the properties wishing to annex into the District's boundary.

Additional costs would be incurred by properties wishing to annex. These include:

- | District capacity charges (single family residence): \$8,950
- | Construction of Private Laterals: \$5,000
- | Abandonment of existing Septic System: \$5,000
- | River Park Pump Station Payback: \$225
- | NSD Development Fees (Annexation, plan check, inspection): \$320
- | **Total Additional Cost per Property: \$20,000**

If all forty (40) properties within the District's Sphere of Influence annexed the total cost per property to connect would be approximately \$87,000.

If the thirty (30) properties within City limits annexed the total cost per property to connect would be approximately \$109,000.

The Alternative A evaluation did not consider existing utilities along the Foster Road right-of-way that could be in conflict with a proposed sewer main. A 1990 study of extending sewer service 1,000 feet south on Foster Road identified a potential conflict in grade with an existing storm drain culvert. The existence of existing utilities would need further study. If utility conflicts were determined to exist and the project required relocation of existing utilities, or construction of a new pump station, then estimated project costs and total cost for each property could increase significantly.

Alternative B: Golden Gate Drive (through Ghisletta property)

The evaluation determined that a gravity sewer conveyance could be feasible. Connection at Golden Gate Drive would require approximately 8,500 feet of new public sewer mains ranging from six (6) to eight (8) inches in diameter. Total project cost for the required public sewer improvements are estimated as follows:

- | Construction: \$2,985,000
- | Soft Costs (Design, CM, Environmental): \$746,000
- | **Total Project Cost: \$3,731,000**

This total project cost would be shared between the properties wishing to annex into the District's boundary. Additional costs incurred by properties wishing to annex would be the same as noted in Alternative A.

If all forty (40) properties within the District's Sphere of Influence annexed the total cost per property to connect would be approximately \$113,000.

If only the thirty (30) properties within City limits annexed the total cost per property to connect would be approximately \$144,000.

The Alternative B evaluation cost estimates used Alternative A unit costs for construction within the public right-of-way. It should be noted that the Alternative B alignment crosses through undeveloped land (Ghisletta property) between Foster Road and Golden Gate Drive that is also outside of the District boundary. Procurement of easements for public sewer mains would be required, which would likely result in additional costs to this Alternative. It is also likely that a significant environmental studies, and mitigation measures, would be required at additional cost to this alternative. Evaluation of this alternative did not consider potential development of the Ghisletta property; future development of the property could result in some cost sharing for portions of public sewer main extending to the Grand View Estates area.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

None.

BACKGROUND AND DISCUSSION

The Grandview Estates area lies within District's Sphere of Influence, but is outside the District's boundary. The area consists of forty (40) properties fronting Foster Road, Hilton Avenue, and Grandview Drive. Thirty (30) of the properties are within City limits.

Property owners in the area periodically inquire with Staff regarding the ability to obtain public sanitary sewer service. Providing service to the area would require sewer mainline extensions ranging from hundreds of feet to approximately one (1) mile depending on the location(s) of the property/properties wishing to annex. The costs of these extensions is typically deemed cost prohibitive for those who have inquired because the public sewer main extension costs are the responsibility of property owners wishing to annex and receive service (and not all properties wish to annex and share those costs). Connections for established areas similar to the Grandview Estates typically is accomplished through the formation of assessment districts.

More recently, property owners have contacted the Board requesting information on serving the Grandview Estates area with public sanitary sewer. At the Board's request, Staff has evaluated the ability and potential costs of extending public sewer mains to serve Grandview Estates properties that are within the District's Sphere of Influence and City limits.

SUPPORTING DOCUMENTS

A . Presentation Slides

Napa Sanitation District: Approve

Reviewed By: Timothy Healy