LOBSTER LAKE SEWER UPDATE

May 3, 2008
Project to Date

- WSN was authorized by the CLRSD Board to proceed with design of sewer system around Lobster Lake.
- WSN & CLRSD are hoping to open bids on the project late summer or early fall.
- Construction should begin this fall, but most will occur in 2009.
Need for Sewer

1) Sanitary sewer will help protect water quality in Lobster Lake and drinking water aquifers

2) Sanitary Sewer is a long term capital improvement that will benefit future generations

3) Prospective home & property buyers & lenders prefer sewered areas

4) Sanitary sewer will prevent enforcement actions by Douglas County for non-complying septic systems

5) Grant funds available & low interest costs through funding agencies
Service Stubs

- Service stubs are installed as part of the project to the property line or the end of the easement.
- Location will be determined by inspector and property owner during construction.
- Contractor will install riser pipe to assist finding stub when property owner connects.
- Stubs installed at sufficient depth to provide gravity service wherever practical.
- Future structures will need to be built to consider the depth of public sewer if gravity service is desired.
Service Line Installation

- Installation of service line from the structure by licensed contractor to the sewer stub is property owner’s responsibility and cost

- Connection to existing line leaving the home, prior to the septic tank

- State of Minnesota requires removal or backfill of existing septic tank

- Cost Variables
  - Approximately $15 - $20 per foot for excavation
  - Soil type, water table, length & depth of line affect cost per foot
  - Directional Boring of service line also possible, but more expensive
Mandatory Connection

- Within one year of sewer’s availability
- Necessary for the CLRSD to make debt service payments to USDA Rural Development
- Necessary for CLRSD to make Operation & Maintenance payment to ALASD
- New structures built within CLRSD boundaries must connect prior to occupancy regardless of distance
Lift Stations

- Necessary to pump sewage from one area to another
- CLRSD will control odors by venting and/or chemical addition if odors are present
- Fans provide active venting and will create as much noise as an air conditioner
- May require the purchase of property if sufficient room in right-of-way is not available
Residential Grinder Stations

- Needed where it is not economical to serve a residence with gravity
- Owned, operated, and maintained by the CLRSD
- Require easement from benefiting property owner
- Do not generate odors
- Noise is minimal to non-existent
Easements

- Necessary to facilitate the installation, operation, and maintenance of the sewer system
- Temporary easements are for construction purposes only and will no longer be valid once construction is completed
- Permanent easements are necessary for construction and future operation and maintenance of the sewer and will be recorded with Douglas County
Project Construction

- Will be awarded to lowest responsible bidder that has property and liability insurance
- Contractor proceed at reasonable speed
- Inspection performed by WSN personnel
Estimated Project Costs

$14,025,000 Estimated total project cost
- $9,970,000 Estimated construction cost
- $1,275,000 ALASD connection fee
- $997,000 Contingency (5%)
- $1,354,000 Design engineering/easements/construction observation/staking
- $329,000 Legal, fiscal, and administrative
- $100,000 Land and Easements
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Questions relating to engineering, funding, and end-user costs will be addressed. After there are no more questions the floor will be open for public comment.

Thank you for attending