

Town of Lake Park
Stakeholder Meeting
August 22, 2022

OLD DIXIE SEPTIC TO SEWER CONCEPTUAL REPORT

PRESENTED BY:



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Job#: 18187.27

THE 3 SECTIONS

- Section 1 - South-Section – Tri City Industrial Park
29 Properties
- Section 2 – Mid-Section – Lake Park Public Works
6 Properties
- Section 3 – North-Section
7 Properties

Total of 42 Properties

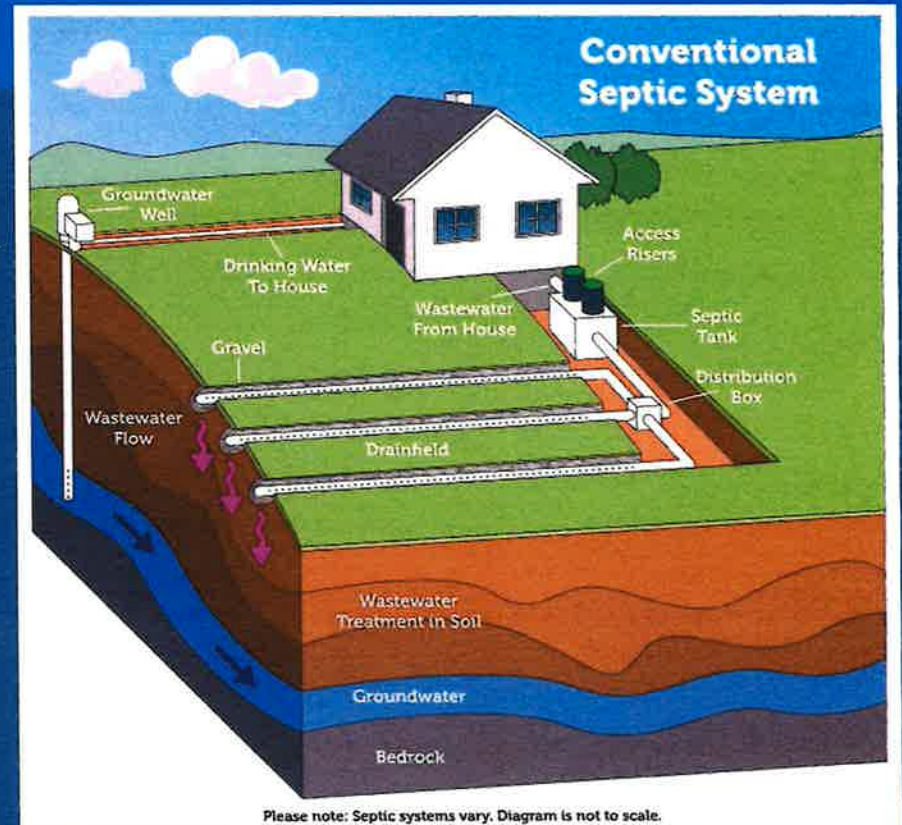


CURRENT SITUATION

- All 42 properties are on septic-type systems
- Groundwater contamination concerns ongoing
- State regulations are discussed annually regarding the adverse environmental impact of these systems
- Palm Beach County Health Department continues to tighten their regulations
- Re-development could be a potential problem
- Property values may remain stagnant

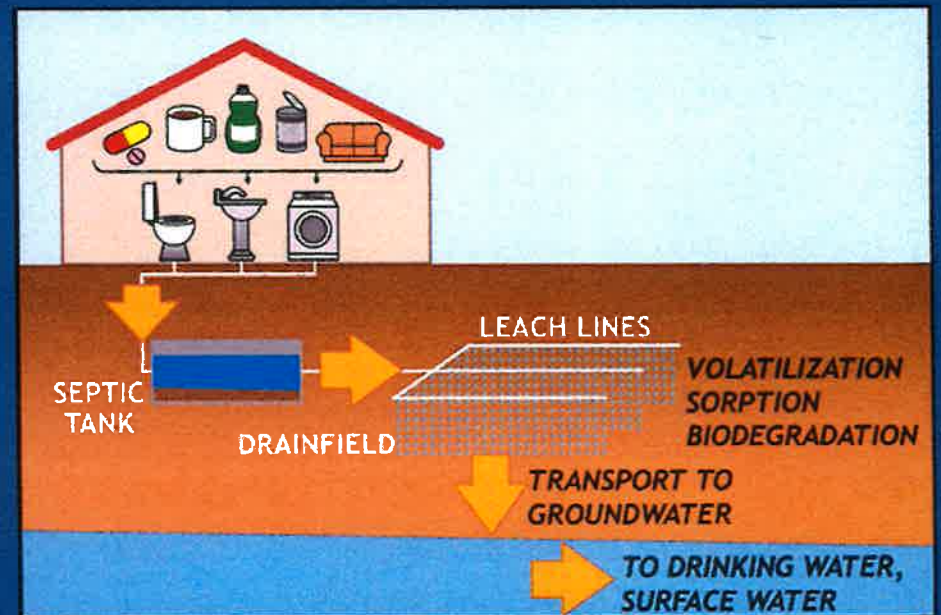
CURRENT WASTEWATER SYSTEM

- THE SEPTIC TANK PROCESS:
 - An underground chamber holds wastewater from a building or home
 - The waste settles and is broken down by naturally occurring enzymes and bacteria
 - The treated wastewater is then drained through underground drainage pipes on the property



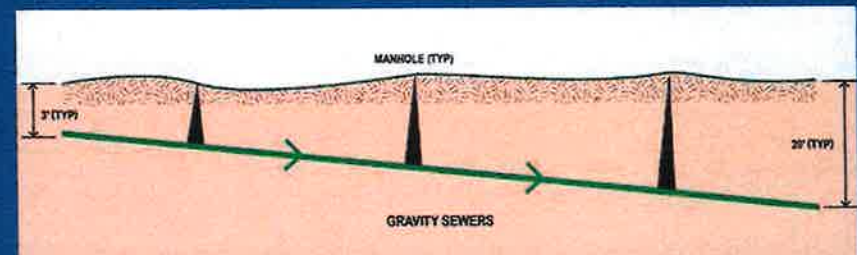
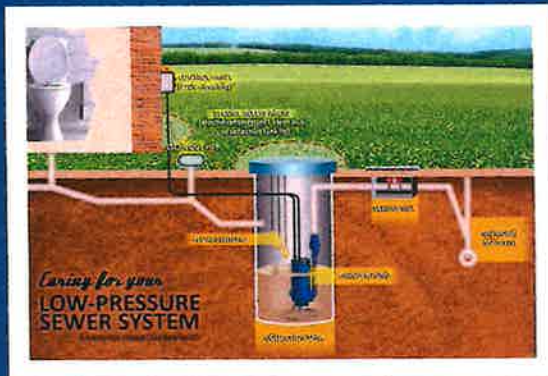
CURRENT SEPTIC TANK CONCERNS

- Concern over effectiveness of the septic tanks for larger-scale industrial use
- Concern over hazardous waste discharge which cannot be treated by septic tanks



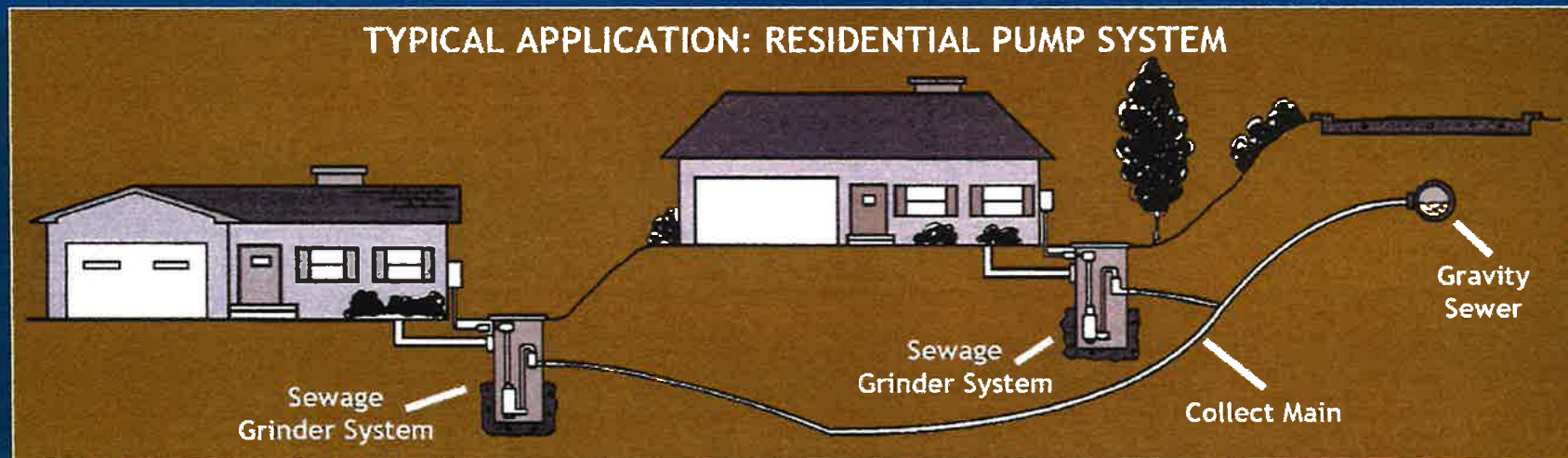
TWO REPLACEMENT ALTERNATIVES

- The low pressure system in which every property will have one
- The gravity/low pressure combination system where the South-Section (1) will have a gravity sewer, and the rest will have the low pressure



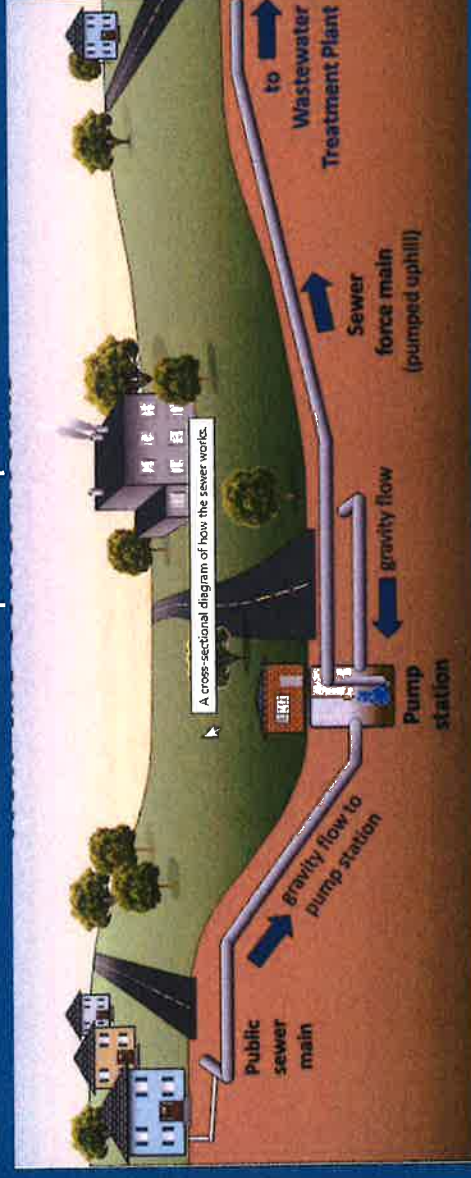
LOW PRESSURE

- The low pressure sewer system:
 - Uses a small pump station located at each property to move wastewater from the building to the regional wastewater treatment facility



GRAVITY SEWER

- The gravity sewer system:
- Use pipe that are constructed by gravity (called laterals) from a building to a main gravity system.
- All of the wastewater will travel to a lift station, where it pumps the wastewater to another pump station or a treatment plant.



COST SUMMARY: LOW PRESSURE



Septic to Sewer Feasibility Report

April 2022
Project No. 18187.27

Summary of Estimated Costs -Low Pressure System

| Proposed Alternatives | | Conceptual Capital Construction Cost ¹ | Operation and Maintenance Estimated Annual Costs ² | Annual Construction Cost - Amortized over 20 years at 4% interest rate | Total annual cost (Maintenance and amortized construction cost) | Average annual cost per property ³ |
|-----------------------|--|---|---|--|---|---|
| | Proposed SUA Public System | ~\$1.04 million | Paid by SUA. (excludes monthly sewer billing) | \$75.6k | \$75.6k | \$1,800 |
| | Proposed Onsite Private System (All 42 properties) | ~\$3.80 million | ~\$190k (paid by property owner) | \$276k | \$466k | \$11,090 |
| | Total | ~\$4.84 million | ~\$190k (paid by property owner) | \$352k | \$542k | \$12,890 |

¹ Cost does not include Seacoast Utilities fees for reservation and administration charges.

² Cost includes the following assumptions: SUA sewer base fee of \$30 per month per property as well as usage fee of \$0.79/1000 gallons, \$1,000 per year per property for lift station maintenance, electricity costs, and 3% of construction cost for ongoing annual renewal and replacement costs.

³ This cost is the total cost divided evenly over the 42 properties analyzed in this report, and is an average. This is an estimate of the annual total costs during a 20-year loan payback period. The actual cost to each property will vary per the enclosed detailed cost breakdowns – see Appendix J

COST SUMMARY: GRAVITY/LOW PRESSURE



Septic to Sewer Feasibility Report

February 2022
Project No. 18187.27

Summary of Estimated Costs -Gravity / Low Pressure Combination System

| | | Conceptual Capital Construction Cost | Operation and Maintenance Estimated Annual Costs ² | Annual Construction Cost Amortized over 20 years at 4% interest rate | Total annual cost (Maintenance and amortized construction cost) | Average annual cost per property ³ |
|-----------------------|--|--------------------------------------|---|--|---|---|
| Proposed Alternatives | Proposed SUA Public System | ~\$3.14 million | Paid by SUA. (excludes monthly sewer billing) | \$217k | \$217k | \$5,160 |
| | Proposed Onsite Private System (All 42 properties) | ~\$1.60 million | ~\$60k (paid by property owner) | \$116k | \$176k | \$4,190 |
| | Total | ~\$4.74 million | ~\$60k (paid by property owner) | \$333k | \$393k | \$9,350 |

¹ Cost does not include Seacoast Utilities fees for reservation and administration charges.

² Cost includes the following assumptions: SUA sewer base fee of \$30 per month per property as well as usage fee of \$0.79/1000 gallons, 2% of construction cost for ongoing annual renewal and replacement costs.

³ This cost is the total cost divided evenly over the 42 properties analyzed in this report, and is an average. This is an estimate of the annual total costs during a 20-year loan payback period. The actual cost to each property will vary per the enclosed detailed cost breakdowns – see Appendix K

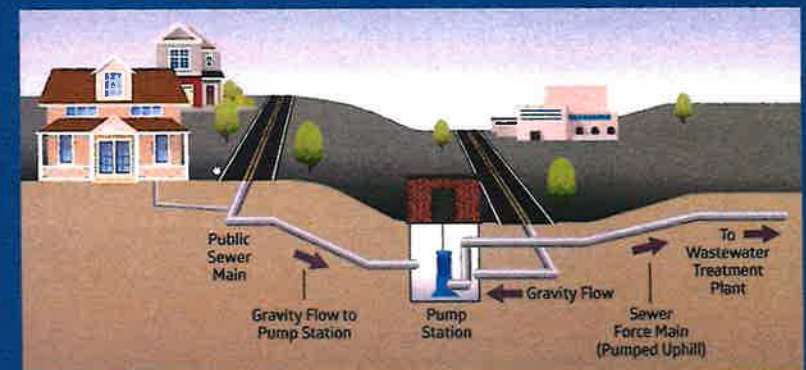
HOW WILL IT BE PAID?

- Several Options
 - Special assessments
 - For public utilities: State/Local taxes or public grants/loans (ARPA Project)
 - For private parcels: direct billing or local taxes
 - Potential bond referendum from Palm Beach County (\$30 million)



SUMMARY/ RECOMMENDATION

- Both the gravity and low pressure systems have their advantages and limitations.
- The gravity/low pressure combination system is the recommended option due to lowest construction and maintenance costs.



NEXT STEPS

- Meet with the stakeholders this summer to discuss the project and seek public input (August 22, 2022)
- Engage a financial management consulting firm to discuss funding options for both private and public properties
- Continue to coordinate with Seacoast Utilities to monitor any utility changes, cost changes, and design needs
- Decide on the ultimate alternative in order to prepare a construction set of plans and an opinion of cost
- Have a funding plan in place to ultimately bid out the project for construction

ANY QUESTIONS?



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