

# Town of Lake Park Commission Meeting

November 1, 2023

## OLD DIXIE SEPTIC TO SEWER (DRAFT)

PRESENTED BY:



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Job#: 18187.27

# SEACOAST UTILITY AUTHORITY (SUA)

- The SUA Lift Station location for the industrial area finalized.
- Preliminary design discussed and verbal approval by SUA.
- Existing and proposed easements for entirety of the project have been identified.

# CURRENT SITUATION

- Septic tank locations and sanitary laterals have been provided on the final plans based on the best available information for each of the 42 properties.
- An easement has been added for the future development of the 1306 Silver Beach Industrial property for connection to the proposed Lift Station.
- SUA has expressed interest in replacing the asbestos cement watermain in the southern industrial area as a part of this project at no charge to the Town or land owners.

# COST SUMMARY: FINAL OPINION OF COST



## RECOMMENDED OPTION

### Septic to Sewer Feasibility Report

February 2022  
Project No. 18187.27



#### Summary of Estimated Costs -Gravity / Low Pressure Combination System

|                       |   | Conceptual Capital Construction Cost <sup>1</sup> | Operation and Maintenance Estimated Annual Costs <sup>2</sup> | Annual Construction Cost Amortized over 20 years at 4% interest rate | Total annual cost (Maintenance and amortized construction cost) | Average annual cost per property <sup>3</sup> |
|-----------------------|---|---|---|--|---|---|
| Proposed Alternatives | Proposed SUA Public System                            | ~\$3.14 million                                   | Paid by SUA.<br>(excludes monthly sewer billing)              | \$217k   | \$217k  | \$5,160                                       |
|                       | Proposed Onsite Private System<br>(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                                       |

<sup>1</sup> Cost does not include Seacoast Utilities fees for reservation and administration charges.

<sup>2</sup> 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.

<sup>3</sup> 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

# SUMMARY/ RECOMMENDATION

- Begin contacting property owners regarding easements now that plans are complete.
- The project has now reached the permitting phase. Agencies requiring permitting for the project include Palm Beach County (PBC) Engineering, SUA, the PBC Health Department, and the Town of Lake Park.

# NEXT STEPS

- Complete the construction plans and begin the permitting phase of the project. COMPLETED
- Engage a financial management consulting firm to discuss funding options for both private and public properties TOWN TO CONTINUE PURSUING
- Continue to coordinate with Seacoast Utilities to monitor any utility changes, cost changes, and design needs ONGOING
- Have a funding plan in place to ultimately bid out the project for construction ONGOING

# *ANY QUESTIONS?*



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