



Micanopy Water System Improvements

Water Treatment Facility Design Report

July 14, 2026

Recommended Action

- 1) Receive report, and
- 2) Authorize the Town Administrator to:
 - a) perform value engineering analysis of design to reduce cost, and
 - b) initiate a revenue sufficiency analysis to determine the Town's ability to fund the water system improvements, and
 - c) pursue additional funding for the project construction, and
 - d) apply to USDA for project funding / financing.



Water System Information

- Permitted capacity: 103,000 gpd, annual average daily flow
518,000 gpd, max daily flow
- Average daily flow: 65,000 gpd (~63% of permitted capacity)
- 3 – potable water wells (1965, 1985, 2022)
- 1 – 100,000-gallon elevated storage tank
- 1 – 150 kW (diesel) auxiliary generator
- 37 fire hydrants
- 11.6 miles water main (2", 4", 6", and 8")
- ~350 water meters / water connections



Water System Improvements

➤ State funding establishes three (3) primary milestones for lenders / projects

➤ Planning –

- Facility Plan – 20-year planning document
- Identifies utility deficiencies / needs
- Provides funding plan
- Estimated project cost

➤ Design –

- Develop construction plans and specifications
- FDEP construction permit
- Updated project cost

➤ Construction –

- Construct improvements
- Place into service



Water System Improvements

Facility Plan: Two Focus Areas

1) Water Treatment System

- Iron
 - Secondary pollutant, generally aesthetic concerns
 - Staining / iron / rust deposits
- Disinfection By-Products (DBPs)
 - Total Tri-halomethanes (TTHMs)
 - Occur when organics in water source combine with disinfectants (ie chlorine)
 - Potential health issues, including cancer, associated with TTHMs
- **Solution**: Greensand filtration followed by granular activated carbon filtration; filtrate returned for re-treatment



TOWN OF MICANOPY

MICANOPY, FLORIDA

WATER TREATMENT FACILITY

100% PLANS

JUNE 2026



PROJECT LOCATION MAP



SITE LOCATION MAP

SOURCE: USGS TOPO QUADRANGLE



**Woodard
& Curran**

1011 North Woodshore Boulevard, Suite 400
Tampa, Florida 33607
813.241.4300 | www.woodardcurran.com

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100% PLANS

TOWN OF MICANOPY
MICANOPY, FLORIDA

WATER TREATMENT FACILITY

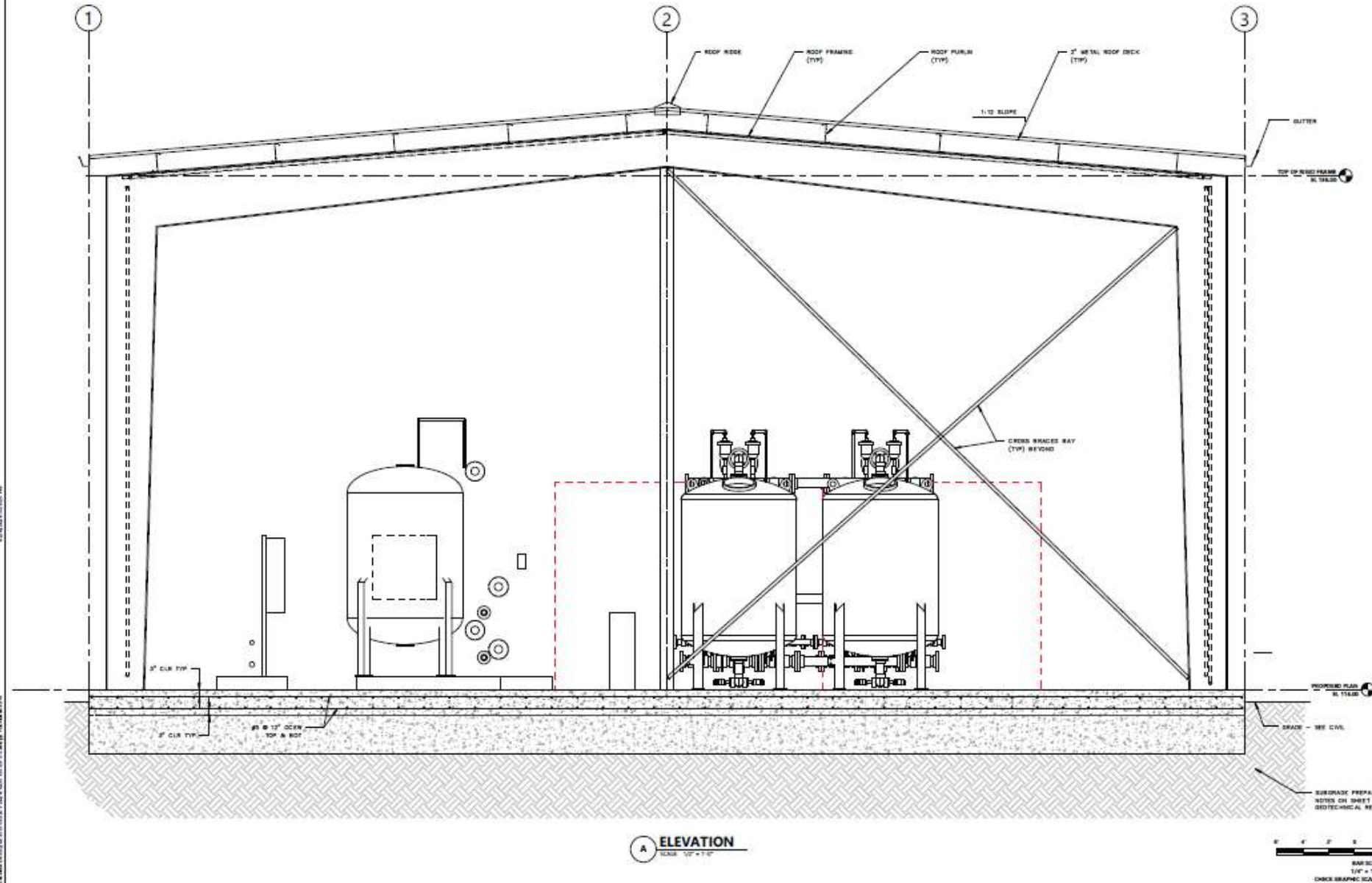
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GENERAL
COVER SHEET

G-00-000

SHEET GENERAL NOTES

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DIMENSIONS AND SPECIFICATIONS OF ALL DISCIPLINES WHICH SHALL BE REFERRED TO FOR SIZES AND LOCATIONS OF ALL OPENINGS, PENETRATIONS, DRAINS, PIPES, CONDUIT, EQUIPMENT, AND PIPE SUPPORTS, ETC.
2. METAL CANOPY STRUCTURE SHALL BE PROVIDED PER SECTION 15.01.61. METAL CANOPY CONTRACTOR SHALL COORDINATE ANCHORAGE WITH METAL CANOPY VENDOR. ALUMINUM STRUCTURE REQUIRES A MINIMUM OF 4.8x 1/4" DIAMETER ANCHORS ANCHORED, AT LEAST 10cm UNWEAVENT MINIMUM EACH END EMBEDMENT IS 7d".



100% PLANS

CLIENT INFO

TOWN OF MICANOPY
MICANOPY, FLORIDA

WATER TREATMENT
FACILITY

[illegible]

CHARTER TITLE:

STRUCTURAL CANOPY SECTION VIEWS

— ORIGIN: TWO —

S-01-301

Specifications

- Bound, written description complimenting construction drawings identifying improvements planned for Micanopy's water system
- Two volumes, 635 pages
- Contract
- General conditions ("rules of engagement")
- Specifications
- Supplemental reports (geotechnical, borings, etc)



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TOWN OF
MICANOPY, FL

Micanopy Water
Treatment Design

Bidding Documents
For
Construction

Project No. 0235135.03
Town of Micanopy FL

June 2026

COMMITMENT & INTEGRITY DRIVE RESULTS

Construction Cost Estimate

Bid Item	Description	Unit	Unit Price	Quantity	Total	Total (Rounded)
Construction Costs						
1	Site Civil Work	LS	\$ 47,511	1	\$47,511	\$48,000
2	10,000-Gallon Plastic Water Storage Tank	LS	\$ 101,500	1	\$101,500	\$102,000
3	Greensand Plus (GSP) Filtration and Granular Activated Carbon (GAC) Filtration with Reclaim System	LS	\$ 1,162,870	1	\$1,162,870	\$1,163,000
4	Packaged Booster Pump System	LS	\$ 65,000	1	\$65,000	\$65,000
5	Chemical Dosing Systems	LS	\$ 6,000	1	\$6,000	\$6,000
6	Ductile Iron (DI) Yard Piping	LS	\$ 33,372	1	\$33,372	\$33,400
7	Ductile Iron (DI) Valves and Valve Boxes	LS	\$ 133,522	1	\$133,522	\$133,600
8	Ductile Iron (DI) Fittings	LS	\$ 41,880	1	\$41,880	\$41,900
9	Polyvinyl Chloride (PVC) Process Piping	LS	\$ 21,270	1	\$21,270	\$21,300
10	Polyvinyl Chloride (PVC) Valves and Pipe Rack Hangers	LS	\$ 25,000	1	\$25,000	\$25,000
11	Polyvinyl Chloride (PVC) Fittings	LS	\$ 17,170	1	\$17,170	\$17,200
12	Electrical Work	LS	\$ 255,043	1	\$255,043	\$255,100
13	Structural Work	LS	\$ 210,000	1	\$210,000	\$210,000
14	Instrumentation Work	LS	\$ 177,321	1	\$177,321	\$177,400
15	SCADA Integration	LS	\$ 60,000	1	\$60,000	\$60,000
16	Mobilization/Demobilization (5%)	5%	\$ 117,873	1	\$117,873	\$118,000
Subtotal					\$2,475,331	\$2,476,900
Non-Construction Costs						
N/A	Testing, Permitting Allowance, Insurance and Bonds	6%	\$ 148,520	N/A	\$148,520	\$149,000
N/A	General Condition	5%	\$ 123,767	N/A	\$123,767	\$124,000
N/A	Overhead and Profit	10%	\$ 247,533	N/A	\$247,533	\$248,000
N/A	Engineering services during construction	10%	\$ 247,600	N/A	\$247,600	\$248,000
N/A	Contingency	10%	\$ 247,600	N/A	\$247,600	\$248,000
N/A	Legal and Administration	5%	\$ 123,800	N/A	\$123,800	\$124,000
Total					\$3,614,151	\$3,618,000

Water System Improvements

Project Progress

	Milestone	Anticipated Schedule
✓	Prepare Preliminary Engineering Report and Adotion of Facility Plan	November 2023 to June 2024
✓	SRF Meeting and Appropriation of Project Funds	August 2024 to October 2024
✓	Project Design and Permitting Contract Awarded	December 2024
✓	Project Design and Permitting	January 2025 to April 2026
➔	Project Funding Awarded	August 2026 November 2026 or February 2027
	Project Bidding and Contract Award	November 2026 to February 2027
	Project Construction	April 2027 to October 2028
	Project Certification	January 2029 Q2 or Q3 2029

Water System Improvements

Scenarios	Elements	Estimated Cost
Scenario 1	▪ Design treatment improvements	\$262,300
	▪ <u>Construct treatment improvements</u>	<u>\$1,565,000</u>
	Total	\$1,705,000
Scenario 2	▪ Design treatment improvements	\$262,300
	▪ Construct treatment improvements	\$1,565,000
	▪ <u>Design distribution system improvements</u>	<u>\$480,300</u>
	Total	\$2,185,300
Scenario 3	▪ Design treatment improvements	\$262,300
	▪ Construct treatment improvements	\$1,565,000
	▪ Design distribution system improvements	\$480,300
	▪ <u>Construct distribution system improvements</u>	<u>\$7,318,800</u>
	Total	\$9,504,100

Water System Improvements

Funding Sources

Funding Source	Elements	Estimated Cost
Florida State Revolving Fund (SRF) Program	- Loans - Grants ("Principal Forgiveness")	TBD
American Rescue Plan Act (ARPA)	One-time grant	\$300,000
Alachua County Infrastructure Surtax	- Recurring annual revenue 10-year	\$50,000 (annually)
US Department of Agriculture (USDA)	- Loans - Grants ("Principal Forgiveness")	TBD

Water System Improvements

“Brass Tacks”

ie - customer bill impacts

Assumptions:

- 350 metered accounts
- 20-year term
- 1.67% interest

Loan Amount	Annual Payment	Monthly Customer Cost
\$500,000	\$21,623	\$5
\$1,000,000	\$43,246	\$10
➡ \$1,500,000	\$64,869	\$15
\$2,000,000	\$86,491	\$21
➡ \$3,000,000	\$129,737	\$31
\$4,000,000	\$172,983	\$41
\$5,000,000	\$216,229	\$51
\$6,000,000	\$259,474	\$62
\$7,000,000	\$302,720	\$72
\$8,000,000	\$345,966	\$82
\$9,000,000	\$389,212	\$93
\$10,000,000	\$432,457	\$103

Questions



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**Clean water, safe environment, healthy
communities, happy people**