
Belcheff & Associates, Inc.

Municipal Engineering & Management
TBPE Reg. No. F-368

3575 Lone Star Circle, Ste. 124
Fort Worth, Texas 76177

July 5, 2023

John Bassler, Mayor
Town Council
Town of Ponder
102 W Bailey St
Ponder, TX 76259

Re: Ponder ISD Campus Sanitary Sewer Line Oversizing Participation

Dear Mayor and Council:

After the Ponder ISD 2021 Bond Program for Campus Improvements was approved, the Ponder ISD (District) and the Town of Ponder agreed to various items via letter of understanding dated November 9, 2021 in lieu of a Subdivider's Agreement as required by the Town's development ordinances. This method of agreement was chosen to assist the Town in its following of a responsible process for the benefit of both parties and to assure the District of a timely opportunity for construction and occupancy of proposed buildings.

One of the items of understanding was for the District to provide for offsite sanitary sewer line between Campus and FM156 connection point to existing sewer system in order to serve its new buildings. The District agreed to fully fund and construct minimum size required sewer line. The Town of Ponder reserved the right to provide for potential oversizing participation to increase the size of sewer line if funds are available. Oversizing of proposed sewer line from 8" & 10" to 12" & 18" will provide additional capacity for Town to service its west sewershed area in accordance with the Sewer System Master Plan. This additional capacity will be reserved for future growth and new development will be subject to impact fees at time of future connection to the system. Impact fees are imposed by the Town in order to recover partial costs of capital improvements made necessary by and attributable to serving new development.

Project Background and Cost Analysis

The District publicly bid the Offsite Sewer Improvements project in November of 2022 and awarded construction contract in the amount of \$1,310,256 to North Texas Contracting, Inc. via the assigned general construction manager, Gallagher Construction Company. The approval of final construction plans by the Town did not commence until March of 2023, at which time, it was determined that changes to sewer pipe size, alignment, and profile are necessary as needed to meet intended design criteria. Those changes have resulted in project cost increase beyond the original bid amount. To date the total project cost is estimated at \$1,512,160, which includes sewer line upsize cost.

Cost Share Summary

Based on limited information provided by the District and its Contractor, the Town Engineer has prepared cost share summary exhibit summarizing oversize participation responsibility by the Town. The oversizing cost share for the Town was determined to be \$379,254, which will fund construction of 18" & 12" sewer main in lieu of 8" and 10" line funded by the District.

Mayor John Bassler
Town Council
July 5, 2023
Page 2 of 2

Recommendation

It is recommended that the Town Council authorize the funds in the amount of \$379,254 for oversizing 18" & 12" Offsite Sanitary Sewer from Ponder PISD Campus to FM156.

Sincerely,

o/s

Roman Boitsov, P.E.
Belcheff and Associates, Inc.
Town Engineer for Ponder

Attachments:

Ponder ISD and the Town of Ponder Letter of Understanding dated November 9, 2021
Ponder Sewer System Master Plan
Oversizing Cost share Summary and Support Documents
Construction Plans for 18" and 12" Sanitary Sewer from Ponder High School to FM156

cc: Town Council Members *via meeting packets*
Sheri Clearman, Town Secretary *via e-mail*
Gary Morris, Director of Public Works *via e-mail*
Becca Zielinski, Planning & Zoning Coordinator *via e-mail*