

# TriCo Regional Sewer Utility

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## JOINT CAPITAL & CONSTRUCTION COMMITTEE AND BOARD OF TRUSTEES MEETING

Monday, December 2, 2024 at 4:30 pm 7236 Mayflower Park Drive, Zionsville, IN 46077

## AGENDA

- 1. Public Comment
- 2. 2025 Capital Budget
- 3. Union Woodlands Sewer Service Agreement
- 4. Capital Project Updates
- 5. Other Business

Next Scheduled C&C Committee Meeting: Monday, January 6 at 4:30 pm

TriCo	MEN	IORANDUM
STATE OF THE SOCIETY - HAMILTON - HEROLE	To: From: Date: Subject:	Capital and Construction Committee Wes Merkle November 27, 2024 2025 Capital Budget

The proposed 2025 Capital Budget is attached; staff made minor revisions to the version presented at the last Board meeting.

In 2024, staff completed or expects to complete the following capital projects and major equipment replacements:

- Plant Roof Replacements
- Pump Replacements
- #2205 Lift Station 14 Generator and Controls Replacement (Austin Oaks)
- #2207 Lift Station 26 Parallel Force Main (Jackson's Grant Spring Mill Road)
- #2208 Lift Station 16 Replacement/Relocation (Michigan Road/Sycamore)
- #2301 Lift Station 10 Upgrades
- Lacoma Estates and Six Points Road Sewer Main Extensions
- Pump and Camera Truck Replacements

Staff plans to complete the following projects in 2025:

- Lift Stations 1 & 2 Surge Valve Replacements
- Plant & Office Landscaping Improvements, Signage & Outreach Displays
- Replace Plant RAS & WAS Pumps and Controls (serving Clarifiers 4 & 5)
- Lift Station 1 ARV Replacements (99<sup>th</sup>/Keystone Pkwy)
- Lift Station 2 Remove Standby Pump (106<sup>th</sup>/Spring Mill Road)
- Lift Station 24 Pump & Controls Replacement (96<sup>th</sup>/Spring Mill Road)
- Sycamore Street Main Extension
- Main Repairs, Pump Repair at Lift Station 1, and Easement Clearing

In 2025, staff expects to complete design for the Lift Station 17 Pump, Electrical, and Odor Control upgrades project (US421/Templin Road) and Lift Station 23 Upgrades (126th Street near West Clay Elementary), in addition to design and easement acquisition on the Little Eagle Creek Interceptor project, pending requests for service.

Many other projects were updated to reflect changes in scope, timing and cost. The Biosolids Dewatering and Shop Improvements project was revised to include a second belt filter press that is needed for both buildout capacity and redundancy, as well as a

new building for an expanded shop and key vehicle storage. The biosolids project is planned for 2027-2028.

The previously approved 2024 Capital Budget included \$2.78 million in spending for 2024; we expect to finish the 2024 with \$3.57 million in spending, which includes \$1.87 million in costs budgeted for 2023 but incurred in 2024 for projects involving Lift Stations 8, 14, 16 and 26. The previously approved 2024 Capital Budget included \$15.6 million in spending from 2025 through 2029; the draft 2025 Capital Budget includes \$18.9 million for the same five year period, mostly due to the aforementioned biosolids project budget increasing by \$2.6 million.

Recommended Action: Approve the 2025 Capital Budget.

2025 Capital Budget Draft Capital Budget Updated 11/27/2024 See project fact sheets for more information on individual projects (scheduled in the next 5 years, \$300,000 & over)

See project ta	ct sheets for more information on individu	al projects	s (sched	iuled in	the next 5	years, \$30	0,000 & over)					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
Proiec	t	Near-	Year needed	Year d neede		Manager In			2024 Spending	2024 Projected	2024 Total Projected												
Location No.	Project	Priority			t Budgeted	-	Funding Source	2024 Budget		Dec	Spending	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Note	Change from 2024 to 2025 Capital Budgets
WRRF Michig	an Road Water Resource Recovery Facility																						
	Plant Landscape Improvements	Medium				WM	Operating	\$ 75,000		-	\$ -	\$ 100,000										Screen plant along Mayflower Pk Dr & replace dead trees & shrubs	Pushed back to 2025 & adjusted cost/scope
2502	Plant & Office Signage & Outreach displays	High	2021	2025	5 2025	DW	Operating	\$ 40,000	\$ - 5	-	\$-	\$ 50,000										Replace belt filter press & ancillary equipment at the end of its service	Pushed back to 2025 & adjusted cost/scope
																						life. Add 2nd unit for capacity & redundancy. Construct a shop building	Pushed back to 2027 construction & adjusted scope and
2701	Biosolids Dewatering & Shop Improvements	Medium	2026	2028	3 2027-28	WM	Reserve for Replacement	\$ -	\$ -		\$-			\$ 2,400,000	\$ 2,400,000							or convert existing building.	cost.
	Plant Pump Replacments- SHT 4/5, Plant LS, SCM LS 47	Medium	2021	2025	5 2024	SW	Reserve for Replacement	\$ 65,000	\$ 43,928	- 3	\$ 43,928											Replace failing Hydromatic pumps	
	Replace pumps RASP5501+WASP5501, VFD&																						
2503	controls for RASP5501+WASP5501+RASP5502	High	2023	2025	5 2024-25	WM	Reserve for Replacement	\$ 105,000	\$ 5,000 \$	j -	\$ 5,000	\$ 175,000										Replace equipment at the end of its service life.	Adjusted cost/scope
	Roof Replacments- PTB, RAS/WAS, Chem and Barn	High	2023			SW	Reserve for Replacement	\$ 80,000	\$ 44,127 \$	- 6	\$ 44,127											Replace roofing material at the end of its service life	
	Clarifier 4 scum collection upgrade Replace Clarifier 4,5,6 unitube headers	Medium Low		2027	7 2026 D 2026		Reserve for Replacement Reserve for Replacement	\$ - \$ -	\$ - 5	- -	\$ - \$ -		\$ 150,000 \$ 100,000									Convert to a full radius scum beach Replace equipment due to deterioration	
	Replace blowers, VFDs& controls: VLR B5002&-03,																						
	SHT1-3 Replace pump RASP5502	Low	2031		5 2033 3 2031	WM WM	Reserve for Replacement Reserve for Replacement	\$ - \$ -	\$ - 9		\$ - \$ -							\$ 50,000		\$ 660,000		Replace equipment at the end of its service life. Replace equipment at the end of its service life.	
	Replace VLR1-4 mixers & both AZ wall pumps	Low		2035			Reserve for Replacement		\$ - 5	-	\$ -							+		\$ 175,000		Replace equipment at the end of its service life.	
	Replace Pumps & Controls RASP55-03 & WASP55-0	2 Low	2031	2035	5 2033	WM	Reserve for Replacement	\$ -	s		\$ .									\$ 120,000		Replace equipment at the end of its service life.	
	Replace Plant PLCs	Low	2026	2030	2028	WM	Reserve for Replacement		\$ - 9	- -	\$ -				\$ 125,000							Replace equipment at the end of its service life.	
	Replace UV HSC & SCC Replace VLR 3 & 4 rotor motors, drives, VFDs &	Low	2031	2035	5 2033	WM	Reserve for Replacement	\$ -	\$ - 5	-	\$ -									\$ 225,000		Replace equipment at the end of its service life.	
	controls	Low	2033	2038	3 2033	WM	Reserve for Replacement	\$ -	\$ - 5	; -	\$ -									\$ 290,000		Replace equipment at the end of its service life.	Adjusted cost/scope
	RTU 6 Update Replace blowers, VFDs& controls: SHT4+5	Low		2038		WM WM	Reserve for Replacement Reserve for Replacement		\$ - 5	-	\$ -										ć 200.000	Replace equipment at the end of its service life.	Added project
	Replace Plant LS P2, SCM Pump	Low		2039			Reserve for Replacement		\$ - 5		\$ -											Replace equipment at the end of its service life.	Added project
	Replace RTUs 1, 2, 3, 4 & MCC 1 Annual Plant Improvement & Repair Projects	Low	2025	2030	) 2029 annual		Reserve for Replacement	\$ - \$ 150,000	\$ - 5 \$ 10,220	-	\$ - \$ 10.220	\$ 75.000	ć 100.000	\$ 125,000	\$ 150,000	\$ 500,000 \$ 150.000	\$ 150,000	\$ 150.000	ć 150.000	ć 150.000	ć 150.000	Replace equipment at the end of its service life. Typical annual expenditures	Adjusted cost/scope
LS 1 Carmel	· · · · · · · · · · · · · · · · · · ·				annuai	SW	Operating	\$ 150,000	\$ 10,220 \$	) <del>-</del>	\$ 10,220	\$ 75,000	\$ 100,000	\$ 125,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	Typical annual expenditures	
	LS 1 Replace/upsize dry weather pumps	Low		2030			Reserve for Replacement		\$ - 5	-	\$ -						\$ 150,000					Replace equipment at the end of its service life.	
	LS1 ARV Replacement Project Surge Relief Valves LS1 & LS 2	Medium Medium	-		4 2023 4 2023		Reserve for Replacement Reserve for Replacement			- -	Ŷ	\$ 80,000 \$ 60,000										Replace 3 non-functional ARV's Units Obsolete, water hammer could cause FM break	Push to 2025 Installation pushed to 2025
LS 2 Meridi	an Corridor																						
2505	Remove standby pump at LS 2	High	2025	2028	3 2025	WM	Operating	s -	s - s	- S	s -	\$ 30,000										Remove pump at the end of its useful life	Project added
											Ľ						1						
LS 3 Northe	106th Street Parallel Force main (LS 2 to Ditch Road	l) Low	2024	2030	2029	WM	Interceptor	Ş -	Ş - Ş	; <u>-</u>	Ş -					\$ 1,950,000						Timing is based on when capacity is needed.	Pushed back and adjusted cost
	Pump Replacement	Low	2029	2033	3 2031	AS	Reserve for Replacement	\$-	\$ - 5	; -	\$ -							\$ 60,000				Replace equipment at the end of its service life.	
LS 5 Spring																							
2702 LS 6 Waldon	Interceptor extension & lift station elimination	Medium	2022	2033	3 2027	WM	Interceptor	\$ -	\$ - 5	; -	\$ -			\$ 500,000								Combine this project with the LS19 elimination project.	
																						Timing is development driven. Some 99th St residents have requested	Pushed back & adjusted cost - waiting for development
2902 LS 7 Laurely	Interceptor extension & lift station elimination	Medium	2020	2030	2029	WM	Interceptor	\$ 50,000	\$ - 5	; -	\$-					\$ 1,100,000						sewer service recently.	interest
	Pump replacements	Low	2025	2028	3 2028	AS	Reserve for Replacement	\$ -	\$ - \$	; -	\$ -				\$ 40,000							Replace equipment at the end of its service life.	
LS 8 Laurely	LS 8 Reconstruction	High	2020	2022	3 2022-23	WM	Operating	ć	\$ 227,136		\$ 227,136												
LS 9 Towne		High	2020	2023	3 2022-23	VVIVI	Operating	Ş -	\$ 227,136	) <del>-</del>	\$ 227,130												
LS 10 Michig	Pump & control panel replacement	Low	2029	2032	2 2030	WM	Reserve for Replacement	\$ -	\$ - 5	; -	\$-						\$ 150,000					Replace equipment at the end of its service life.	
LS IU WICHIg	LS 10 Replace pumps, wet well piping, controls,																						
	backup generator	High	2020	2024	4 2023-24	WM	Reserve for Replacement	\$ 1,200,000	\$ 782,623 \$	140,000	\$ 922,623												
LS 11 Boone	County Control panel replacement	Low	2028	2035	5 2031	WM	Reserve for Replacement	\$ -	\$ - 5	; -	\$ -							\$ 90,000					
LS 12 Kingsm							Descende 2 1	Ċ.														Declare environment at the and of the state of the	
LS 14 Austin	Pump & control panel replacement Oaks	Low	2031	2033	3 2032	WM	Reserve for Replacement	\$ -	\$ - \$		\$ -								\$ 160,000			Replace equipment at the end of its service life.	Deleted Union Twp expanded service projects
	LS 14 Generator & control upgrades	Medium			4 2023-24		Reserve for Replacement		\$ 57,430	5,000	\$ 62,430												
2601	Pump Replacement LEC Interceptor extension	Low Medium			4 2032 5 2024-25		Reserve for Replacement Interceptor	\$ - \$ 200,000	7	 -	\$ - \$ -	\$ 200,000	\$ 1,150,000						\$ 175,000			Extend service to multiple developments	Pushed back & adjusted cost
LS 16 Zionsvi	lle Presbyterian																						
2208 LS 17 Zion Hi	LS 16 Replacement/relocation	High	2022	2023	3 2022-23	WM	Interceptor	Ş -	\$ 500,091 \$	150,000	\$ 650,091												
																						Additional pumping capacity needed. Odor control system needs greater	
2602 LS 18 Train E	LS 17 Pump, Electrical & Odor Control Upgrades	Medium	2022	2025	5 2025-26	WM	Reserve for Replacement	Ş -	Ş - S	; -	\$ -	\$ 100,000	\$ 1,600,000									capacity & reliability. Replace fence.	upgrades
	Line Wet Well	High	2024	2025	5 2024	AS	Reserve for Replacement	\$ 10,000	\$ - 5	10,000	\$ 10,000									\$ 95,000			
LS 19 Village	of West Clay																					Combine this project with the LS5 elimination project. Additional	
	Interceptor extension & lift station elimination	Medium	2022	2028	3 2027	WM	Interceptor	\$ -	\$ - S	; -	\$ -			\$ 1,500,000								pumping capacity needed.	
LS 20 Mayflo	Control panel replacement	Low	2029	2033	3 2031	WM	Reserve for Replacement	\$ -	Ş - 5	; -	ş -							\$ 80,000				Replace equipment at the end of its service life.	
LS 21 High G								-															
	Interceptor extension & lift station elimination	Low	2022	2035	5 2030	WM	Interceptor	s -	s	÷ -	s -						\$ 725,000					Timing is development driven - unlikely to move forward soon due to recent property acquisition.	Pushed back and adjusted cost
LS 22 North	Augusta																						
LS 23 126th 5	(no projects)							Ş -	\$ - \$	; <u>-</u>	\$ -												
	LS 23 Pump & Electrical Upgrades	High	2022	2025	5 2025	WM	Reserve for Replacement	\$ 50,000	\$ - \$	; -	\$ -	\$ 500,000										Additional capacity needed	Adjusted cost/scope

2025 Capital Budget Draft Capital Budget Updated 11/27/2024 See project fact sheets for more information on individual projects (scheduled in the next 5 years, \$300,000 & over)

2603 LS 25 Towne O 2207 2703 LS 27 Haver W: General Collection 2355 2355 2508 2509	Project ood West LS 24 Pump & control panel replacement Parkwood West Main Relocation Oak Estates	term Priority		needed		Manager In			2024 Spending	2024 Projected	2024 Total Projected												
ocation No. IS 24 Parkwoo 2507 2603 IS 25 Towne O IS 26 Jacksons 2207 2703 IS 27 Haver Wa ieneral Collection 2355 2258 2258 2258 2509	Project ood West LS 24 Pump & control panel replacement Parkwood West Main Relocation Oak Estates	Priority				•			2024 Spending														
LS 24 Parkwoo 2507 2603 LS 25 Towne O 2603 LS 25 Towne O 2207 2703 LS 27 Haver W: 207 2703 LS 27 Haver W: 207 2703 2703 2703 2703 2703 2703 2703	ood West LS 24 Pump & control panel replacement Parkwood West Main Relocation Oak Estates		Editiest				Funding Course	2024 Budget				2025	2026	2027	2028	2020	2020	2031	2032	2022	2024	Note	Change from 2024 to 2025 Capital Budgets
2507 2603 5 25 Towne 0 5 26 Jacksons 2207 2703 5 27 Haver W neral Collection 2355 2508 2508	LS 24 Pump & control panel replacement Parkwood West Main Relocation Oak Estates	Low			Budgeted	Charge	Funding Source	2024 Budget	Thru Sept	Dec	Spending	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Note	Change from 2024 to 2025 Capital Budgets
2603 \$ 25 Towne O \$ 26 Jacksons 2207 2703 \$ 27 Haver W: meral Collection 2355 2355 2508 2509	Parkwood West Main Relocation Oak Estates		2025	2029	2025	WM	Reserve for Replacement	¢	ć	ć	ć	\$ 110.000										Replace equipment at the end of its service life.	
S 25 Towne O S 26 Jacksons 2207 2703 S 27 Haver W: neral Collection 2355 2508 2508	Oak Estates	High					Operating	р - с		э - с		\$ 110,000	\$ 150,000									Replace portion of main under 1465 holding water	Project added
S 26 Jacksons 2207 2703 S 27 Haver W: heral Collection 2355 2355 2508 2508			2025	2020	2020		operating	7	7	7	<i>Ý</i>		\$ 150,000									hepiace portion of main ander rios notating nater	i lojeet dudeu
LS 26 Jacksons 2207 2703 LS 27 Haver Wa eneral Collection 2355 2558 2558 2509	Pump & control panel replacement	Low	2029	2031	2030	WM	Reserve for Replacement	s -	Ś -	s -	Ś -						\$ 140.000					Replace equipment at the end of its service life.	
2207 2703 LS 27 Haver Wa eneral Collection 2355 2508 2509		2011	2025	2001	2000		neserve for neplacement	Ŷ	÷	÷	Ý						¢ 110,000					hepiate equipment at the end of to be the incl	
LS 27 Haver Wa eneral Collection 2355 2508 2509	LS 26 Parallel Force Main	High	2022	2023	2022-23	WM	Interceptor	\$ -	\$ 466,705	\$ 465,000	\$ 931,705												
eneral Collection 2355 2508 2509	LS 26 Additional pumps & controls	Medium	2022	2028	2027	WM	Interceptor	\$ -	\$ -	\$ -	\$ -			\$ 300,000								Install added pumps when LS 5/19 are tied in	
eneral Collection 2355 2508 2509	Way																						
2355 2508 2509	(no projects)							\$ -	\$ -	\$ -	\$ -												
2355 2508 2509	on System Projects																						
2508 2509	Future Repairs, Replacements, Main Relocations &																						
2508 2509	5 Extensions	Medium			annual	WM	Reserve for Replacement	\$ 150,000	\$ 11,991	\$ 20,000			\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000		Work is performed as presently unknown and unscheduled needs arise.	
2508 2509	Six Points Rd & Lacoma Estates LPS	High				WM	Interceptor	\$ -	\$ -	\$ 105,000	7											Extend service to unsewered areas	Project added
2509	LS22 Main Extension				2024		Interceptor	\$ -	\$ -	\$ 50,000												Extend service to unsewered areas	Project added
	8 Sycamore St Main Extension				2025		Interceptor	\$ -	\$ -	\$ 5,000	\$ 5,000											Extend service to unsewered areas	Project added
2510	9 Top Hat Tee/Wye Repairs at Main				2025	AS	Reserve for Replacement	\$ -	\$ -	\$ -	Ş -	\$ 45,000										Fix leaking or Broken laterals at main connection	Pushed back to 2025
	0 Easement Clearing				2024			\$ 13,000	<u>Ş</u> -	\$ -	ş -	\$ 10,000										Clear easements that require cutting large trees	Pushed back to 2025
2511	1 LS 1 Pump 3 Repair	High	2024	2025	2025	AS	Operating	ş -	ş -	ş -	ş -	\$ 78,000										Repair damaged pump & discharge piping	Project added
		Medium				WM	later 1	\$ 50,000	A		\$ 10.667											F. 4 4	Combined with Future Repairs, Replacements, Mai
	6 Future Sewer Extension Projects	Medium			annual	WM	Interceptor	\$ 50,000	\$ 10,667	Ş -	\$ 10,667											Extend service to unsewered areas	Relocations & Extensions starting in '25
quipment																							
																						Schoduled Deplecement of Aging Vehicles (#25 in 125 #42 in 126 #05 in	Adjusted replacement schedule based upon pood
2257	7 Vehicles	Medium			varies	DW	Operating	\$ 45,000	e .		ć	\$ 45,000	\$ 55,000	\$ 40,000	\$ 50,000	\$ 85,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 60,000	¢ 60.000	Scheduled Replacement of Aging Vehicles (#35 in '25, #42 in '26, #95 in '27, #25 in '28, #20 in '29)	Adjusted replacement schedule based upon need. Camera, pump and vactor trucks scheduled separat
	8 Laboratory Equipment	Medium			varies	SW	Reserve for Replacement	\$ 5,000		э - с	\$ 2.199			\$ 5.000	\$ 50,000	\$ 5,000	\$ 55,000	\$ 5,000	\$ 55,000	\$ 5.000		Replacement and Upgrades to Lab equipment	Carriera, purip and vactor trucks scrieduled separat
	Future equipment and software purchases	Medium			annual	SW	Reserve for Replacement	\$ 5,000	\$ 2,135	\$ -	Ç 2,255	\$ 3,000	\$ 150.000		\$ 150.000	7 0,000	\$ 150.000	+ -)	\$ 150.000			Annual capital purchases needed to maintain operations.	
	2 CCTV Truck Replacement	Low	2030	2035	2034		Reserve for Replacement	Ş -	\$ 116,879	Ŷ	\$ 118,379		\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000		Camera equipment replaced 23' Truck 24'	Added equipment
	Aquatech Replacement	Medium		2033			Reserve for Replacement	s .	\$ -	\$ -	\$ -		655.000								Ş 430,000	Replace 2011 Freightliner Sewer Cleaning Truck	Added equipment
	Pump Truck Replacement		2020		2024	AS	Reserve for Replacement		\$ 63.025	\$ 130.000	\$ 193.025		000,000								\$ 270.000	Replace 2008 F550 Super Duty Crane service truck	Added equipment
2363	3 Security/Process Cameras		2022			SW	Operating	\$ 15,000			\$ 11,961										+ _:.,	Additional security/process cameras	
			-					1		1 /2	, ,											Existing vactor cannot dump into roll-off. New truck in 26' will be taller.	
2364	4 Drying Bed Rehab	Medium	2022	2028	2026	sw	Reserve for Replacement	\$ 15,000	ś -	s -	ś -		\$ 60.000									Evaluate need when new truck arrives.	Pushed back to 2026
	Plotter Replacement	Medium	2024	2024	2024	SW		\$ 10,000		\$ -	\$ 6,895											New plotter to replace the existing unit; no longer supported.	
	Lab Incubator	High	2024	2024	2024	SW	Reserve for Replacement	\$ 6,000	\$ -	\$ 1,833	\$ 1,833											A new E.coli incubator	
'	Laboratory Dishwasher	Medium		2024	2024	SW	Reserve for Replacement	\$ 15,000	\$ 9,849	\$ -	\$ 9,849											A replacement dishwasher for the lab	
	Influent Sampler	High	2024	2024	2024	SW	Reserve for Replacement	\$ 15,000	\$ 14,714	\$ -	\$ 14,714											A replacement sampler for the old influent sampler	
	Snow Plow		2024			SW	neserve for neplacement	\$ 5,000														Snow plow for the Kubota	
	Server Replacement	~	2024	-	2024	SW	Reserve for Replacement	\$ 40,000														Replace HV04 server; hosts ArcGIS and TS	
	Bauer Fittings for LS Hard Suction	High				AS	Reserve for Replacement	\$ 8,000			+ -)											Emergency bypass fittings and hose replacement	
'	Plasma Cutter	Medium				AS		\$ 4,000	\$ 3,399	\$ -	\$ 3,399											Safer cutting in confined space replace cutting torch	
'	Radio Repeater, Emergency Response		2025			AS	Operating	\$ -	\$ -	\$ -	\$ -	\$ 8,000										Repeater, cable and installed on cell tower	Added equipment
'	Kubota Tractor	Low		2030		SW	Reserve for Replacement	\$ -	\$ -	\$ -	ş -				\$ 30,000							Due to age and condition	Added equipment
'	Confined Space Entry Gear		2025			AS	Reserve for Replacement	Ş -	Ş -	\$ -	<u>Ş</u> -	\$ 9,000										Due to age and condition	Added equipment
	6" Bypass Pump	Medium		2025		AS	Reserve for Replacement	ş -	ş -	ş -	<u>ş</u> -	\$ 56,000										Replace existing 6" pump due to reliability and age	Added equipment
	Plant Gate, Rear Easement	Medium	2025		2025	SW	Operating	\$ -	\$ -	\$ -	<u>Ş</u> -	\$ 4,500 \$ 35,000										Access to rear easement for mowing	Added equipment
	UV Equipment	High	2025		2025	SW	Reserve for Replacement	\$ -	> -	Ş - \$ -	Ŷ											Replacement spare UV blubs and sleeves	Added equipment
	Drone Server Consolidation	Medium Medium		2025 2025	2025 2025	WM SW	Operating Reserve for Replacement					\$ 6,000 \$ 35,000										Use for jobsite & structure inspection, outreach Server Consolidation	Added equipment Added equipment
	Golf Cart	Low		2025		DW	Operating	, - ¢		\$ - \$ -	 ¢	ې 35,000		\$ 15,000								Outreach	Added equipment
	Switch Replacements	Medium	2025		2027	SW	Reserve for Replacement	\$ -	\$ .	\$ - \$ -			\$ 22.000	\$ 12,000								Switch replacement that are reaching end of life.	Added equipment
	Upgrade Server Licensing	meanann	2025		2026	SW	Reserve for Replacement	s -	ś.	ş - S -	Ŧ		\$ 25,000									Upgrade servers from 2016 to 2022	Added equipment
	Server Replacement	Low				SW	Reserve for Replacement	Ś.	s -	ş -	Ŧ		+ 20,000	\$ 30.000								Replace Server TRICO-FS02	Added equipment
Administration Pro							interest in the procession of the	L.															
							Totals	\$ 2,781,000	\$ 2,479 934	\$ 1,095 294	\$ 3,575 778	\$ 2,066 500	\$ 4,417,000	\$ 5,265,000	\$ 3,145,000	\$ 4,140,000	\$ 1,720,000	\$ 840,000	\$ 890.000	\$ 2,130,000	\$ 1,620,000		
							10(0)3	2,701,000	÷ 2,423,334	÷ 1,033,234	- 3,323,220	÷ 2,000,300	÷ -,-11,000	÷ 3,203,000	- 3,143,000	,140,000	+ 1,720,000	÷ 040,000	÷ 050,000	÷ 2,130,000	÷ 1,020,000		
							Bond Proceeds	Ś -	\$ -	Ś -	Ś -	Ś -											
							Operating	\$ 338,000	\$ 237,356	\$ 11.961	\$ 249,317	\$ 406,500	\$ 305.000	\$ 180.000	\$ 200.000	\$ 235,000	\$ 205,000	\$ 205.000	\$ 205.000	\$ 210.000	\$ 210,000		
								\$ 2,143,000			- 1-		\$ 2,962,000						\$ 685,000				
							Plant Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
								\$ 300,000	\$ 977,463	\$ 775,000	\$ 1,752,463	\$ 350,000	\$ 1,150,000	\$ 2,300,000	\$-	\$ 3,050,000	\$ 725,000	\$ -	\$ -	\$-	\$ -		
								\$ 2,781,000	\$ 2,429,934	\$ 1,095,294						\$ 4,140,000	\$ 1,720,000	\$ 840,000	\$ 890,000	\$ 2,130,000	\$ 1,620,000		



# MEMORANDUM

То:	Capital and Construction Committee
From:	Wes Merkle
Date:	November 27, 2024
Subject:	Union Woodlands Sewer Service Agreement

Union Woodlands is a new residential development located north of the Brookhaven and Fieldstone neighborhoods near the northwest corner of TriCo's service area. Union Woodlands includes the extension of interceptor sewer that is larger and deeper than is otherwise required to serve the development, which will allow TriCo to serve offsite locations in this drainage basin in the future. TriCo either reimburses developers for sewer oversizing costs either directly or through interceptor fee credit.

Two years ago TriCo agreed to allow the developer to build a temporary lift station to serve Union Woodlands. Because the lift station is not part of TriCo's master plan to extend service, the developer will pay for the new lift station. Existing downstream sewers have limited capacity to handle additional flows beyond Union Woodlands; therefore additional service necessitates TriCo extend the Little Eagle Interceptor between 300 South and Union Woodlands, enabling TriCo to decommission the temporary lift station.

The attached sewer service agreement was modified from the one used for Jackson's Grant in 2014, which included oversized gravity sewers, force mains, and a regional lift station, all built in multiple phases. The purpose of this agreement is to explain each party's responsibilities during the development process.

Staff requested legal counsel review the attached agreement. At this time staff estimates the developer will owe approximately \$190,000 in interceptor fees and TriCo will owe approximately \$194,000 for oversizing for Phase 1 of Union Woodlands. We are working with the developer to finalize costs and prepare exhibits which should be finalized for the December 9 Board meeting.

<u>Recommended Action</u>: Approve the Sewer Service Agreement with Union Woodlands, pending preparation of final costs and exhibits.

### SEWER SERVICE AGREEMENT

This AGREEMENT, made and entered into as of the date of execution by the last party signatory hereto (hereinafter referred to as "Effective Date") by and between TRICO REGIONAL SEWER UTILITY, a political subdivision and municipal corporation organized and existing under the laws of the State of Indiana ("TriCo"), and UNION WOODLANDS DEVELOPER, LLC, an Indiana limited liability corporation ("Developer").

WITNESSETH THAT:

WHEREAS, TriCo is organized for the purpose of designing, constructing and operating sanitary sewers and related facilities to collect, convey, treat and dispose of wastewater from residences, businesses, industries and institutions located within the boundaries of TriCo; and

WHEREAS, Developer owns or has under contract to purchase approximately 161 acres of real estate in Boone County, Indiana, generally located east of US421 and south of County Road 200 South, but more particularly described in Exhibit A attached hereto and incorporated herein by reference the "Developer Real Estate", on which Developer proposes to construct approximately 183 single family homes and/or as Union Woodlands subdivision hereinafter referred to as "Subdivision"; and

WHEREAS, Developer has requested TriCo provide sewage disposal service to Subdivision which is within the service area of TriCo, and TriCo is willing to do so upon the terms and conditions set forth herein; and

WHEREAS, in order to make sewage disposal service available to and within the entirety of the Subdivision, it is necessary for the Developer to design and construct a lift station, force main and gravity sewers,

WHEREAS, TriCo has requested an increase in the capacity or oversizing of the Developer's proposed lift station, force main, and/or gravity sewers sufficient to handle future wastewater flow from other offsite locations in this drainage basin, hereinafter referred to "Oversized Facilities",

WHEREAS, in order to ensure construction of Oversized Facilities by Developer, TriCo is willing to reimburse Developer for the costs incurred by Developer as a result of oversizing the facilities, in excess of the costs that Developer would otherwise incur to construct facilities only to serve Subdivision,

WHEREAS, TriCo's long-term planning includes extension of the Little Eagle Creek Interceptor from the southeast to serve Subdivision, Developer requested TriCo allow construction of a temporary lift station and force main discharging into existing Brookhaven sewers to serve Subdivision in the near term, Developer will construct the lift station and force main at Developer's cost, and to improve efficiency TriCo will assist Developer with procurement of certain lift station equipment. NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the District and Developer agree as follows:

1. <u>The Project</u>. The design, construction and installation of lift station, force main, and gravity sewers serving Subdivision, including Oversized Facilities, shall hereinafter be referred to as the "Project". Developer's consulting engineer shall prepare all plans and specifications. The combined set of detailed plans and specifications, once reviewed and approved by TriCo staff, shall be hereinafter referred to as "Plans and Specifications" of the Project.

2. <u>Rights-of-Way and Easements</u>. As required in any case, Oversized Facilities shall be constructed and installed by Developer in accordance with Plans and Specifications. All of the Oversized Facilities shall be installed within public rights-of-way or easements granted to TriCo or granted to others and assigned to TriCo on easement forms acceptable to TriCo or on real estate owned by or to be conveyed to TriCo. Developer shall provide easements to TriCo for all phases of the development utilizing the form in the attached Exhibit B. Easements shall be provided within sixty (60) days of this Agreement, and prior to any reimbursement being made by TriCo.

3. <u>Contract Price</u>. In order to serve the public and attempt to safeguard and obtain the oversized facilities at the lowest cost, Developer will voluntarily request quotes from contractors experienced in this type of work and select the lowest responsible and responsive contractor to install and construct the Oversized Facilities (hereafter referred to as "Contractor").

4. <u>Contractor Selection</u>. Construction shall not commence, however, until TriCo has approved, in writing, Contractor(s) selected by Developer to install and construct the Oversized Facilities, which approval shall not be unreasonably conditioned, delayed or withheld. The selected Contractor(s) shall comply with insurance requirements in Exhibit C. Developer shall provide TriCo a copy of the agreement which obligates Developer's selected Contractor(s) to install and construct the Oversized Facilities in accordance with the Plans and Specifications.

5. <u>Permits & Licenses</u>. Prior to constructing the Project, Developer shall obtain all permits and licenses required for the Project by any governmental authorities or municipal corporations. TriCo shall assist Developer in obtaining said permits and licenses from governmental authorities or municipal corporations where necessary, by joining with Developer in any application for a permit or license.

6. <u>Review of documents pertaining to construction of the Project</u>. TriCo, Developer, and Developer's consulting engineer will review and approve contractor(s)' product data and shop drawing submittals, third party testing and inspection reports, change requests, and requests for information.

7. <u>Change Orders</u>. Any changes in scope of work or cost of Oversized Facilities will be appropriately documented via "Change Order". All Change Orders must be approved by both TriCo and Developer prior to execution. The parties acknowledge that Change Orders may include unforeseen conditions, including excessive de-watering, rock mitigation, blasting, and remediation of unsuitable soil conditions. Contractor(s) shall notify the Developer and TriCo promptly after discovering unforeseen conditions and make reasonable efforts to document such conditions. Developer and TriCo agree to work together in negotiating changes in scope and/or cost of Oversized Facilities with Contractor(s).

8. <u>Construction Observation</u>. The Project shall be constructed and installed under the observation of TriCo's Inspector to ensure conformance with the approved Plans and Specifications.

9. <u>Conveyance of the Oversized Facilities</u>. Following the completion of the Project and the connection to TriCo's system in accordance with Plans and Specifications and payment by TriCo for Oversizing Reimbursement due, Developer shall convey and dedicate Project facilities to TriCo in accordance with TriCo ordinances and policies. Following conveyance, Project facilities shall become part of the sewage disposal system of TriCo and be under the full control, authority and jurisdiction of TriCo, and TriCo shall have full and exclusive responsibility for the operation, control, maintenance and repair of said Project facilities, except repairs needed within the standard three-year warranty period shall be completed by Developer and/or Contractor.

10. <u>Project Costs and Reimbursement</u>. The cost of the Project and the Oversized Facilities (hereinafter referred to as the "Project Costs,") shall be paid by the Developer with reimbursement by TriCo for the related oversizing cost ("Oversizing Reimbursement") as specified in Exhibit D - Project Cost Table. Oversizing Reimbursement shall include work completed under approved Change Orders, where TriCo and Developer have agreed to an equitable distribution of changed costs as they relate to Oversized Facilities. Full and final Oversizing Reimbursement will be paid by TriCo to Developer upon satisfactory completion of each segment of Oversized Facilities; partial reimbursement will be made following TriCo's review and approval of contractor(s)' monthly progress payments. Requests for reimbursement by Developer shall be received by TriCo at least five days prior to the first Monday of each month; TriCo shall release payment no later than the second Thursday of each month. Developer will promptly pay Contractor(s) amount due, less applicable retainage, following receipt of TriCo reimbursement. No reimbursement will be made until TriCo has received copies of recorded easements required by Section 2 above.

11. <u>Odor Control</u>. Any time after completion of the lift station if during its normal operation, it is determined by TriCo, Developer, and Subdivision homeowners association that the lift station is causing unpleasant odors that disturb nearby homeowners, TriCo shall install at its own cost odor control devices designed to eliminate said odors. After completion of Union Woodlands, one or more offsite developments may connect to sanitary sewers near the southeast corner of Subdivision. After completion of offsite developments if it is

determined by TriCo, Developer, and Subdivision homeowners association that the connection is causing unpleasant odors that disturb any nearby homeowners, TriCo shall install at its own cost odor control devices designed to eliminate said odors.

12. <u>Engineering and Construction Observation Fees</u>. Developer will pay all fees charged by Developer's consulting engineer. TriCo will pay 15 percent of construction observation costs incurred by the Project, with the Developer paying the remaining 85 percent, based on a pro-rata share of Project Costs.

13. <u>Project Timing</u>. Developer plans to construct Union Woodlands subdivision in multiple phases. The initial phase is scheduled to be constructed during the 2025 construction year. However, a portion of the Oversized Facilities will be constructed at a later date, including sections of gravity sewer intended to handle wastewater flow from offsite locations. Project Costs for this portion of the Oversized Facilities will be determined at a later date and said oversizing costs shall be included in an amendment to this agreement. The Oversizing Reimbursement will be consistently calculated and applied for each phase.

Developer presently expects all Oversized Facilities to be constructed within two years, as remaining phases of Union Woodlands are constructed. Successful completion of the Oversized Facilities is essential to TriCo's long term plan. Two years after execution of this agreement, in the event Developer has not completed construction of all Oversized Facilities, TriCo may, at its sole discretion, construct part or all of the remaining Oversized Facilities at its own expense using the Plans and Specifications. TriCo will use reasonable efforts to provide advance notice to Developer, consider Developer's future subdivision plans and follow the preliminary sanitary design layout included as Exhibit E. TriCo will provide lateral stubs within future phases to serve the lots as shown on Developer's plan. Developer will reimburse TriCo for Developer's portion of the Project Costs related to construction of the remaining Oversized Facilities at the time Developer places in service a section containing Oversized Facilities installed by TriCo.

14. <u>Lift Station Equipment Procurement</u>. TriCo will provide the lift station control panel, variable frequency drives, level transducer, floats, fog rod, and pump package including pumps, pump bases, guide rails, upper and intermediate guide rail brackets, lifting chains, and pump protection relays for installation by Contractor. The pump package will include startup service by the local manufacturer's representative as well as spare parts ordinarily provided and including an impeller and repair kit. TriCo's instrumentation and controls engineer will provide design, programming and startup services for the control panel. Prior to ordering lift station equipment and services, TriCo shall share vendor estimates and proposals with Developer for mutual approval. Equipment ordering shall target delivery for installation and startup 60-90 days prior to anticipated home connection permit issuance. Developer will reimburse TriCo for costs incurred to procure said equipment and services, TriCo shall promptly request reimbursement from Developer. Developer shall release payment to TriCo within 30 days of receipt of reimbursement request, and TriCo shall promptly pay supplier(s) amount due.

### 15. Miscellaneous.

(a) This Agreement shall at all times be construed and interpreted to be consistent with the rights, powers and duties of TriCo under the laws of the State of Indiana, applicable rules and regulations of the United States Environmental Protection Agency, Indiana Department of Environmental Management, and the ordinances, rules, regulations and policies of TriCo.

(b) This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors, personal representatives and assigns (to the extent not inconsistent herewith). This Agreement shall neither be assigned by Developer nor TriCo without the written consent of the non-assigning party, which consent shall not be unreasonably withheld, conditioned or delayed.

(c) No amendment or modification of this Agreement shall he effective unless contained in a written document executed by the parties hereto (or their successors, personal representatives or assigns).

(d) Failure of either party hereto to insist upon strict performance of the provisions of this Agreement shall not be construed as a waiver of any subsequent default or breach of the same or similar nature.

(e) In the event any provision of this Agreement is declared unlawful or unenforceable by a Court of competent jurisdiction the remaining provisions of this Agreement shall remain in full force and effect.

(f) In the event of any controversy, claim or dispute between the parties arising out of or related to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees, costs and expenses in connection with such controversy, claim or dispute. However, prior to either party filing suit, the parties shall participate in pre-suit mediation.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the dates set forth below.

TRICO REGIONAL SEWER UTILITY	TRICO	REGIONAL	SEWER	UTILITY
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Date:\_\_\_\_\_

Carl Mills, President

Attest:

By:\_\_

Michael McDonald, Secretary

## UNION WOODLANDS DEVELOPER, LLC

Date:	Ву:
	Printed:
	Title:

TriCo	MEM	IORANDUM
THE BOOME - HAMILTON . HEAD	To: From: Date: Subject:	Capital and Construction Committee Wes Merkle November 27, 2024 Capital Project Updates

The following updates are provided by staff for ongoing capital projects. Please refer to the Capital Project Fact Sheets for background information on individual projects.

• #2207 Lift Station 26 (Jackson's Grant) Parallel Force Main

Restoration efforts continue. Completion is anticipated in December.

• #2208 Lift Station 16 (Michigan/Sycamore Street) Reconstruction

This project is complete. Earth moving, utility installation, and road work surrounding the new lift station continues under The Farm development project.

• #2301 Lift Station 10 (Ashbrook) Upgrades

Paving is complete and punch list items remain. Completion is anticipated in December.

• Various Small Sewer Extension Projects

Low pressure sewer main installation at Lacoma Estates (near 96<sup>th</sup> Street and Spring Mill Road) and Six Points Road is underway and should be complete in December. The short main extension at Lift Station 22 (North Augusta) is expected to begin in the coming weeks.