

Waukesha County Community Development Block Grant Application by the Village of Lannon

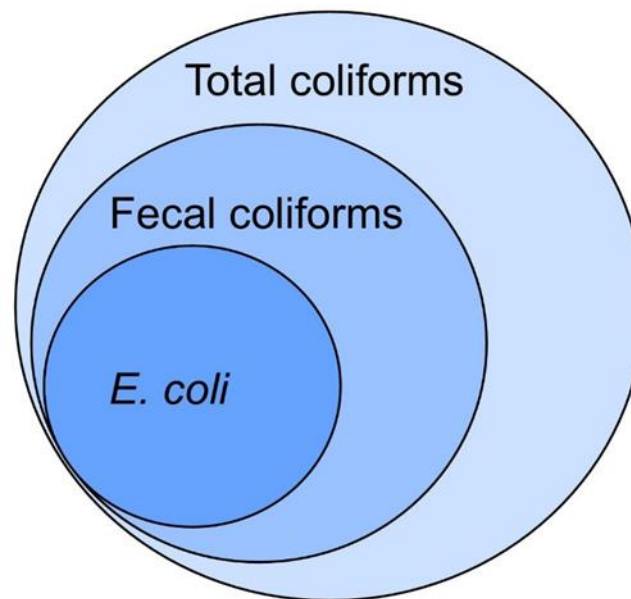
CBDG Board Presentation
Waukesha County
February 12, 2020

Meeting Outline

- Overview of Lannon's Water Expansion Program
- Schedule
- Project Elements Not Eligible for USDA-RD Assistance
- CDBG Application Overview
- Administration Considerations

Lannon's Need for Rapid Water Expansion

- Lannon Declared a Public Health Emergency in October, 2018
 - ~55% of all Tested Private Wells are Coliform or E. Coli Positive
 - Since Fall 2018, 65 Wells Tested, 36 Positive Coliform, 13 Positive E. Coli
- Municipal Water Expansion is Proposed by End of 2020



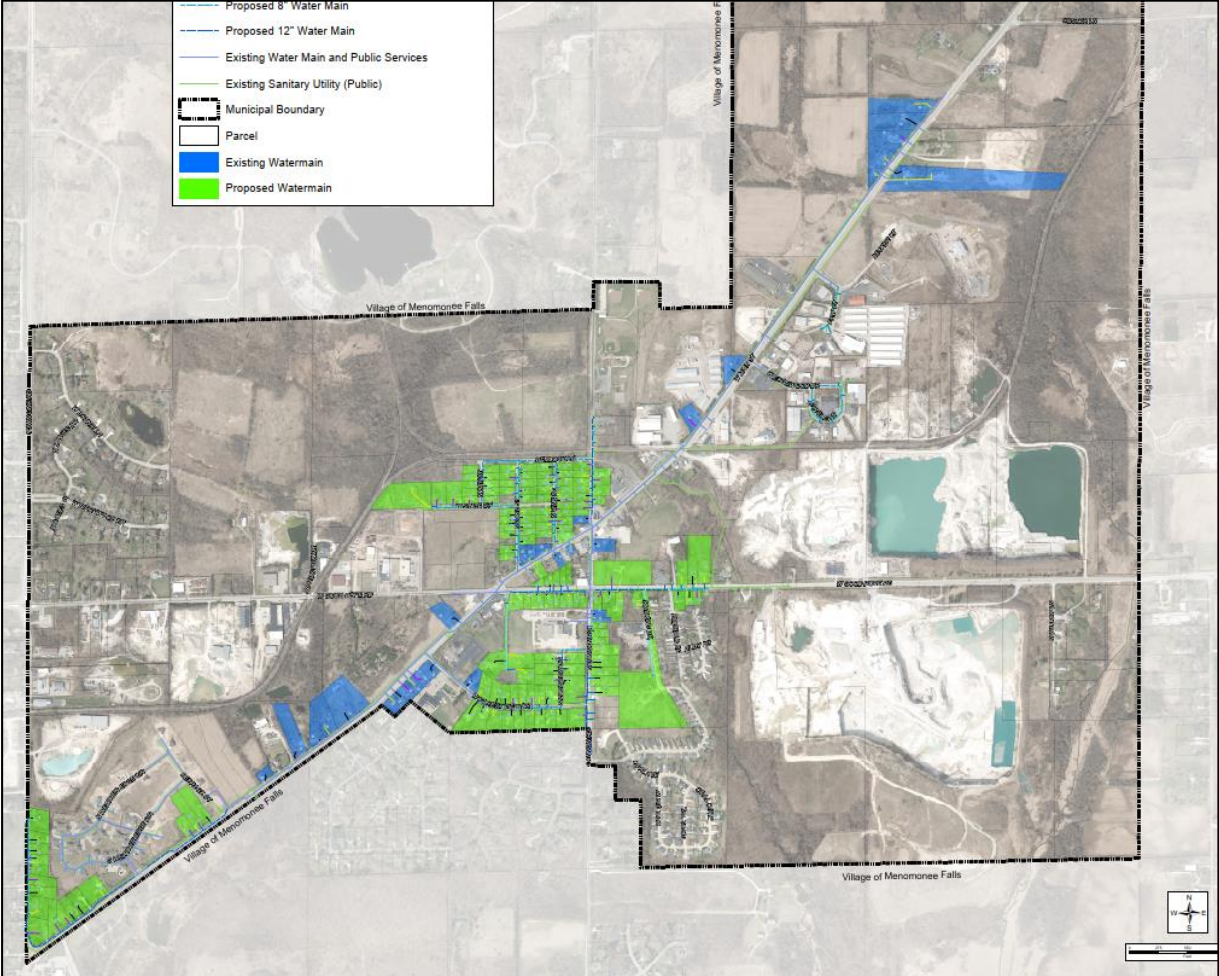
Schedule Update

| Lannon Water System Expansion | | 1Q 2020 | | | 2Q 2020 | | | 3Q 2020 | | | 4Q 2020 | | | 1Q 2021 | | | 2Q 2021 | | | |
|--|---|---|---|---|------------|------------|------------|------------|---|---|------------|------------|------------|---------|---|---|---------|---|------------|--|
| Task | | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | |
| A. Design and Regulatory Approval | | [Orange bar spanning from Jan 2020 to Sep 2020] | | | | | | | | | | | | | | | | | | |
| 1. | Design Water Main | [Blue bar] | | | | | | | | | | | | | | | | | | |
| 2. | Submit Pre-Application (PER and ER) | [Red star] | | | | | | | | | | | | | | | | | | |
| 3. | USDA RD - State and National Review | [Blue bar] | | | | | | | | | | | | | | | | | | |
| 4. | Receive Application Decision and Complete Application | | | | [Blue bar] | | [Red star] | | | | | | | | | | | | | |
| 5. | WDNR Agency Review | | | | [Blue bar] | | | | | | | | | | | | | | | |
| 6. | USDA RD Agency Review | | | | | [Blue bar] | | | | | | | | | | | | | | |
| 7. | Advertisement | | | | | | [Blue bar] | | | | | | | | | | | | | |
| 8. | Bid | | | | | | | [Red star] | | | | | | | | | | | | |
| 9. | Contract Execution | | | | | | | [Blue bar] | | | | | | | | | | | | |
| B. Construction | | [Orange bar spanning from Sep 2020 to Jun 2021] | | | | | | | | | | | | | | | | | | |
| 1. | Construction Mobilization | | | | | | | [Blue bar] | | | | | | | | | | | | |
| 2. | Construction - Water Main and Public-Services | | | | | | | | | | [Blue bar] | | | | | | | | | |
| 3. | Private-Service and Plumbing Installation | | | | | | | | | | | [Blue bar] | | | | | | | | |
| 4. | Private Well Abandonment | | | | | | | | | | | | [Blue bar] | | | | | | | |
| 5. | Final Completion | | | | | | | | | | | | | | | | | | [Red star] | |
| 6. | Loan Closing | | | | | | | | | | | | | | | | | | | |

Project Elements Not Eligible for USDA-RD Assistance

- Total Program Cost Opinion: \$10.8M
- USDA-RD will Only Fund Public Costs: \$8.8M
- USDA-RD Will Not Fund Private Property Costs: \$2M
 - Private Service Lateral
 - Private Plumbing
 - Private Well Abandonment
 - Water Impact Fee
- Total May Vary from \$2,500 - \$10,000 per Property
 - Some Property Owners Installed Lateral in 1997
 - Complexity of Private Plumbing Varies
- Village Conducted Door-to-Door and Mailer Surveys to Better Scope Private Property Items

Private Residential Property Overview Map Developed Based On Door-to-Door Survey Results




Private Property Distinct Categories of Work Developed

| QUANTITIES BY SCENARIO | | | |
|------------------------|----------|---------|------------|
| SCENARIO | VERIFIED | ASSUMED | TOTAL |
| NO. 1 | 15 | 9 | 24 |
| NO. 2 | 61 | 24 | 85 |
| NO. 3 | 5 | 3 | 8 |
| NO. 4 | 39 | 16 | 55 |
| TOTAL | | | 172 |


| QUANTITIES BY WORK CATEGORY | | | |
|----------------------------------|----------|---------|-------|
| CATEGORY | VERIFIED | ASSUMED | TOTAL |
| EXISTING SERVICE (NO. 1 & NO. 2) | 76 | 33 | 109 |
| NEW SERVICE (NO. 3 & NO. 4) | 44 | 19 | 63 |
| PRIVATE PLUMBING | 172 | 0 | 172 |
| WELL ABANDONMENT | 172 | 0 | 172 |

| LENGTH RANGE | NUMBER OF SERVICES |
|--------------|--------------------|
| <30 FEET | 17 |
| 30-50 FEET | 18 |
| 50-100 FEET | 24 |
| >100 FEET | 4 |
| TOTAL | 63 |


SCENARIOS




NO. 1 (EXISTING PUBLIC MAIN AND SERVICE; EXISTING PRIVATE SERVICE)
*CONTRACTOR TO CONNECT IN BASEMENT; ABANDON WELL.



NO. 2 (NO PUBLIC MAIN AND SERVICE; EXISTING PRIVATE SERVICE)
*CONTRACTOR TO CONNECT IN BASEMENT WHEN PUBLIC SERVICE IS INSTALLED BY OTHERS; ABANDON WELL.



NO. 3 - (EXISTING PUBLIC MAIN AND SERVICE; NO PRIVATE SERVICE)
*CONTRACTOR TO CONNECT IN BASEMENT; INSTALL PRIVATE SERVICE TO EXISTING PUBLIC CURB STOP; ABANDON WELL.



NO. 4 (NO PUBLIC MAIN AND SERVICE; NO PRIVATE SERVICE)
*CONTRACTOR TO CONNECT IN BASEMENT; INSTALL PRIVATE SERVICE TO PUBLIC SERVICE WHEN INSTALLED BY OTHERS; ABANDON WELL.

- GENERAL NOTES**
1. ALL WORK SHALL CONFORM TO STATE AND LOCAL BUILDING CODES
 2. WATER SERVICE LATERALS SHALL BE HDPE UNLESS OTHERWISE APPROVED BY THE BUILDING INSPECTOR
 3. PUBLIC WATER MAIN AND THE PUBLIC PORTION OF THE WATER SERVICE LATERAL SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE PRIVATE SERVICE LATERAL. THE VILLAGE OF LANNON'S WATER MAIN CONTRACTOR WILL INSTALL WATER CURB BOXES, BURY THE CURB BOX, AND MARK THE LATERAL LOCATION WITH A 2X6 BOARD.
 4. ALL DAMAGED AREAS SHALL BE RESTORED IN-KIND
 5. INSTALL WATER METERS. WATER METERS WILL BE PROVIDED BY THE WATER UTILITY AND AVAILABLE FOR PICKUP FROM THE MENOMONEE FALLS WATER UTILITY OFFICE.
 6. CERTIFY THE AGE OF THE WELL AND RELATED EQUIPMENT PRIOR TO REMOVAL AND ABANDONMENT. REPORT THIS INFORMATION TO THE VILLAGE FOR POSSIBLE REBATE.
 7. ABANDON PRIVATE WELL IN ACCORDANCE WITH WDNR STANDARDS AND BUILDING CODES. THIS INCLUDES THE DISCONNECTION AND PROPER ABANDONMENT/REMOVAL OF ELECTRICAL WIRING.
 8. CONTRACTOR SHALL PROPERLY CAP OFF ABANDONED WELL PIPE WITHIN THE BASEMENT.
 9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING PERMITS AND COMPLETING AND SUBMITTING WELL ABANDONMENT AND OTHER FORMS TO WDNR.
 10. WELL LOCATIONS SHOWN ARE APPROXIMATE.
 11. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATIONS.
 12. QUANTITIES SHOWN AS VERIFIED WERE INDICATED ON A PUBLIC COMMENT FORM. CONTRACTOR TO REVIEW AND VERIFY SITE CONDITIONS.
 13. QUANTITIES SHOWN AS ASSUMED WERE EXTRAPOLATED FROM PUBLIC COMMENT DATA. THESE PROPERTIES DID NOT PROVIDE A PUBLIC COMMENT FORM.
 14. REFER TO SOIL REPORT FOR SOIL AND BEDROCK INFORMATION.

CDBG Application Overview – Costs Not Requested

- Total Program Cost Public & Private Cost: \$10,848,750
- Public Water Main and Well Cost: \$8,831,000
 - After USDA-RD Grant, ~\$30,000 to be Special Assessed per Property
 - No CDBG Funds Requested, Other Funding Available
- Well Abandonment
 - Up to \$3,250 Each; \$615,000 Total with Contingency
 - No CDBG Funds Requested; DNR Funding Available
- Impact (Connection) Fees
 - Typically \$1,200 Each; \$552,000 Total
 - No CDBG Funds Requested

CDBG Application Overview – Costs Requested Address Residential Private Services and Plumbing

- New Service Installation:
 - Quantity: 63
 - Cost: \$7,500 Each
- Plumbing Conversion in Residence:
 - Quantity: 172
 - Cost: \$1,750 Each
- Total CDBG Funds Requested
 - \$850,850 Total (Includes 10% Contingency)
 - \$194,516 Previously Received from CDBG
 - \$656,334 Current Request

Administrative Considerations

- Waukesha Co. CDBG Planning to Administer Project
 - Solicit Work as One Contract
 - County Pays Contractor Directly
 - Homeowner Not Involved in Financial Transaction
- Village of Lannon Anticipated to Make Blight Determination
 - HUD: At Least 25% of Properties Exhibit Known or Suspected Environmental Contamination
 - Wis. Stats. 63.133: Sanitation conditions conducive to ill health, substantially impairs the sound growth of a municipality, constitutes an economic or social liability, detrimental to public health and welfare
- Village Can Continue to Work with County