

Oakridge Water District WTP Expansion Project

January 18, 2024



The Town of
Lewisboro

Some Highlights

- In August 2020 NYS Dept of Health lowered the PFAS levels to 10 ppt from 70 ppt. More information can be found here:
 - https://www.health.ny.gov/environmental/water/drinking/emerging_pf_as_publicwater.htm
- In May of 2021 PFAS-mitigation design and construction plans were submitted to the Westchester County Department of Health. The process of securing DOH approval was iterative and time consuming.
 - Design included additional upgrades including DOH required not related to PFAS
- The Westchester County Department of Health approved Delaware Engineering's plans and specifications for our upgraded water plant on August 8, 2023
- In a critical parallel effort, the town applied for a federal EPA grant in April 2021 and a New York State Environmental Facilities Corporation Water Infrastructure Improvement Act grant in November of 2021



Some Highlights

- Our project was awarded both an EPA and an EFC grant in April of 2022 in the amounts of \$1.8 and \$1.16 million dollars respectively. Total=\$2.96M
- We received approval [August 2023] from both the EPA and the EFC to start the bid process.
- The Town Board authorized going to bid for the plant upgrade project at the September 18, 2023, town board meeting.
- Bids were received on December 7, 2023 and a recommendation to award by Delaware Engineering followed
- Town Board will need to award contracts
- Expectation is that we will start construction in May 2024
- Estimated completion May 2025



Some Highlights

Note: Until the project is completed, DOH will continue to require that each well be tested for PFAS on a quarterly basis. Anytime a single well tests for levels above the 10 ppt, DOH requires that a notice be posted. The notice itself goes through an approval process with County DOH. Please expect to see these notices every quarter. The water leaving the plant continues to test below 10 ppt.



Project Funding

- Public Hearing August 9th 2021: Oakridge Water District PFAS Treatment Project
- We held off on the actual borrowing resolution until we were assured that by passing this resolution it would not impact the federal grant we were applying for.
 - It was determined that the borrowing resolution would not impact the federal grant
 - The bond resolution is required as part of the WIIA application
 - To meet the WIIA application schedule, bond resolution was placed on the Oct. 12, 2021 Town Board agenda
 - We applied for NYS EFC WIIA grant prior to its deadline of Nov. 22, 2021
- From Town Board meeting on Oct. 12, 2021
 - Two Items on the agenda
 - Public Interest Order (...declares that it is in the public's interest to proceed with the upgrade project).
 - Resolution Authorizing the Issuance of Bonds
 - Town Board agenda:
https://www.lewisborogov.com/sites/default/files/fileattachments/supervisor_and_town_board/meeting/14851/tb_work_session_agenda_packet_10_12_2021.pdf



Estimated Project Cost- From Bids Received

Costs for WIIA 18592 (PFAS plus)		Costs for WIIA 18893 (Chemical feed system & storage)		
Construction - General Contractor	\$ 2,982,933		\$ 296,230	
Construction - Electrical Contractor	\$ 170,000		\$ 30,000	
Construction - HVAC Contractor	\$ 140,000		\$ 55,000	
Engineering - Design	\$ 180,000			
Engineering - Construction Costs	\$ 220,000			
Legal/Admin	\$ 10,000			
Contingency	\$ 200,000			
Total	\$ 3,902,933		\$ 381,230	
Funds to pay for above		Funds to pay for above		
NYS EFC WIIA 18592 Grant	\$ 1,163,700	NYS EFC WIIA 18893 Grant (\$289.5K)	\$ 195,000	unused amount
Federal EPA	\$ 1,800,000	BAN (\$482.5K)	\$ 122,000	unused amount
NYS EFC CWSRF Financing	\$ 939,233	PFAS settlement (Estimated at \$270K +)	\$ 64,230	
	Both Projects - Total	\$4,284,163		

Next Steps

- Finalize EPA funding – Cost Share Waiver under review
- Finalize EFC funding – Project Finance Agreement
 - Due to change in project cost, PFA needs to be revised
 - Requires the Public Interest Order (revised project cost resolution) & Public Hearing
 - PH rescheduled for Feb 13, 2024
- Contractor award: To be decided by Town Board at Feb. 13, 2024 meeting.



Current Water Rates

Account Type	Flat Charge per quarter	Water Usage Charges per quarter
Residential Condominium	\$55.00 + Water Usage	1 to 7,000 Gallons @ \$7.00 per 1,000 Gallons 7001 to 27,000 Gallons @ \$8.00 per 1,000 Gallons Over 27,000 Gallons @ \$9.00 per 1,000 Gallons
Residential Single Family House	\$125.00 + Water Usage	1 to 7,000 Gallons @ \$7.00 per 1,000 Gallons 7001 to 27,000 Gallons @ \$8.00 per 1,000 Gallons Over 27,000 Gallons @ \$9.00 per 1,000 Gallons
Residential Single Family House Second Meter (irrigation)	No Flat Fee + Water Usage	1 to 7,000 Gallons @ \$7.00 per 1,000 Gallons 7001 to 27,000 Gallons @ \$8.00 per 1,000 Gallons Over 27,000 Gallons @ \$9.00 per 1,000 Gallons
Condominium Common Area Spigots (No Water Usage)	\$25.00	No Water Usage
Condominium Common Area Spigots (With Water Usage)	\$55.00 + Water Usage	1 to 7,000 Gallons @ \$7.00 per 1,000 Gallons 7001 to 27,000 Gallons @ \$8.00 per 1,000 Gallons Over 27,000 Gallons @ \$9.00 per 1,000 Gallons
Commercial Unit - 7,000 Gallons or Less	\$75.00 + Water Usage	\$7.00 per 1,000 Gallons
Commercial Unit - Over 7,000 Gallons	\$150.00 + Water Usage	1 to 7,000 Gallons @ \$7.00 per 1,000 Gallons 7001 to 27,000 Gallons @ \$8.00 per 1,000 Gallons Over 27,000 Gallons @ \$9.00 per 1,000 Gallons



Potential Impact to Rates

- Developer Contribution went away mid 2022
- Operations & Maintenance costs need to be factored
 - They have decreased – this is good
- Incremental cost of new loan (based on 20yr note – TBD)
 - Increase Meter sales by \$65K per year
 - Increase in quarterly base fee
- View rates worksheet

