

TOWN OF SEWALL'S POINT
Septic-to-Sewer – South Sewall's Point
Special Town Commission Meeting
Agenda – November 4, 2025

1. Exhibits (Presented at meeting)

- Map showing LPFM / Grinder / Gravity / Lift Station layout and polling data
- Total current connections: **169 + 171 = 340 Grinder connections**
- Cost estimates
 - Rio Vista Subdivision – Gravity sewer (76 connections)
 - Pineapple Lane to Oakwood Drive – LPFM/Grinder (74 connections)
 - Henry Sewall's to Delano Lane – LPFM/Grinder (60 connections)
- Map of South Sewall's Point Phase 2 Stormwater Resiliency Project

2. Recent History of the Program

- 2022 South Sewall's Point Septic-to-Sewer Study: **706 total potential connections**
- Recommends LPFM/Grinder system
- Town of Sewall's Point Criteria:
 - No mandatory connection
 - No mandatory assessment
 - Signed Interlocal Agreement with Martin County for sewer extensions
- FDEP Resiliency Grant:
 - **\$8.4M grant**
 - Requires **\$8.4M local match**
 - Deadline to spend: **June 2026**
- Funds spent/committed to date: \$3.3M
- Current work:
 - 169 connections hooking up through MCU (cost range \$8-12K per connection)
 - 171 LPFM connections under construction (Sunshine Land Design)
- \$5.1M in FDEP funds available to connect next sewer areas

4. Martin County Criteria

- MCU approval for **340 LPFM/Grinder connections**
- Remaining **366 connections must be Gravity**

5. Direction from October 14, 2025 Meeting and Follow-Up Discussions

- Meetings held with:
 - Don Donaldson, P.E. – County Administrator
 - Sam Amerson, P.E. – MCU Utilities Director
- County preference: **Gravity sewers**

6. Town recommendation for consideration tonight:

- Proceed with **Rio Vista Subdivision – Gravity sewer**
 - Re-line existing dry sewers
 - Add Lift Station at Lantana / Admirals Way intersection (**see cost estimate**)
 - Request approval to move forward with design, permitting and bidding
- Request County Administrator to approve **134 additional LPFM/Grinder connections**
 - Cost estimates included (74 + 60 connections)
- **Board of County Commissioners Meeting – Tuesday, November 18, 2025**
 - MC + Town agreement for an Interlocal Agreement
 - After that meeting → Town Commission approval for design, permitting and bidding

7. South Sewall's Point Road Phase 2 Stormwater/Resiliency Project (map)

- FDEP Resiliency grant awarded; construction deadline: **June 2026**
- Design and permitting completed – requires authorization to bid
- Sewer and stormwater construction in same area must occur **simultaneously**
- Additional funding:
 - FDOT grant (roadwork portion)
 - FDEM/FEMA HMGP pending (road raising / backup pump)



South Sewall's Point
Septic to Sewer Cost Estimate
Rio Vista Subdivision Lift Station /Gravity Service Area 3
76 Equivalent Residential Connections (ERC's)

November 4, 2025

Item	Description	Quantity	Unit	Unit Cost ²	Total Cost
1	Mobilization / Demob / MOT / Bonds / Permits / Survey / Video	1	10%	\$ 137,500.00	\$ 137,500.00
2	4" HDPE Force Main	500	LF	\$ 58.80	\$ 29,400.00
3	Repair/ Bench Manhole	18	EA	\$ 2,500.00	\$ 45,000.00
4	Line Existing Gravity Mains	6,500	LF	\$ 66.00	\$ 429,000.00
5	Line Sanitary Sewer Laterals	51	EA	\$ 3,500.00	\$ 178,500.00
6	Miscellaneous Gravity Sewer Repairs	1	LS	\$ 100,000.00	\$ 100,000.00
7	Gravity Sewer Cleaning/Derooting/Video Inspection	1	LS	\$ 100,000.00	\$ 100,000.00
8	Fittings	1	LS	\$ 5,000.00	\$ 5,000.00
9	4" Gate Valve	2	EA	\$ 1,801.40	\$ 3,602.80
10	Concrete Curb Restoration	200	LF	\$ 63.00	\$ 12,600.00
11	Sod Restoration - Lateral Restoration	1	ALLOW	\$ 12,000.00	\$ 12,000.00
12	Landscape Restoration	1	ALLOW	\$ 12,000.00	\$ 12,000.00
13	Adjustments Wetwell	1	EA	\$ 21,000.00	\$ 21,000.00
14	Lift Station Complete - Type 'B' Hybrid	1	EA	\$ 424,612.00	\$ 424,612.00
Total Grant Construction Costs					\$ 1,510,200.00
Customer Connection Package					
15	Pump, Crush and Fill Existing Septic Tanks	76	EA	\$ 1,500.00	\$ 114,000.00
16	On Site 4" Sewer Connection	76	EA	\$ 2,813.00	\$ 213,788.00
17	Customer Contribution to Lift Station	76	EA	\$ 5,587.00	\$ 424,612.00
18	Capital Facility Charge	76	EA	\$ 2,100.00	\$ 159,600.00
On-Lot CCP Construction Costs					\$ 912,000.00
Total Construction Costs					\$ 2,422,200.00
19	Construction Inspection (Grant)	1	10%	\$ 151,000.00	\$ 151,000.00
20	Contingency (Grant)	1	10%	\$ 151,000.00	\$ 151,000.00
21	Design / Permitting / Administration (Grant)	1	5.0%	\$ 75,500.00	\$ 75,500.00
Project Total					\$ 1,887,700.00

¹ Assumes Martin County Utilities will offer South SP a similar cost as North SP. These costs are expected to increase in the future.

² Construction costs based on NSP Septic to Sewer and Giffels-Webster Cost Estimates

South Sewall's Point
Septic to Sewer Cost Estimate
Pineapple Lane to Oakwood Drive - Grinder/LPFM Service Area 3A

74 Equivalent Residential Connections (ERC's)

November 4, 2025

Item	Description	Quantity	Unit	Unit Cost ²	Total Cost
1	Mobilization / Demob / MOT / Bonds / Permits / Survey / Video	1	10%	\$ 59,673.98	\$ 59,673.98
2	Maintenance of Traffic	1	LS	\$ 22,000.00	\$ 22,000.00
3	Pre-Construction Video	1	LS	\$ 3,850.00	\$ 3,850.00
4	Survey (Layout & As-builts)	1	LS	\$ 27,500.00	\$ 27,500.00
5	Flushing Ports - Terminal	5	EA	\$ 2,354.00	\$ 11,770.00
6	Flushing Ports - In-Line	5	EA	\$ 3,520.00	\$ 17,600.00
7	3" by 1.25" Reducer	1	EA	\$ 1,826.00	\$ 1,826.00
8	3" by 2" Reducer	5	EA	\$ 2,640.00	\$ 13,200.00
9	2" Gate Valve	5	EA	\$ 385.00	\$ 1,925.00
10	2" 90 Degree Bends	2	EA	\$ 1,540.00	\$ 3,080.00
11	3" 45 Degree Bends	4	EA	\$ 35.20	\$ 140.80
12	2" HDPE IPS DR-11 FM Directional Drill	1,550	LF	\$ 39.60	\$ 61,380.00
13	2" HDPE IPS DR-11 FM Conventionally Laid	20	LF	\$ 41.80	\$ 836.00
14	3" HDPE IPS DR-11 FM Directional Drill	3,300	LF	\$ 52.80	\$ 174,240.00
15	3" HDPE IPS DR-11 FM Conventionally Laid	40	LF	\$ 52.80	\$ 2,112.00
16	Single Short - 1-1/4" IPS DR-11 HDPE FM Service (includes Hook-up)	35	EA	\$ 1,430.00	\$ 50,050.00
17	Single Long - 1-1/4" IPS DR-11 HDPE FM Service (includes Hook-up)	39	EA	\$ 2,970.00	\$ 115,830.00
18	1-1/4" IPS DR-11 HDPE FM Service - Additional Footage	300	LF	\$ 77.00	\$ 23,100.00
19	Open/Cut/Asphalt Restoration/Asphalt base	150	SY	\$ 242.00	\$ 36,300.00
20	Sod Restoration - Lateral Restoration	1	ALLOW	\$ 15,000.00	\$ 15,000.00
21	Relocate/Remove Landscaping/Irrigation (allowance)	1	ALLOW	\$ 15,000.00	\$ 15,000.00
Total Grant Construction Costs					\$ 656,400.00
Customer Connection Package					
22	LPS Tank Package (onsite construction)	74	EA	\$ 9,000.00	\$ 666,000.00
On-Lot CCP Construction Costs					\$ 666,000.00
Total Construction Costs					\$ 1,322,400.00
23	Construction Inspection (Grant)	1	10%	\$ 65,600.00	\$ 65,600.00
24	Contingency (Grant)	1	10%	\$ 65,600.00	\$ 65,600.00
25	Design / Permitting / Administration (Grant)	1	12.5%	\$ 82,100.00	\$ 82,100.00
Project Total					\$ 869,700.00

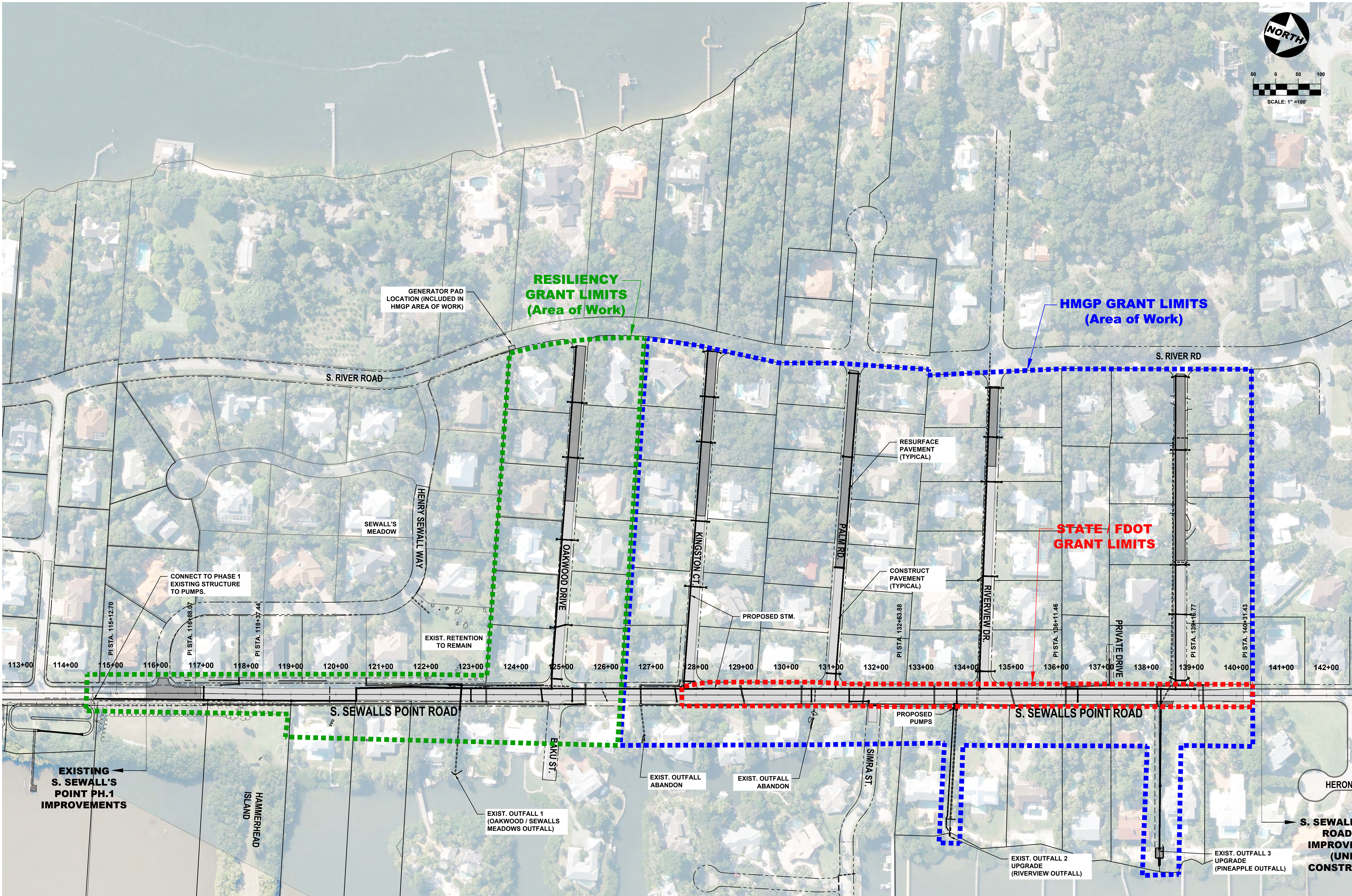
¹ Construction costs based on SSPR 169 & 171 Bids

South Sewall's Point
Septic to Sewer Cost Estimate
Henry Sewalls to Delano Lane - Grinder/LPFM Service Area 3B
60 Equivalent Residential Connections (ERC's)

November 4, 2025

Item	Description	Quantity	Unit	Unit Cost ²	Total Cost
1	Mobilization / Demob / MOT / Bonds / Permits / Survey / Video	1	10%	\$ 58,398.42	\$ 58,398.42
2	Maintenance of Traffic	1	LS	\$ 22,000.00	\$ 22,000.00
3	Pre-Construction Video	1	LS	\$ 3,850.00	\$ 3,850.00
4	Survey (Layout & As-builts)	1	LS	\$ 27,500.00	\$ 27,500.00
5	Flushing Ports - Terminal	5	EA	\$ 2,354.00	\$ 11,770.00
6	Flushing Ports - In-Line	5	EA	\$ 3,520.00	\$ 17,600.00
7	3" by 2" Reducer	5	EA	\$ 2,640.00	\$ 13,200.00
8	2" Gate Valve	6	EA	\$ 385.00	\$ 2,310.00
9	3" Gate Valve	3	EA	\$ 3,905.00	\$ 11,715.00
10	2" 90 Degree Bends	2	EA	\$ 1,540.00	\$ 3,080.00
11	3" Tee	2	EA	\$ 1,540.00	\$ 3,080.00
12	3" 22.5 Degree Bends	6	EA	\$ 35.20	\$ 211.20
13	2" HDPE IPS DR-11 FM Directional Drill	2,150	LF	\$ 39.60	\$ 85,140.00
14	2" HDPE IPS DR-11 FM Conventionally Laid	20	LF	\$ 41.80	\$ 836.00
15	3" HDPE IPS DR-11 FM Directional Drill	2,850	LF	\$ 52.80	\$ 150,480.00
16	3" HDPE IPS DR-11 FM Conventionally Laid	40	LF	\$ 52.80	\$ 2,112.00
17	Single Short - 1-1/4" IPS DR-11 HDPE FM Service (includes Hook-up)	25	EA	\$ 1,430.00	\$ 35,750.00
18	Single Long - 1-1/4" IPS DR-11 HDPE FM Service (includes Hook-up)	35	EA	\$ 2,970.00	\$ 103,950.00
19	1-1/4" IPS DR-11 HDPE FM Service - Additional Footage	300	LF	\$ 77.00	\$ 23,100.00
20	Open/Cut/Asphalt Restoration/Asphalt base	150	SY	\$ 242.00	\$ 36,300.00
21	Sod Restoration - Lateral Restoration	1	ALLOW	\$ 15,000.00	\$ 15,000.00
22	Relocate/Remove Landscaping/Irrigation (allowance)	1	ALLOW	\$ 15,000.00	\$ 15,000.00
Total Grant Construction Costs					\$ 642,400.00
Customer Connection Package					
23	LPS Tank Package (onsite construction)	60	EA	\$ 9,000.00	\$ 540,000.00
On-Lot CCP Construction Costs					\$ 540,000.00
Total Construction Costs					\$ 1,182,400.00
24	Construction Inspection (Grant)	1	10%	\$ 64,200.00	\$ 64,200.00
25	Contingency (Grant)	1	10%	\$ 64,200.00	\$ 64,200.00
26	Design / Permitting / Administration (Grant)	1	12.5%	\$ 80,300.00	\$ 80,300.00
Project Total					\$ 851,100.00

¹ Construction costs based on SSPR 169 & 171 Bids



NOTES:
THESE PLANS ARE IN ENGLISH UNITS
ALL ELEVATIONS HEREIN REFERENCE N.A.V.D. 1988 DATUM. ADD 1.48 FEET TO CONVERT TO N.G.V.D. 1929 DATUM. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

LEGEND

- | | | | |
|-------|---------------------------|-------|-----------------------------|
| ===== | = HMGP GRANT LIMITS | ===== | = CONST. PAVEMENT |
| ===== | = RESILIENCY GRANT LIMITS | ===== | = PAVEMENT MILL & RESURFACE |
| ===== | = FDOT GRANT LIMITS | ===== | = DRAINAGE SYSTEM |

301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC
Engineering, Inc.
Civil Engineering Professionals

DATE: #####
DRAWN BY: MOB
DESIGNED BY: HLT
CHECKED BY: JVC
PROJECT NO.: #####
HORIZ. SCALE: 1" = 100'
VERT. SCALE: #####
CADD FILE: _____

NO.	DATE	BY	REVISIONS

SCALE
VERIFICATION
0 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED ACCORDINGLY

**SOUTH SEWALL'S POINT RD
PH 2**
TOWN OF SEWALL'S POINT - FLORIDA
GRANT BOUNDARY
EXHIBIT

301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. #####

Printed Date: _____

JOB No. #####
SHEET
OF 29