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
 - o Rio Vista Subdivision Gravity sewer (76 connections)
 - o Pineapple Lane to Oakwood Drive LPFM/Grinder (74 connections)
 - o 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:
 - o No mandatory connection
 - No mandatory assessment
 - o Signed Interlocal Agreement with Martin County for sewer extensions
- FDEP Resiliency Grant:
 - \$8.4M grant
 - o Requires **\$8.4M local match**
 - o 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)
 - o 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

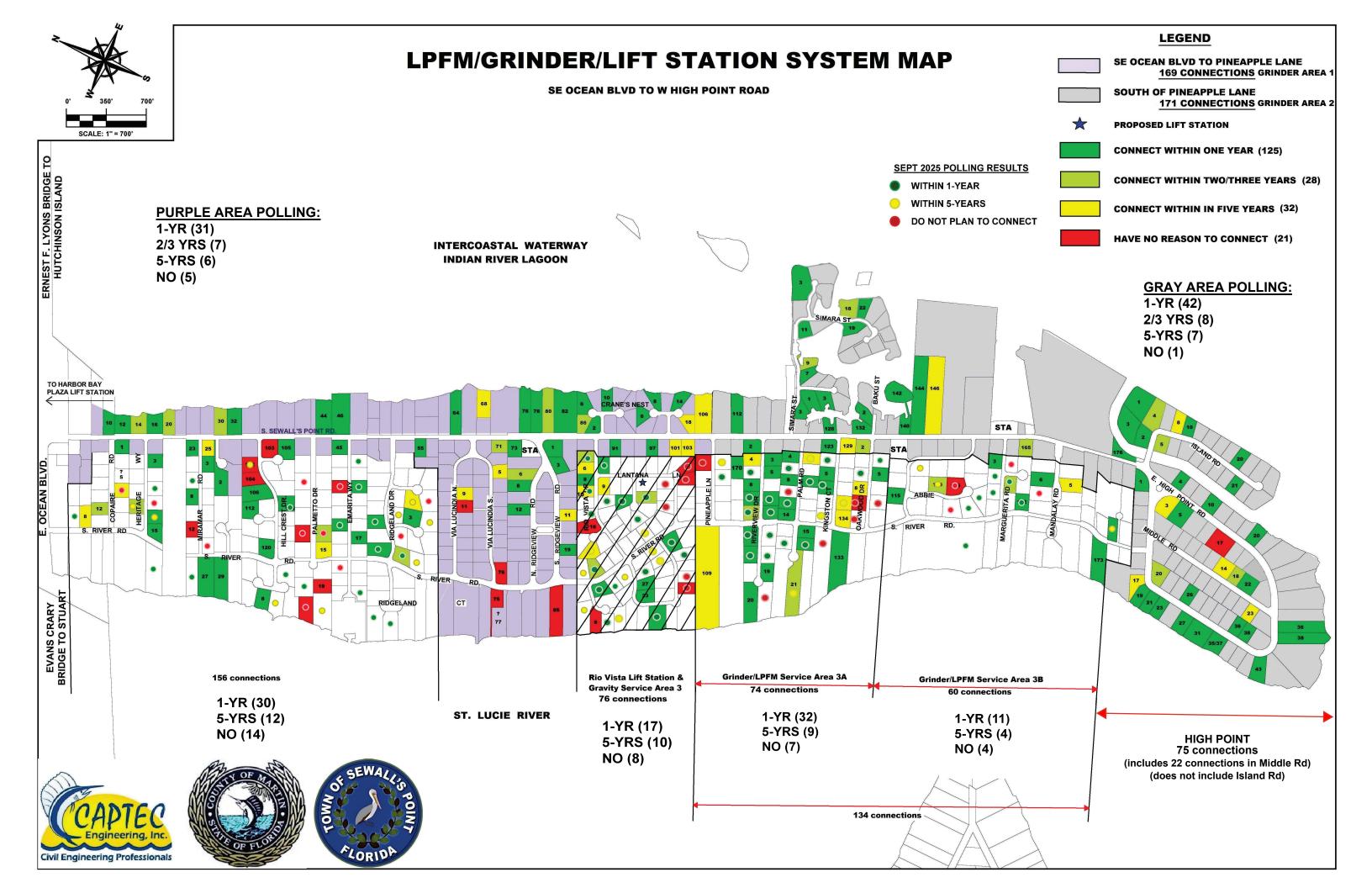
- Meetings held with:
 - o Don Donaldson, P.E. County Administrator
 - o Sam Amerson, P.E. MCU Utilities Director
- County preference: Gravity sewers

6. Town recommendation for consideration tonight:

- Proceed with Rio Vista Subdivision Gravity sewer
 - o Re-line existing dry sewers
 - Add Lift Station at Lantana / Admirals Way intersection (see cost estimate)
 - o 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
 - o 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	l	Init 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	Miscellanous 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 G	rant Con	stru	ction 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	Contruction 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	U	nit 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 Landscpaing/Irrigation (allowance)	1	ALLOW	\$	15,000.00	\$ 15,000.00
Total Grant Constructi					tion 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	Contruction 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
1 Construction costs based on SSPR 169 & 171 Bids						\$ 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	U	nit 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 Landscpaing/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	Contruction 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

