



TriCo Regional Sewer Utility

www.TriCo.eco Phone (317) 844-9200 Fax (317) 844-9203

CAPITAL & CONSTRUCTION COMMITTEE MEETING

Monday, May 6, 2019 at 4:30 P.M.
10701 N. College Ave, Suite A, Indianapolis, IN 46280

AGENDA

1. Public Comment
2. Dedications
 - a. Grand Brook Memory Care of Zionsville
3. WRRF Flow Meter Installation
4. #1909 Admin Office Improvements
5. Citizens Westfield Wholesale Request
6. Other Business
7. Capital Project Updates

Next Scheduled Meeting: Monday, June 3, 2019 at 4:30 pm



MEMORANDUM

To: C&C Committee

From: Ryan Hartman

Date: May 1, 2019

Subject: Dedication

Grand Brook Memory Care of Zionsville sanitary sewers are complete and ready for dedication. A short run of gravity sewer was constructed below minimum slope according to the as-built survey. In lieu of reconstructing the sewer, the developer has agreed to make payment to TriCo to cover the additional maintenance costs TriCo expects to incur as a result of this reduced slope. Staff is recommending acceptance of the dedication.

Recommended Action: Accept the dedication of Grand Brook Memory Care of Zionsville sanitary sewers, contingent upon receipt of payment for additional maintenance costs.



MEMORANDUM

To: C&C Committee

From: Wes Merkle

Date: May 1, 2019

Subject: Plant Flow Meter Installation

The following quotes were received for installation of five new flow meters at the plant.

Maddox Industrial Group, Inc.	\$27,225
Central Industrial Contractors, Inc.	\$33,305
Thieneman Construction, Inc.	\$73,000

Quote requests were sent to six contractors. Maddox Industrial Group, Inc. was the lowest responsive and responsible quoter. \$70,000 was budgeted for this project, which includes \$35,062 approved by the Board last month for purchase of the flow metering equipment.

Recommended Action: Award the Plant Flow Meter Installation construction contract to Maddox Industrial Group, Inc. in the amount of \$27,225.



MEMORANDUM

To: C&C Committee

From: Wes Merkle

Date: May 1, 2019

Subject: #1909 Admin Office Improvements

The architect finished plans and specifications for the subject project in early April. This project includes a renovation of the admin office, which has not been updated since the building was originally constructed over 20 years ago, security improvements, and a conference room addition in the building's front lobby area. This is a public bid project. Bids will be received and opened by staff on May 8. Staff will present results at the May 13 Board meeting, in addition to alternatives under consideration.



MEMORANDUM

To: C&C Committee
From: Drew Williams
Date: May 1, 2019
Subject: Citizens Westfield Wholesale Request

Citizens Westfield and Mr. Clark Byrum have been in discussions regarding sewer service to his 30 acre parcel on the north side of 146th Street. The parties have drafted a non-binding term sheet. The terms are contingent on Citizens reaching a mutually acceptable wholesale arrangement with TriCo to provide up to 65 EDUs of capacity. Citizens would pay the interceptor and EDU fees up front and there would be no refunds upon disconnection. Citizens' has proposed to pay a monthly base charge \$33.51 + \$2.860/1000 gallons metered for wholesale treatment.

TriCo has avoided new wholesale agreements in the past and does not have a rate structure in place to provide wholesale treatment. TriCo's current rate for unmetered single family is \$33.51 and for metered users the base charge is \$13.45 and \$2.86 per 1,000 gallons.

A representative from Citizens Westfield will attend the committee meeting to request TriCo provide wholesale service.

Proposed Retail Service Agreement
Citizens Westfield Wastewater and Byrum
Non-binding Term Sheet – March 28, 2019

Purpose

- Citizens Wastewater of Westfield, LLC (“Citizens Westfield”) provides retail service for the Byrum Partnership Property (“Partnership Property” or “Partnership”) located near 146th Street and Shelborne Road in the City of Westfield.

Terms:

1. Capacity – Citizens Westfield provides up to 65 EDU capacity for the Partnership Property;
2. Wholesale Connection – Citizens Westfield constructs a low pressure collection main from the TriCo system to the Partnership Property north of 146th Street (“Wholesale Connection”);
3. Partnership Collection System – Partnership shall be responsible to construct all service pipes to all structures and all low pressure connection systems on the Partnership Property that will tie in to the Citizens Westfield Wholesale Connection in accordance with Citizens Westfield’s Terms and Conditions for Service and its construction standards; and
4. Partnership Property agrees to take retail sewer service from Citizens Westfield for a minimum ten (10) years.

Costs and Fees:

5. Wholesale Connection – Citizens Westfield pays a contractor for all related costs;
6. Partnership Collection System –Partnership pays a contractor for all related costs;
7. Prior to commencement of construction of the Wholesale Connection, the Partnership pays Citizens Westfield a non-refundable fee of \$250,000 (Contingent on wholesale agreement with TriCo);
8. Revenue Allowance – Citizens Westfield agrees that for a period of ten (10) years after the date of the Main Extension Agreement of the Partnership Collection System is made and in service, Citizens Westfield will make any revenue allowance payment to the Original Depositor of the Partnership Collection System pursuant to Citizens Westfield’s Terms and Conditions Rule 10 and the Main Extension Agreement for the Partnership Collection System; and

9. Retail Service – The Partnership agrees to pay Citizens Westfield’s standard tariff rate and charges for sewer service.

10. Payments made under the proposed Retail Service Agreement will be applied to Citizens Westfield’s SDC charges for 65 EDUs for the Partnership Property. Any additional EDUs needed to serve the Partnership Property will be subject to Citizens Westfield’s SDC charges and Citizens Westfield being able to obtain a modified wholesale agreement with TriCo.

Disclaimer: The above proposal is for discussion purposes only and does not constitute a binding offer or agreement between the parties. Any final agreement is subject to, among other things, receipt of all internal and external consents and approvals deemed necessary or advisable by a party in its sole discretion, including Citizens Westfield reaching a mutually acceptable wholesale arrangement with TriCo.



MEMORANDUM

To: C&C Committee

From: Wes Merkle

Date: May 1, 2019

Subject: Capital Project Updates

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

1. #1702 – Keystone/96th Sewer & Force Main Relocation

Remaining relocation work includes laying a new force main across Keystone Parkway at 96th Street, which will be completed when the intersection is closed for bridge construction, anticipated this summer.

2. #1705 – 99th Street Interceptor & Lift Station 6 Elimination (located between Keystone and Westfield/Rangeline Road)

A new developer is considering a project near 99th and Haverstick. An engineering firm was selected to provide sewer design services back in 2017. The project is still on hold. Design work will begin when design of the residential development project west of Haverstick Road proceeds.

3. #1802 – Haver Way Sewer Improvements (located southwest of Keystone and 96th Street)

Design continues. Staff worked with the design engineer and businesses on Haver Way to lay out sewer improvements and a new lift station location. Staff met with five commercial property owners on Whitley Drive south of 96th Street who are all interested in connecting to the sanitary sewer improvements. Design, permitting and bidding will be complete this summer with construction anticipated in late 2019 and 2020.

4. #1901 – Lift Station 14 Parallel Force Main (located along Michigan Road from Austin Oaks to Ansley Park)

Staff acquired four out of six easements needed for this project. The other two easements are in condemnation. The project will be bid once all have been acquired, anticipated this summer, with construction to follow. Construction will last 6 months.

5. #1902 – TriCo WRRF Expansion

Design work is 50 percent complete. Staff completed a plan review meeting with design engineer GRW this week. GRW is working with a local contractor to find savings opportunities as well as identify and address constructability issues early in design. Design is two weeks behind schedule currently due to additional work items previously approved by the Board. However, GRW expects to make up that time and finish design work this summer according to the original schedule. Permitting and bidding will follow with bids received this fall. The project is currently estimated to finish 10-20 percent under budget.

Some of the new equipment will require additional non-potable (plant effluent) water once in operation. Staff is separately conducting an investigation into several ongoing performance problems with this system. The additional demands on a poorly performing system may require upgraded pumps if corrections are unsuccessful.

6. #1905 – Lift Station 16 Reconstruction (located at Michigan Road and Sycamore Street)

No change since last month. An engineering firm was selected to provide design services back in 2015. The project is still on hold. Design work will begin when design of The Farm development project proceeds.

7. #1906 – Eagle Creek Outfall Sewer Expansion (located between TriCo WRRF and Eagle Creek to the west)

Staff worked with property owners to secure all 15 easements needed for this project. Duke Energy offered to donate their easements. Plans and specifications are being finished and the design engineer has submitted for permits. Staff will proceed with bidding once permits are received – anticipated this summer – with construction complete in early 2020.

8. #1907 – Lift Station 2 Odor Control System Replacement (located at 106th Street and Spring Mill Road)

No change since last month. Staff will identify odor control equipment options in the coming months. Installation is anticipated by the end of 2019.

9. #1908 – Larkspur, Oak Tree, Crossfields and Brandywine Sanitary Sewer Extension

Design is nearly complete. Bidding and permitting will proceed simultaneously this month. Staff will send letters to homeowners in each neighborhood notifying them that the Board will consider proceeding with construction at their June 10 meeting. If awarded in June, construction will be complete late fall.

10.#1909 – Administrative Office Improvements

Staff worked with the architect to finish plans and specifications. Bids for renovation work will be received next week. Staff continued evaluating alternative solutions.