

Bay County RESTORE Act Direct Component Proposals 2014-2015

Proj #	Bay PRP 2014-023
Project Name	Laguna Beach Sanitary Sewer Project
Project Proposer, affiliation, web site	Albert E Shortt City of Panama City Beach pcbgov.com
Project Description	The project is to provide sanitary sewer service in older beach communities that predate the City municipal sewer system. In excess of 1,000 residential lots are within the Laguna Beach Sanitary Sewer project service area and homes are currently relying on septic tanks for sewer disposal. The area lies within a stormwater drainage basin that flows to dune lakes north of Front Beach Road (FBR), ultimately crossing FBR via drain pipes to the gulf beaches.
Proj. Size (acres)	220
Economic	Short term jobs will be created during the construction project. This beach area has many lots that are currently too small to build a desirable size home including a septic system. After the sewer system is in place, the area will be more attractive for development and construction.
Environmental	The area lies within a stormwater drainage basin that flows to dune lakes north of Front Beach Road (FBR), ultimately crossing FBR via drain pipes to the gulf beaches. Treated septic tank leachate from homes can work its way to the freshwater lakes and be discharged to the gulf.
Social	The Laguna Beach area is in an excellent location close to the beach and local retail and business centers. Most home buyers now expect to have full municipal utility services when they purchase homes. Not having sewer service leaves approx.1,000 potential home sites in a less desirable situation.
Other	
Project Location	An 220 acre residential area of unincorporated Bay County lying just west of the Panama City Beach limits, bounded by Panama City Beach Pkwy on the north and Front Beach Rd on the south, west of Deluna Place and east of George Wallace Blvd.
Est total project cost	\$3,000,000
Amount requested	\$1,500,000
Describe what funds will be used for	1. Perform surveys, engineering design for the entire project, 2. Acquire land for three sewer pump stations, 3. Construct the pump stations with sewer force mains to connect to PCB sewer system, 4. Construct primary sewer trunk lines for future extension to serve all residential lots in the area.
Long term funding needed? Source? Availability?	City sewer impact fee collections and grants will be needed to expand the initial \$3 million sewer system project to provide service in front of every lot. The final cost for all phases of the project area is approximately \$7.5 million.
Est yrs completion	0-2
Matching \$ available?	Yes
Match source? Secured?	Panama City Beach utility system will match Restore Act funds up to \$1,500,000 from existing sewer impact fee funds.
Amount match secured	\$1,500,000
% proj cost from match	50
Partners anticipated?	

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Partner names	
Funds request other source?	
If yes, name source, decision date	
Proj fully funded by other source?	
FULL PROPOSAL FORM	
Project number (proposal)	Bay PRP 2014-023
Submittal date proposal	2/6/2015
Project name (proposal)	Laguna Beach Sanitary Sewer Project
Applicant name	Albert E Shortt, PE
Project description (proposal)	This project will provide sanitary sewer service in older beach communities that predate the City's municipal sewer system. In excess of 1,000 residential lots are located within the Laguna Beach Sanitary Sewer project service area and existing homes are currently relying on septic tanks for sewer treatment and disposal. The area lies within three stormwater drainage basins that flow to dune lakes north of Front Beach Road (FBR), ultimately crossing FBR via drain pipes to the gulf beaches.
Project location description	A approximately 220 acre area of residential lots and homes in unincorporated Bay County lying just west of the current Panama City Beach limits. The project area is bounded by Panama City Beach Parkway to the north, Front Beach Road to the south, Deluna Place to the east and George Wallace Blvd. to the west. A location map with key roads and aerial background will be supplied. Filename is - - Bay PRP 2014-023 Laguna Location.pdf
1. Restore nat res	Construction of the first phase of a municipal sanitary sewer collection system will help protect the area groundwater and coastal pond/lake quality from the effects of insufficiently treated sewage water released by individual homesite septic drainfields. Untreated wastewater will be collected and pumped to the City's centralized advanced wastewater treatment facility. Stormwater and groundwater in the project area currently flows toward 3 coastal ponds/lakes which then discharge via pipes under Front Beach Road to the Gulf of Mexico beaches.
2. Mitigate	A municipal sanitary sewer collection system will help protect area and adjacent Gulf waters by redirecting untreated sewage to the City's centralized facility for treatment, reducing potential discharges of excess nutrients (typically nitrogen and phosphorous) and bacteria from failing septic systems into the local ground and surface waters.
3. Implement plan	Not Applicable
4. Workforce/Jobs	This project will create jobs on a short term basis (approximately 10-12 months) during active construction.
5. Improve state park	Not Applicable
6. Infrastructure	Not Applicable

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7. Flood protect	Not Applicable
8. Planning	Not Applicable
9. Promote tourism	Not Applicable
10. Promote seafood	Not Applicable
1.1 Diversify	Not Applicable
1.2 Infrastruc	Not Applicable
1.3 Airport	Not Applicable
1.4 Job train	Not Applicable
1.5 Workforce dev	Not Applicable
1.6 Facil tourism/econ dev	Not Applicable
1.7 Rec, transport, wage	Not Applicable
1.8 Protect nat res	The project will permit construction of new homes which are connected to the municipal sewer system and preclude future septic systems in the area. Existing homes on septic systems will begin connecting and reduce pollutant discharges migrating via groundwater and surface water to the lakes/ponds, and subsequently the Gulf.
1.9 Promote fishing	Not Applicable
1.10 Commun resil	Not Applicable
2.1 Protect SAB	The reduction of residential septic tank and drainfield systems will help improve and protect the water quality of the near shore Gulf waters by reducing pollutant and bacteria contributions into groundwater that migrates to near shore ponds/lakes and then via discharge pipes under Front Beach Road to the beaches.
2.2 Improv wtr qual	Not Applicable
2.3 Protect seagrass	Not Applicable
2.4 Wildl hab	Not Applicable
2.5 Acq lands	Not Applicable
2.6 Preserve dunes, shore	Not Applicable
2.7 Protected spp	Not Applicable
2.8 Water data	Not Applicable
3.1 Deer Pt Lk wtr qual	Not Applicable
3.2 Stabil roads	Not Applicable
3.3 Sewer AWT	Not Applicable
3.4 Septic to central	The project will meet this objective. The area is made up of several old platted land subdivisions with many current structures that predate the City sewer system. The platted lots are small and on some streets are only 50 ft x 65 ft in size. Natural ground slopes are generally draining from near Panama City Beach Parkway going south towards three ponds/lakes near Front Beach Road and then to the Gulf.
3.5 Stormwtr	Not Applicable

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3.6 LID	LID is primarily a stormwater management practice encouraging water recharge and minimizing runoff. Having a septic drainfield onsite at each home runs counter to LID goals since sewer water is mixed with stormwater as it seeps into the ground. The low impact feature of this project will be to preclude installation of any future septic tank systems in the area, thereby addressing potential environmental degradation from excess nutrients and bacteria discharged from septic tank systems.
3.7 Coast resil	Not Applicable
3.8 Support port	Not Applicable
Budget justification	The budget in this application is \$3,000,000, based on \$1,500,000 in funds each from RESTORE and existing City sewer impact fees on deposit. The phase I project contemplated in this application will consist of the required surveys, design and permitting for the entire project area shown on the location map provided in "Part A. General Information". The City anticipates being able to construct the three required sewer lift stations to serve the entire project area, and approximately 11,000 linear feet of gravity sewer trunk lines to form the "backbone" of the system. Another approximately 28,000 feet of sewer mains are anticipated to complete the full build-out at a total additional cost of \$4.8 million. The remaining sewer lines would be installed as future funds become available.
Ongoing costs	Once the gravity sewer system is in place, routine annual operating and maintenance (O&M) costs are typically very low. The primary O&M expenses are related to the 3 lift stations and are expected to total around \$10,000 annually. O&M operations are performed by the City utility system, which has an annual budget of approximately \$6.7 million for routine personnel and operating expenses in the wastewater division. No recurring O&M costs will be borne by Bay County.
Objective and measures	The objective is to construct a municipal sewer collection system to preclude the use of septic tank systems as vacant lots are developed. Existing homes with septic systems will also begin connecting and eliminating their drainfield discharges to the groundwater in the area. The project area has several streets with very small (50' x 65') lots that make it difficult to construct a moderate size home and still be able to construct a septic system. The new municipal sewer will help protect the environment and ease the burden of fitting a home on these lots, making the area more attractive for development.
Nat Res Proj	Yes
Best Avail Science	Preventing the installation of new sources (septic systems) of nutrients and bacteria that negatively affect groundwater quality, and reducing existing sources, will help protect the water quality of the ponds/lakes adjacent to the beaches and the beaches themselves since that water flows to the beaches and gulf waters.

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Env issues	<p>CZMA - - - This was checked since the entire state is part of the coastal zone. The sewer system will not adversely affect the zone in the project area.</p> <p>CWA - A NPDES permit is routinely required for construction projects requiring excavation and de-watering activities to provide a dry excavation area as part of pipeline installations. De-watering discharges to surface waters must meet certain water quality limits prior to discharge.</p>
Econ Dev proj?	
Econ Dev description	
Job Creation?	
Describe how jobs created	
No. jobs created	
No. jobs created Yr 1	
No. jobs created Yr 2	
No. jobs created Yr 3	
Avg wage	
Total proj cost	
Complement. proj descr.	Not Applicable
Proj readiness descr	Planning and design can start as soon as funds are available. The design and permitting would likely need 9-12 months to complete, followed by 2 months to bid and award a construction contract, and an additional 10-12 months to complete construction.
Permits required?	Yes
Permits status	<p>Florida Dept of Environmental Protection - - - Application to Construct Domestic Wastewater Collection System</p> <p>Bay County - - - Permit for Construction in County Right-of-Way</p>
Land acq?	Yes
Acquire fee simple?	Yes
Acquire easement?	
Fee and easement descri	No easements, but the City will purchase 3 separate vacant residential lots, one in each of three areas within the project limits to install a lift station. The exact lots have not been identified and just need to be a general area that works with the natural slopes of the land and roads. The City has completed 7 other sewer projects of a similar nature in its utility service area and has successfully used this approach each time the project required a lift station. Lots are typically less than 1/4 acre each and the land cost is small percentage of the total project.
Terms of easement	
Entity to hold title	City of Panama City Beach
Easement acres	
Fee simple acres	0.75
Appraisal avail?	
Appraised value	
Title opinon avail?	

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Material risks	This project is similar in nature to several other projects the City has completed. The primary risk is in a potential schedule delay as the City works to acquire the 3 lots needed for sewer lift stations. There are several vacant lot candidates to work with in each of the 3 areas. Typically the City identifies it's first choice and begins negotiations, moving to acquire alternate sites as needed if negotiations are not productive. There are no unusual operational, legal, regulatory, budgetary or ecological risks that are anticipated.
Likelihood of success	The main purpose is to reduce the quantity of septic tank systems in the Laguna Beach area, and the associated nutrient and bacteria discharges into the groundwater. With appropriate funding, the likelihood is very high the City will accomplish that purpose. The City has successfully completed 7 similar projects.
Contract out work?	Yes
Contracting strategy	The City typically uses one of its engineering consultants currently under contract to provide the design and permitting of major construction projects. The consultant is managed by City staff. Once the project has received all required permits and is ready to bid, the City retains contractors via a public bidding and award process. The contractors performance is managed by City staff, with assistance of the design consultant. In addition, the City requires contractors to provide payment and performance bonds to further ensure successful completion of the project.
Applic manage proj?	Yes
L 1. Proposed mgr	Albert E Shortt, P.E., City of Panama City Beach
L 2. Mgr agreed?	Yes
L 3.Mgr experience	<p>Mr Shortt has 21 years of experience as the City Engineer managing multiple utility system construction contracts ranging in size up to \$14.5 million. He has completed seven (7) projects providing sewer collections systems in existing neighborhoods within the City utility service area. Those projects ranged in cost from \$1.2 million to \$4.5 million for construction, excluding consultant costs for design and permitting. They are:</p> <ol style="list-style-type: none"> 1. Open Sands subdivision 2. Bid A Wee subdivision 3. Gulf Highlands Unit 1 subdivision 4. Gulf Highlands Unit 2 subdivision 5. El Centro/Lullwater subdivision 6. Bahama Beach subdivision 7. Grand Lagoon sewer system Phase I <p>These projects typically take 2 years from beginning initial land surveys until construction is complete and the system is operational.</p>
L 4. Post proj maint	The City of Panama City Beach operates the largest combined water/sewer utility in the County, with a staff of over 65 personnel and a \$35.5 million FY 2015 budget for personnel, operating expenses and capital projects. Current cash reserves exceed \$30 million.

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<p>L 5. Mgmt approach</p>	<p>A project task order for design and permitting services will be negotiated with a consultant currently under contract. Upon approval by the City Council, work will begin under the project managers supervision. Several progress reviews with the consultant are conducted during the design phase prior to applying for needed permits. After all design work is complete and permits are obtained, the City will solicit construction bids via a public advertisement and award process. After award of the construction contract, and receipt by the City of required insurance and bonds, the contractor is directed to commence work. Construction contracts and project specifications require the contractor to follow a detailed process for completing the work in a specified time frame. Progress payments for work is done each month based on actual work completed and inspected. A percentage of the contract funds are retained by the City until all work has passed inspection and the project has been accepted in its entirety.</p>
<p>Outreach descr</p>	<p>Not Applicable</p>