

Candler Area Public Sewer Extension

RFP for Coronavirus State and Local Fiscal Recovery Funds

MSD of Buncombe County, NC

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Application Form

Question Group

Buncombe County requests proposals for projects to help the community recover from and respond to COVID-19 and its negative economic impacts.

Buncombe County has been awarded \$50,733,290 in Coronavirus State and Local Fiscal Recovery Funds (Recovery Funding), as part of the American Rescue Plan Act. This infusion of federal resources is intended to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery.

Buncombe County is committed to investing these funds in projects that:

- Align to county strategic plan and community priorities
- Support equitable outcomes for most impacted populations
- Leverage and align with other governmental funding sources
- Make best use of this one-time infusion of resources
- Have a lasting impact

Proposals shall be submitted in accordance with the terms and conditions of this RFP and any addenda issued hereto.

[Click here for the full terms and conditions of the RFP](#)

Coronavirus State and Local Fiscal Recovery Funds*

Name of Project.

Candler Area Public Sewer Extension

Amount of Funds Requested*

\$8,922,681.00

Recovery Fund Eligible Category*

Please select one:

Water & sewer infrastructure

Brief Project Description*

Provide a short summary of your proposed project.

This project is for a proposed extension of public sewer service to the Candler area along Hominy Creek and two smaller tributaries. It would begin at Hominy Baptist Church Road, and extend to the area of the East Canton Exit on I-40 (Exit 37). The total length of the new lines is approximately 24,600 feet, or 4.66 miles, and will provide public sewer service to residential, commercial, and industrial properties. The project would

improve environmental outcomes and local water quality specifically by reducing fecal coliform events due to failing septic systems, and could eliminate three "package plants" which treat wastewater and discharge to the area streams, ultimately reaching Hominy Creek and the French Broad River.

Project Plan*

Explain how the project will be structured and implemented, including timeframe.

The project will be scheduled into MSD's Capital Improvement Program. Initial surveys and design would be performed, then rights-of-way (ROW) would be acquired for the new lines. After all ROW and permits are obtained, the construction project would follow. A planning-level timeframe is as follows:

Surveys and Design: 2 years

Right of Way Acquisition: 1 year

Construction: 2 years

Total: 5 years

Statement of Need*

Describe the need that this project will address. Include data to demonstrate the need, and cite the source of the data.

The project proposes to extend gravity-fed sanitary sewer infrastructure into the Candler area of Unincorporated Buncombe County, which is an established need for this area of the County. This extension runs east to west and parallels the Smokey Park Highway corridor and Hominy Creek. The project will allow numerous residential and commercial users to hook up to sanitary sewer whereas previous wastewater treatment options were limited to septic systems and package plants. Based on Environmental Health permitting and complaint data, a substantial cluster of septic failures, repairs and complaints fall within the 28715 zip code which encompasses the Candler sewer expansion study area. Further, this project will be integral to the closure of three "package plants" in the area that serves the Candler Travel Center (truck stop), the Days Inn Motel and the Valley View Shopping Center. These plants treat the effluent and then discharge into local waterways and are permitted through the State under the Federal National Pollutant Discharge Elimination System (NPDES) standards – if not properly maintained, they are prone to failure. Due to lack of sewer service in the area, the US19/23 commercial corridor has been effectively limited in its ability to offer a variety of land uses and opportunities including desperately needed parcels for housing, institutional, and specialized manufacturing uses.

Link to COVID-19*

Identify a health or economic harm resulting from or exacerbated by the public health emergency, describe the nature and extent of that harm, and explain how the use of this funding would address such harm.

As a gateway community, the cost of living in Buncombe County has become economically challenging. We have a strained supply of both land and housing, and COVID has only exacerbated the problem resulting in a community largely made up of "haves and have not" situations. During the pandemic, we experienced a large uptick in life safety and aesthetic code compliance issues largely resulting from job loss, economic hardship, sickness, drug use, mental health issues and even death. These situations directly led to hardships surrounding the upkeep of housing, septic systems, and even home abandonment, evictions, and foreclosure situations. Septic system maintenance, repair, and replacement can become a very expensive proposition. The extension of sanitary sewer into an unserved area can provide a more affordable and reliable option to wastewater disposal and improve environmental outcomes including the water quality of Hominy Creek and the tributaries serving this key waterway.

Population Served*

Define the population to be served by this project, including volume and demographic characteristics of those served.

The extent of public sewer lines west into Buncombe County along the Smokey Park corridor currently terminates at approximately Indian Branch Road, while the main interceptor serving the Hominy Creek valley currently terminates at Hominy Baptist Church Road. Most of this area falls within Census Tract 25.03 and has a population where 15% of the individuals live below the poverty level. Among this group, 22.9% of the individuals under the age of 18 live in poverty. Residential, commercial, and industrial properties would be served if lines were to be extended.

Results*

Describe the proposed impact of the project. List at least 3 performance measures that will be tracked and reported. If possible, include baselines and goals for each performance measure.

- Number of households and businesses to be connected to public sewer
- Number of septic systems to be abandoned
- Number of failing or repaired systems mitigated
- Number of new industries which would only be possible with public sewer

Evaluation*

Describe the data collection, analysis, and quality assurance measures you will use to assure ongoing, effective tracking of contract requirements and outcomes.

MSD and the County would track this through their regular permitting processes. Both MSD's sewer application/connection process and the County's building permit process allow for documented, verifiable data collection related to the extension of the new system.

Equity Impact*

How will this effort help build toward a just, equitable, and sustainable COVID-19 recovery? How are the root causes and/or disproportionate impacts of inequities addressed?

This is a rare opportunity for the County to utilize ARPA funds (that specifically list that water and sewer infrastructure is an allowable expenditure) as well as partner with MSD on a critical initiative. If funds are secured, this would allow MSD to monetarily participate with approximately \$2,170,774, in accordance with MSD's Extension Policy, thus leveraging additional funds for the project. Further, the extension of lines would offer numerous businesses and residents the opportunity to abandon 1000's of septic systems and no longer have to worry about repairs and maintenance to those systems. Water quality along Hominy Creek would be improved which would translate to environmental justice to the area and ultimately all those who live downstream from Hominy Creek and along the French Broad River. Additionally, sewer service would bring about opportunities to develop land for affordable housing, businesses, services and employment centers in the area.

Project Partners*

Identify any subcontractors you intend to use for the proposed scope of work. For each subcontractor listed, indicate:

- 1.) What products and/or services are to be supplied by that subcontractor and;
- 2.) What percentage of the overall scope of work that subcontractor will perform.

Also, list non-funded key partners critical to project.

MSD would serve as the primary project manager - overseeing the project from beginning to end. Currently, MSD expects that 100% of the work would be performed by outside firms or contractors, with the exception of project management. If funding is awarded, a public process would be utilized to choose a qualified engineering firm for design and assistance with right-of-way acquisition, and later - a contractor for the project. The engineering firm would be selected through a publicly advertised RFQ (Request for Qualifications) process and would then be employed to design the sewer line, obtain permits, and provide assistance with right-of-way acquisition. After the plans are prepared, applicable permits are obtained, and the rights-of-way are acquired - the project would then be publicly advertised for construction by licensed utility contractors.

Capacity*

Describe the background, experience, and capabilities of your organization or department as it relates to capacity for delivering the proposed project and managing federal funds.

MSD would serve as the project manager, and would be responsible for initiating, maintaining, and completing the project. MSD is a public wastewater-only utility, and has extensive experience with all aspects related to the design, construction, and operation of sewer lines and wastewater treatment.

MSD has previously received state and federal grants for various sewer line construction projects, and is equipped to efficiently manage the myriad reporting requirements that would be expected with any federally-funded project.

Budget*

Provide a detailed project budget including all proposed project revenues and expenditures, including explanations and methodology. For all revenue sources, list the funder and denote whether funds are confirmed or pending. For project expenses, denote all capital vs. operating costs, and reflect which specific expenses are proposed to be funded with one-time Buncombe County Recovery Funds.

Download a copy of the budget form [HERE](#). Complete the form, and upload it using the button below.

Recovery-Funds-Budget-Candler Area Sewer Extension.pdf

Special Considerations*

Provide any other information that might assist the County in its selection.

Attachments to MSD Grant Application.pdf

MSD would locate lines in order to best serve the public, which include environmental, public health, and development aspects. Generally, lines would be located such that the greatest amount of properties can be served, taking into account the topography and existing development/barriers. The total "return" from this type of substantial infrastructure investment can only be measured over many decades, and will help to

promote responsible growth as well as protect the environment in a currently underserved area of the County.

File Attachment Summary

Applicant File Uploads

- Recovery-Funds-Budget-Candler Area Sewer Extension.pdf
- Attachments to MSD Grant Application.pdf

Coronavirus State and Local Fiscal Recovery Funds Proposed Project Budget

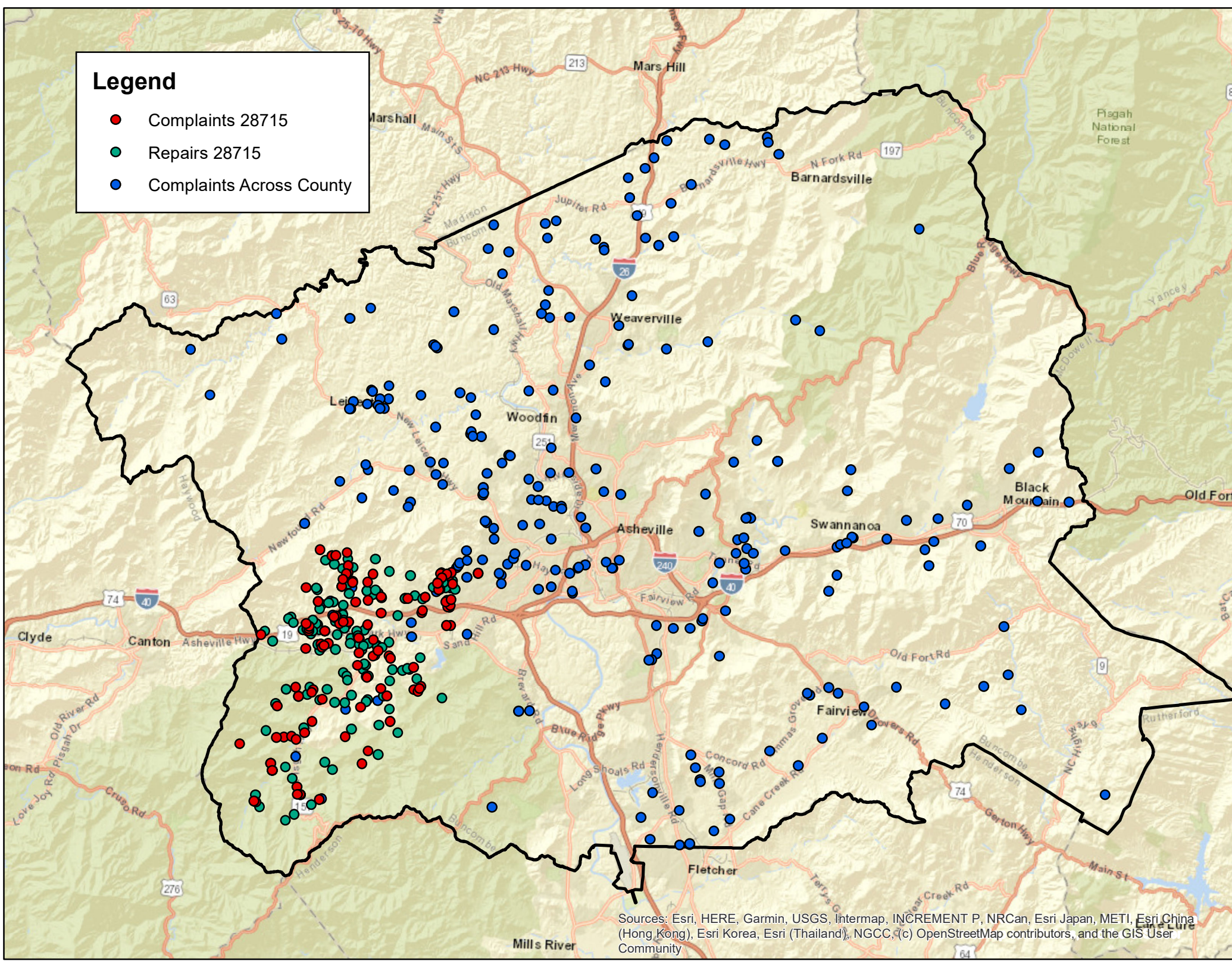
Organization Name:	MSD of Buncombe County, NC
Project Name:	Candler Area Sewer Extension
Amount Requested:	\$8,922,681

Proposed Project Revenue Funder	Amount	Confirmed or Pending?	Notes
Proposed Buncombe COVID Recovery Funds	\$ 8,922,681.00	Pending	Based on Preliminary Cost Estimate
Proposed MSD of Buncombe County, NC	\$ 2,170,774.00	Pending	Based on Preliminary Cost Estimate; Subject to MSD Board Approval
List other sources here			
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Total	\$ 11,093,455.00		

Proposed Project Expenses	Proposed Recovery Funds	Other Funds	Total	Capital or Operating Expense?	Notes
Design (Preliminary Estimate)	\$184,481	\$319,767	\$ 504,248.00	Capital	MSD pays for Differential Costs above 8-inch Line
Rights-of-Way (Preliminary Estimate)	\$184,481	\$319,767	\$ 504,248.00	Capital	MSD pays for Differential Costs above 8-inch Line
Construction (Preliminary Estimate)	\$8,553,719	\$1,531,240	\$ 10,084,959.00	Capital	MSD pays for Differential Costs above 8-inch Line
List expenses here			\$ -		
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List expenses here			\$ -		
Total			\$ 11,093,455.00		

Legend

- Complaints 28715
- Repairs 28715
- Complaints Across County



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



July 8, 2021

To whom it may concern:

The Hominy Creek Watershed is one of the most polluted watersheds in the French Broad River Watershed for E. coli pollution. MountainTrue and the French Broad Riverkeeper have conducted extensive water quality tests to track and eliminate pollution sources in this watershed. Additionally we also conducted an infrared imaging survey to locate and track pollution sources. At this point our data leads us to believe that connecting additional point source discharges and septic systems to sewer is a positive step towards protecting the water quality in this river.

The Metropolitan Sewer Authority has a strong track record of being proactive in their efforts to protect our streams and we believe this project will improve water quality in the long term.

Hartwell Carson
French Broad Riverkeeper

29 North Market Street, Suite 610 Asheville, NC 28801 828.258.8737
611 N. Church Street Hendersonville, NC 28792 828.692.0385
164 South Depot Street Boone, NC 28607 828.719.7624
16 Stewart Street Franklin, NC 28734 828.349.3899

mountaintrue.org

WATERKEEPER ALLIANCE MEMBER



Candler Area Sewer Extension

Preliminary Cost Estimate - July 2021

OBJECTIVE: Calculate a preliminary construction estimate for the Hominy Creek Master Plan Extension

LOCATION: Hominy Creek, Buncombe County

CALCULATIONS: Approximately 12,600LF of 24", 18" and 12" Master Plan interceptor extension and 6,000LF of 8" gravity to extend to the intersection of Smokey Park Hwy. and Wiggins Rd.

Item	Quantity	Unit Price	@	Unit Price	=	*Spreadsheet unit prices updated per FY21/22 unit pricing*
24" DIP	3,950 LF		@	\$300.00	=	\$1,185,000.00
18" DIP	6,050 LF		@	\$260.00	=	\$1,573,000.00
12" DIP	2,600 LF		@	\$220.00	=	\$572,000.00
8" DIP	6,000 LF		@	\$160.00	=	\$960,000.00
4' and 5' Diam. Manholes	70 EA		@	\$7,460.00	=	\$522,200.00 (price assumes 20% of manholes are 5' diam. [portions on 24" line]. Also assumes all manholes are 10' deep)
Jack and Bore	800 LF		@	\$1,200.00	=	\$960,000.00 (4 x 200' bores under the roadway/railroad) - pricing assumes 36" casing, median price between soil & rock
Rock Excavation	5,511 CY		@	\$130.00	=	\$716,444.44 20% total excavation
Select Backfill	8,267 CY		@	\$50.00	=	\$413,333.33 30% total excavation
Additional items/Incidentals	1 LS		@	\$200,000.00	=	\$200,000.00 (ROW clearing, clean out assemblies, pipe embedment, etc.)
SUBTOTAL 1						\$7,101,977.78

Approximately 6,000LF of 12" and 8" extension from Hominy Creek to intersection of N Luther Rd. and Luther Rd

12" DIP	3,000 LF		@	\$220.00	=	\$660,000.00
8" DIP	3,000 LF		@	\$160.00	=	\$480,000.00
4' Diam. Manholes	26 EA		@	\$4,800.00	=	\$124,800.00 (price assumes assumes all manholes are 10' deep)
Jack and Bore	800 LF		@	\$1,200.00	=	\$960,000.00 (2 x 100' bores under the roadway) - pricing assumes 36" casing, median price between soil & rock
Rock Excavation	1,778 CY		@	\$130.00	=	\$231,111.11 20% total excavation
Select Backfill	2,667 CY		@	\$50.00	=	\$133,333.33 30% total excavation
Additional items/Incidentals	1 LS		@	\$100,000.00	=	\$100,000.00 (ROW clearing, clean out assemblies, pipe embedment, etc.)
SUBTOTAL 2						\$2,689,244.44
SUBTOTAL 3						\$9,791,222.22
Mobilization	1 LS		@	\$293,736.67	=	\$293,736.67 3% of Subtotal 3
SUBTOTAL 4						\$10,084,958.89
ROW Acquisition	1 LS		@	\$504,247.94	=	\$504,247.94 5% of Subtotal 4
Design	1 LS		@	\$504,247.94	=	\$504,247.94 5% of Subtotal 4
SUBTOTAL 5						\$11,093,454.78

TOTAL PRELIMINARY COST ESTIMATE \$11,093,454.78



Candler Area Sewer Extension

Preliminary Cost Estimate for MSD Participation

OBJECTIVE: Calculate a preliminary construction estimate for MSD's participation with the Hominy Creek Master Plan Extension

LOCATION: Hominy Creek, Buncombe County

CALCULATIONS: Approximately 12,600LF of 24", 18" and 12" Master Plan interceptor extension and 6,000LF of 8" gravity to extend to the intersection of Smokey Park Hwy. and Wiggins Rd.

Item	Quantity	Unit Price			
24" DIP	3,950 LF	\$300.00	@	=	\$1,185,000.00
18" DIP	6,050 LF	\$260.00	@	=	\$1,573,000.00
12" DIP	2,600 LF	\$220.00	@	=	\$572,000.00
8" DIP	6,000 LF	\$160.00	@	=	\$960,000.00
4' and 5' Diam. Manholes	70 EA	\$7,460.00	@	=	\$522,200.00
Jack and Bore	800 LF	\$1,200.00	@	=	\$960,000.00
Rock Excavation	5,511 CY	\$130.00	@	=	\$716,444.44
Select Backfill	8,267 CY	\$50.00	@	=	\$413,333.33
Additional items/Incidentals	1 LS	\$200,000.00	@	=	\$200,000.00
SUBTOTAL 1					\$7,101,977.78

(price assumes 20% of manholes are 5' diam. [portions on 24" line]. Also assumes all manholes are 10' deep)
 (4 x 200' bores under the roadway/railroad) - pricing assumes 36" casing, median price between soil & rock
 20% total excavation
 30% total excavation
 (ROW clearing, clean out assemblies, pipe embedment, etc.)

Approximately 6,000LF of 12" and 8" extension from Hominy Creek to intersection of N Luther Rd. and Luther Rd

Item	Quantity	Unit Price			
12" DIP	3,000 LF	\$220.00	@	=	\$660,000.00
8" DIP	3,000 LF	\$160.00	@	=	\$480,000.00
4' Diam. Manholes	26 EA	\$4,800.00	@	=	\$124,800.00
Jack and Bore	800 LF	\$1,200.00	@	=	\$960,000.00
Rock Excavation	1,778 CY	\$130.00	@	=	\$231,111.11
Select Backfill	2,667 CY	\$50.00	@	=	\$133,333.33
Additional items/Incidentals	1 LS	\$100,000.00	@	=	\$100,000.00
SUBTOTAL 2					\$2,689,244.44

(price assumes assumes all manholes are 10' deep)
 (2 x 100' bores under the roadway) - pricing assumes 36" casing, median price between soil & rock
 20% total excavation
 30% total excavation
 (ROW clearing, clean out assemblies, pipe embedment, etc.)

SUBTOTAL 3					\$9,791,222.22
Mobilization	1 LS	\$293,736.67	@	=	\$293,736.67
					3% of Subtotal 3

SUBTOTAL 4					\$10,084,958.89
ROW Acquisition	1 LS	\$504,247.94	@	=	\$504,247.94
Design	1 LS	\$504,247.94	@	=	\$504,247.94
					5% of Subtotal 4

TOTAL					\$11,093,454.78
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MSD's Participation Amount

	Original	Total Footage	Cost per Foot	12-inch and Larger Sections
Design (12 inches and larger)	\$504,247.94	24,600	\$20.50	\$319,766.99
ROW (12 inches and larger)	\$504,247.94	24,600	\$20.50	\$319,766.99
Construction				
24" Differential	\$300.00	\$160.00	3,950	\$553,000.00
18" Differential	\$260.00	\$160.00	6,050	\$605,000.00
12" Differential	\$220.00	\$160.00	5,600	\$336,000.00
MH Differential	\$7,460.00	\$4,800.00		\$37,240.00

20% of MH's are on 24-inch line, per above

MSD Participation \$2,170,773.98

Amounts to show on County Budget Sheet Attachment			
Proposed Project Expenses	Proposed Recovery Funds	Other Funds	Total
Design (Preliminary Estimate)	\$184,481	\$319,767	\$504,248
Rights-of-Way (Preliminary Estimate)	\$184,481	\$319,767	\$504,248
Construction (Preliminary Estimate)	\$8,553,719	\$1,531,240	\$10,084,959
Totals	\$8,922,681	\$2,170,774	\$11,093,455