



TOWN OF BROOKFIELD

WPCA

BROOKFIELD, CT 06804

October 27, 2021

To: Steve Dunn, First Selectman
CC: Board of Selectman
From: Brookfield WPCA, Nelson Malwitz, Chairman
Re: Sewer Proposal for Brookfield Market Area – ARPA Request for \$800,000

This is a proposal for the use of ARPA funds for adding sewers to the Brookfield Market area to serve nine properties. This is an important historical area with a rich history within the Town Center District which continues to be an area of heavy investment. The cost of installing sewers in this area east of Federal Road is still too high for the properties to shoulder. The first serious look at this issue was a complete design in 1997 but abandoned due to cost.

The ask by the WPCA to the Town of Brookfield is to partially fund the cost of a Brookfield Market area sewer system that crosses over the Still River on the Route 25 bridge to connect to the main system on Federal Road. This routing has been agreed to by the CT DOT.

Several engineering options were recently explored in depth. The best option has four (4) pump stations that will be managed by the WPCA. The cost is higher than originally expected, in part, because of the rudimentary electrical service in the area. The construction estimate amounting to \$848,000 is attached. The total project will be \$973,000 that includes \$125,000 in engineering and easement costs. About \$60,000 in engineering is already spent.

The Connecticut General Statutes specify that a Benefit Assessment cannot exceed the increase in the value that the availability of public sewer adds to the property. Courts have settled that this is about 10% of the Grand List Value.

How will the total cost of \$973,000 be covered?

If each of the nine properties is assessed at 10% of the Grand List value, the upper limit, a total of \$266,000 will be raised. That amounts to a short fall of \$706,600. Consequently, a minimum grant of \$706,600 is requested.

Why should the TOB, and not the WPCA, sponsor this project?

The Brookfield Market is an historical area that serves the whole town. It is deemed unfair by WPCA Commissioners that the subset of Brookfield sewer customers should sponsor sewer infrastructure for this Four Corners area.

Are there other features and benefits for completing this project?

The Brookfield Department of Health and Town Sanitarian have urged sewerage this area as a matter of Environment Health, and Safety. This is a strong recommendation. See the letter attached.

Does the Town pay for any other special areas?

Yes, the town paid for sewer infrastructure on each of the four schools. Currently only WMS is actively paying a Benefit Assessment. Of course, each school pays usage fees as does each commercial and residential property.

If the sewer project total cost is \$973,000 how are the upfront costs sponsored?

This would normally be covered by a BAN. Then, eventually the project cost would be rolled into a 20-year bond. However, if the Town agreed to sponsor the \$706,600 shortfall cost from an ARPA grant, the remaining \$266,000 will normally be bonded. But another way of borrowing this relatively small amount could be considered.

Can the properties afford this?

Many are facing high bills to redo their aged septic systems. The Benefit Assessment is a comparable or perhaps lower cost. However, the Brookfield Craft Center (BCC) as a non-profit is a financially challenged property. Therefore, our request is to have a portion of the ARPA grant cover the BCC Benefit Assessment estimated at \$93,400. That brings this total ask for ARPA funds to **\$800,000** for this project.

What is the current status of the Brookfield Market Area project?

This project is "shovel-ready" waiting on a favorable ruling from the Board of Selectman and Board of Finance awarding ARPA funds. The detailed civil and electrical engineering is completed and forms the basis for the cost estimates and grant request amounts. A bid package is being prepared. It can be put out for bid in 2021, probably in November.

A discussion of how the ARPA funds apply to this proposal is provided below.

Respectfully,



Nelson Malwitz
Chairman, Brookfield WPCA

Attachments:

Brookfield Health Department Letter
Brookfield Market Proposed Area Sewer System Cost Summary
Schematic of Proposed Sewer System Overlaid on Map.

How does this sewer proposal fit into the ARPA grant guidelines?

The ARPA explicitly includes infrastructure if it is “necessary” and in water, sewer, or broadband¹. This category of eligible uses is not pandemic-related. Also, the rules specifically do not include contributions to rainy day funds, financial reserves, or similar funds. In other words, the funds must be used for real projects.

The Interim Final Rule² outlines eligible uses within each category, allowing for a broad range of necessary investments in projects that improve access to clean drinking water, improve wastewater and stormwater infrastructure systems, and provide access to high-quality broadband service. Necessary investments are designed to provide an adequate minimum level of service and are unlikely to be made using private sources of funds. Necessary investments include projects that are required to maintain a level of service that, at least, meets applicable health-based standards, ...

Understanding that State, local, and Tribal governments have a broad range of water and sewer infrastructure needs, the Interim Final Rule provides these governments with wide latitude to identify investments in water and sewer infrastructure that are of the highest priority for their own communities, which may include projects on privately-owned infrastructure.

The types of projects eligible for CWSRF³ assistance include projects to construct, improve, and repair wastewater treatment plants, control non-point sources of pollution, improve resilience of infrastructure to severe weather events, create green infrastructure, and protect waterbodies from pollution.

Excerpts on small businesses and non-profits (Specifically the Brookfield Craft Center)

... several types of uses that would be responsive to the impacts of the COVID-19 public health emergency, including assistance to households, small businesses, and nonprofits and aid to impacted industries, such as tourism, travel, and hospitality.⁴

State, local, and Tribal governments may provide assistance to small businesses to adopt safer operating procedures, weather periods of closure, or mitigate financial hardship resulting from the COVID-19 public health emergency, including: Loans or grants to mitigate financial hardship such as declines in revenues or impacts of periods of business closure, for example by supporting payroll and benefits costs, costs to retain employees, mortgage, rent, or utilities costs, and other operating costs ...⁵

Aid may be considered responsive to the negative economic impacts of the pandemic if it supports businesses, attractions, business districts, and Tribal development districts operating prior to the pandemic and affected by required closures and other efforts to contain the pandemic. For example, a recipient may provide aid to support safe reopening of businesses in the tourism, travel, and hospitality industries and to business districts that were closed during the COVID- 19 public health emergency, as well as aid for a planned expansion or upgrade of tourism, travel, and hospitality facilities delayed due to the pandemic.⁶

¹ Page 42

² Page 62

³ Clean Water State Revolving Fund <https://www.epa.gov/cwsrf>

⁴ Page 10

⁵ Page 34

⁶ Page 36-37



TOWN OF BROOKFIELD

BROOKFIELD, CT 06804

May 23, 2019

John Siclari
Director, Brookfield Water Pollution Control Authority
Brookfield Town Hall
100 Pocono Road
Brookfield, CT 06804

Re: Sanitary sewers for the 277 Whisconier Road (Brookfield Market and apartments) and 1 Tuck's Road (Wild Iris salon and apartments)

John:

The Brookfield Health Department recommends the Brookfield Water Pollution Control Authority (WPCA) take the necessary steps to provide sanitary sewers to the referenced addresses. Recently, efforts have been made to design replacement septic systems for these two buildings but due to lot size restrictions, proximity to the Still River, high subsurface ledge rock and the drinking water well location at 1 Tuck's Road it is impossible to provide appropriately-sized leaching area for the design flows of the uses.

The Brookfield Deli and Market and the three apartments above the Market are presently under renovations for reopening by the new owner Mr. Jarnail Dhaliwal. The septic system serving the building is undersized. Required septic design soil testing was done in March by a local contractor in the only available space on the lot for new septic leaching fields. Unfortunately, high ledge rock prevents new septic fields in that area.

The Wild Iris building, owned by Mr. Ernesto Luis, has been experiencing back-ups of sewage due to its undersized and aged septic system. The Connecticut Public Health Code (CT PHC) requires 75 feet between the building's drinking water well and any component of the septic system. The existing system does not meet that required setback but the repair would need to. Though we may be able to meet the required square footage for the system design flow, we would not meet the requirement for linear feet of spread across the lot.

This letter follows our March 28 meeting with WPCA Chairman Nelson Malwitz and Chief of Maintenance Roger Prinz in which we discussed this matter. Thank you for your attention and consideration.

Sincerely,

Paul Avery, R.S.
Town Sanitarian

Dr. Raymond Sullivan
Director of Health

cc: Nelson Malwitz, Chairman, Brookfield WPCA
Alice Dew, Brookfield Land Use Director



DESCRIPTION OF ITEM	QUANTITY	UNIT	COST	TOTAL COST
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Construction Items

Combined Improvements - Fixed Construction Costs

1	Mobilization	1	LS	\$	25,000	\$	25,000
2	2" Dia. PVC Force Main	760	LF	\$	50	\$	38,000
3	Concrete encasement	20	CY	\$	300	\$	6,000
4	1-1/2" Dia. PVC Force Main	630	LF	\$	45	\$	28,350
5	8" Dia. PVC Sanitary Sewer	340	LF	\$	70	\$	23,800
6	Residential Gravity Sewer Connection (6" Dia. PVC)	1,015	LF	\$	30	\$	30,450
7	Sanitary Sewer Cleanout	17	EA	\$	350	\$	5,950
8	Force Main Connection to Existing Manhole	1	EA	\$	4,500	\$	4,500
9	Manhole with Cover (0 - 8 ft deep)	3	EA	\$	4,000	\$	12,000
10	Manhole with Cover (> 8 ft deep)	1	EA	\$	4,500	\$	4,500
11	Pump Station No. 1	1	EA	\$	35,000	\$	35,000
12	Pump Station No. 3	1	EA	\$	25,000	\$	25,000
13	Pump Station No. 7	1	EA	\$	55,000	\$	55,000
14	Pump Station No. 8	1	EA	\$	25,000	\$	25,000
15	Check Valve	1	EA	\$	1,500	\$	1,500
16	Gate Valve Manhole	2	EA	\$	4,000	\$	8,000
17	Pump Septic Tank & Demolition in Place	9	EA	\$	2,500	\$	22,500
18	1.5" Bit. Concrete Top Course	34	TON	\$	150	\$	5,073
19	3" Bit. Concrete Top Course	51	TON	\$	150	\$	7,584
20	2.5" Bit. Concrete Base Course	99	TON	\$	150	\$	14,806
21	6" Bit. Concrete Base Course	101	TON	\$	150	\$	15,169
22	6" Subbase	141	CY	\$	40	\$	5,640
23	10" Subbase	86	CY	\$	40	\$	3,432
24	Stamped Asphalt	50	SF	\$	50	\$	2,500
25	Stone Curbing	10	LF	\$	100	\$	1,000
26	Bit. Concrete Curbing	6	LF	\$	50	\$	300
27	8" Concrete Driveway	1	CY	\$	2,000	\$	2,000
28	Lawn Restoration	5,500	SF	\$	6	\$	33,000
29	Inlet Protection	7	EA	\$	250	\$	1,750
30	Silt Fence	800	LF	\$	10	\$	8,000
31	Pavement Striping	1	LS	\$	5,000	\$	5,000
32	Maintenance and Protection of Traffic	1	LS	\$	40,000	\$	40,000
33	Electrical Equipment and Power Feed						
	Pump Station No. 1	1	LS	\$	43,064	\$	43,064
	Pump Station No. 3	1	LS	\$	43,777	\$	43,777
	Pump Station No. 7	1	LS	\$	43,658	\$	43,658
	Pump Station No. 8	1	LS	\$	43,420	\$	43,420
34	As-Builts	1	LS	\$	5,000	\$	5,000
				SUBTOTAL	\$	\$	674,723

Combined Improvements - Variable Construction Costs

1	Allowance for Rock	305	CY	\$	150	\$	45,750
2	Miscellaneous Additional Work	1	LS	\$	50,000	\$	50,000
				SUBTOTAL	\$	\$	95,750



DESCRIPTION OF ITEM	QUANTITY	UNIT	COST	TOTAL COST
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Construction Items				
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TOTAL CONSTRUCTION COST \$ 770,473

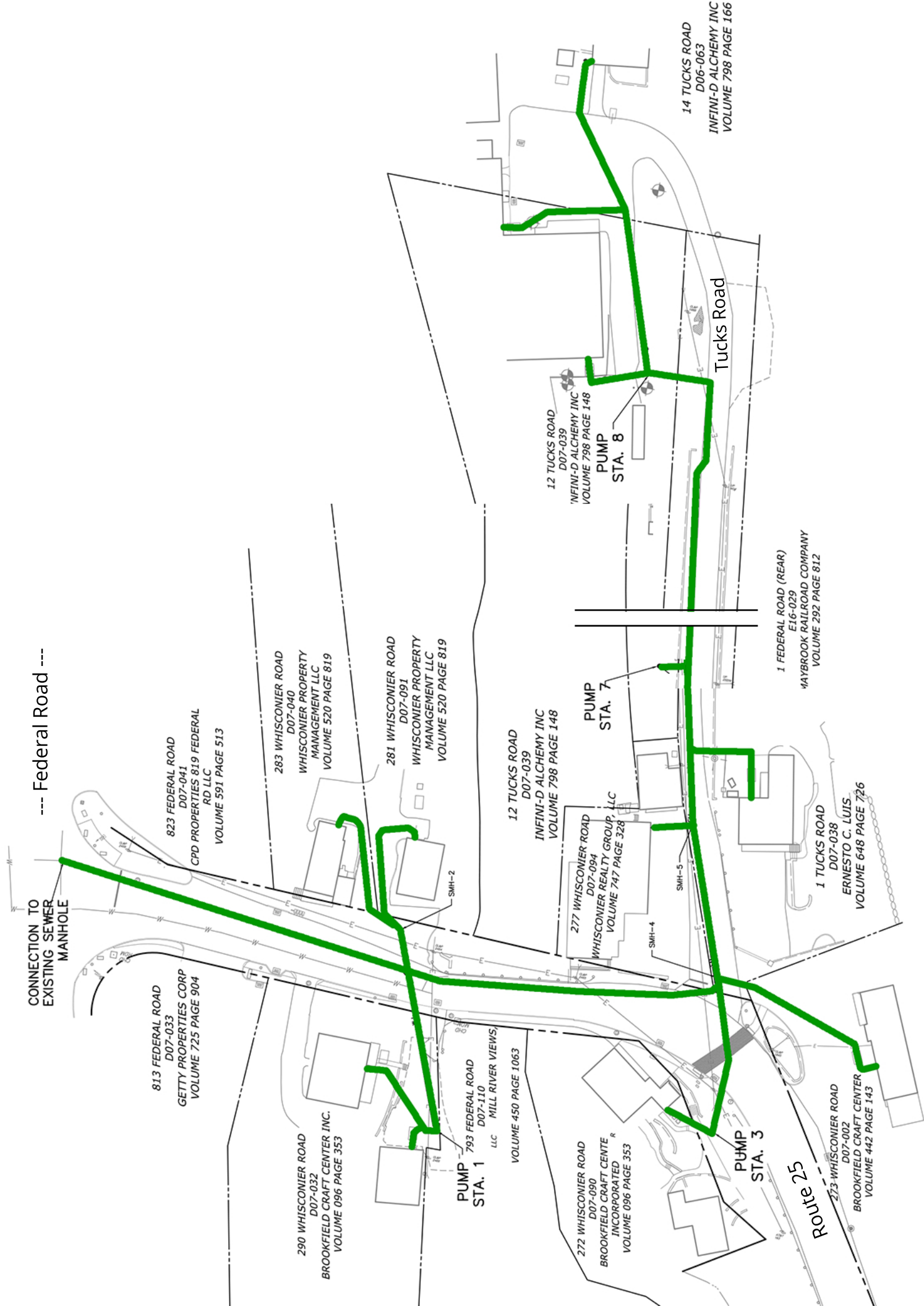
10% Contingency \$ 77,047

TOTAL \$ 847,520

SAY \$ 848,000

NOTES:

1. This Engineer's estimate is based on a set of plans titled "Brookfield Market, Town of Brookfield, Fairfield County, Connecticut," prepared by Langan CT, Inc. and dated 25 August 2021.
2. This estimate is an approximate cost of construction and reflects available cost information for construction located in western Connecticut.
3. The allowance for rock has been assume for 15% of the overall trench excavation. This probable construction cost excludes estimates for generators, police personnel for maintenance and protection of traffic and any other item not listed in the above probable construction cost.
4. Estimated costs for Pump Station Electrical Equipment and Power Feed provided by Keystone Engineering Group, Inc. on 31 August 2021.
5. This Engineer's estimate represents an opinion of the probable costs of construction. This estimate cannot guarantee the cost of labor, material, or equipment, the means, methods and procedures of the Contractor's work, or the competitive bidding.
6. This estimate of probable construction cost is made on the basis of our experience and qualifications and shall be deemed to represent our opinion and judgment. This estimate cannot and does not guarantee that proposals, bids or actual cost will be the same as this estimate of probable construction cost.
7. Rock, groundwater, and other geotechnical conditions may vary materially from those assumed in preparing this estimate. Because of these inherent uncertainties, changed or unanticipated conditions may arise during subsequent activities at the project site that could potentially affect project scope and cost. Therefore, note that this estimate shall not be deemed a guaranteed maximum price or cost of the project.



--- Federal Road ---

CONNECTION TO
EXISTING SEWER
MANHOLE

813 FEDERAL ROAD
D07-033
GETTY PROPERTIES CORP
VOLUME 725 PAGE 904

823 FEDERAL ROAD
D07-041
CPD PROPERTIES 819 FEDERAL
RD LLC
VOLUME 591 PAGE 513

283 WHISCONIER ROAD
D07-040
WHISCONIER PROPERTY
MANAGEMENT LLC
VOLUME 520 PAGE 819

290 WHISCONIER ROAD
D07-032
BROOKFIELD CRAFT CENTER, INC.
VOLUME 096 PAGE 353

281 WHISCONIER ROAD
D07-091
WHISCONIER PROPERTY
MANAGEMENT LLC
VOLUME 520 PAGE 819

PUMP
STA. 1
793 FEDERAL ROAD
D07-110
LLC MILL RIVER VIEWS,
VOLUME 450 PAGE 1063

12 TUCKS ROAD
D07-039
INFINT-D ALCHEMY INC
VOLUME 798 PAGE 148

272 WHISCONIER ROAD
D07-090
BROOKFIELD CRAFT CENTE
INCORPORATED
VOLUME 096 PAGE 353

277 WHISCONIER ROAD
D07-094
WHISCONIER REALTY GROUP, LLC
VOLUME 747 PAGE 328

12 TUCKS ROAD
D07-039
INFINT-D ALCHEMY INC
VOLUME 798 PAGE 148

PUMP
STA. 7

PUMP
STA. 8

14 TUCKS ROAD
D06-063
INFINT-D ALCHEMY INC
VOLUME 798 PAGE 166

1 FEDERAL ROAD (REAR)
E16-029
MAYBROOK RAILROAD COMPANY
VOLUME 292 PAGE 812

1 TUCKS ROAD
D07-038
ERNESTO C. LUIS,
VOLUME 648 PAGE 726

273 WHISCONIER ROAD
D07-002
BROOKFIELD CRAFT CENTER
VOLUME 442 PAGE 143

Route 25