



## TECHNICAL MEMORANDUM No. 2

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**TO: Shannon R. LaRocque, P.E., Utility Director, The Village of Wellington**  
**FROM: Keshavarz & Associates, Inc.**  
**SUBJECT: Updated SE Lake Wellington and Sugar Pond Manor Water and Sewer Improvements to include Eastwood Water and Sewer Improvements**  
**DATE: April 11, 2019**

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The Village of Wellington Utility Department, through Keshavarz & Associates (Engineering Consultant), has recently performed an assessment and evaluation of the existing water and sanitary sewer systems for the Eastwood study area. The assessments and evaluations were then used to develop recommendations for rehabilitation and repairs of the sanitary sewer system and replacement of the water system within the Eastwood study area.

The proposed improvements to the water and sanitary sewer systems were presented in a separate report for the study area. There are 6 Neighborhood Reinvestment projects proposed within the Eastwood study area. Opinions of Probable Construction Costs, including engineering related and other “soft” costs, were prepared for each Neighborhood Reinvestment Project.

The 6 Neighborhood Reinvestment Projects associated with the Eastwood study area were reviewed and compared with the 10 Neighborhood Reinvestment Projects associated with the SE Lake Wellington and Sugar Pond studies previously prepared. The projects for all three individual study areas were considered collectively for phasing and budgeting purposes and were then re-evaluated and prioritized collectively as 12 total Neighborhood Reinvestment Projects implemented over a 12 year period.

The 12 Neighborhood Reinvestment Projects costs related to the water replacements, sanitary sewer system repairs and engineering costs have been summarized by project number and are provided below. Note that future costs have been calculated considering annual inflation at a rate of 2 percent per year.



Neighborhood Reinvestment Projects		Water Costs	Sanitary Sewer Costs	Total Costs
Project 1	Sanitary Sewer Collection System Rehabilitation	\$0.00	\$2,348,000.00	\$2,348,000.00
Project 2	Water Distribution System Improvements & Misc. Sanitary Sewer Repairs	\$3,835,315.30	\$94,744.70	\$3,930,060.00
Project 3	Water Distribution System Improvements & Misc. Sanitary Sewer Repairs	\$3,463,084.14	\$142,942.26	\$3,606,026.40
Project 4	Water Distribution System Improvements & Misc. Sanitary Sewer Repairs	\$2,246,505.33	\$17,051.34	\$2,263,556.66
Project 5	Water Distribution System Improvements & Misc. Sanitary Sewer Repairs	\$2,709,909.13	\$87,095.57	\$2,797,004.70
Project 6	Water Distribution System Improvements & Misc. Sanitary Sewer Repairs	\$3,855,638.69	\$84,825.70	\$3,940,464.39
Project 7	Water Distribution System Improvements & Misc. Sanitary Sewer Repairs	\$3,859,743.65	\$122,366.66	\$3,982,110.31
Project 8	Water Distribution System Improvements & Misc. Sanitary Sewer Repairs	\$2,486,176.04	\$15,661.34	\$2,501,837.38
Project 9	Water Distribution System Improvements	\$3,345,087.53	\$0.00	\$3,345,087.53
Project 10	Water Distribution System Improvements & Misc. Sanitary Sewer Repairs	\$2,543,735.05	\$65,152.02	\$2,608,887.08
Project 11	Water Distribution System Improvements & Sanitary Sewer Force Main Improvements	\$4,410,764.28	\$279,926.25	\$4,690,690.53
Project 12	Water Distribution System Improvements & Misc. Sanitary Sewer Repairs	\$4,413,057.40	\$235,919.14	\$4,648,976.54
<b>Totals</b>		<b>\$ 37,169,017</b>	<b>\$ 3,493,685</b>	<b>\$ 40,662,702</b>

The following “Composite Overview of Neighborhood Reinvestment Projects throughout the “SE Lake Wellington, Sugar Pond Manor and Eastwood Study Areas” exhibit provides a comprehensive view of the 12 Neighborhood Improvement Projects listed by Project Priority along with additional information relevant to each project.





VILLAGE OF WELLINGTON

# Composite Overview of Neighborhood Reinvestment Projects Throughout the SE Lake Wellington, Sugar Pond Manor, and Eastwood Study Areas

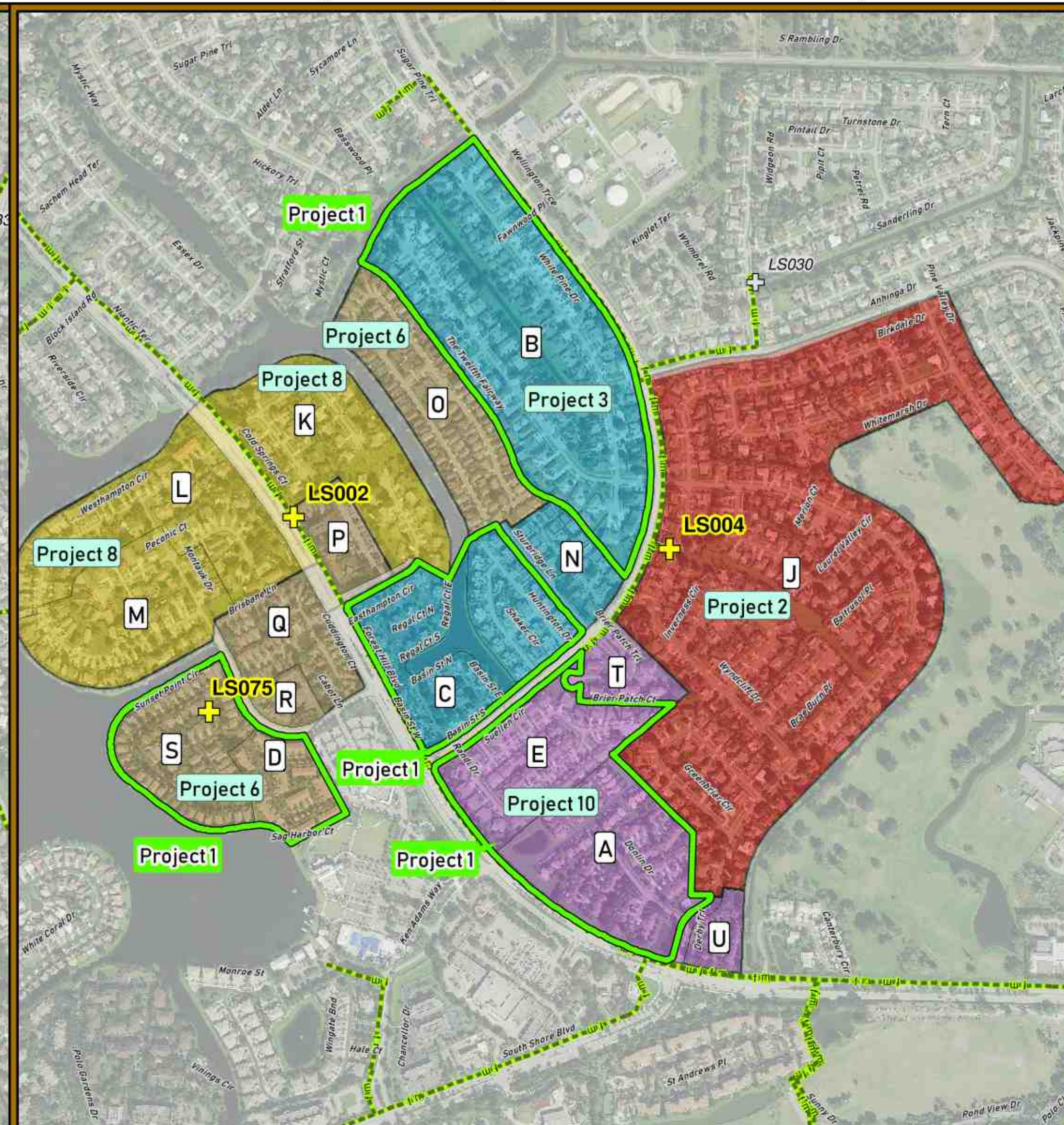
(Updated April 11, 2019)



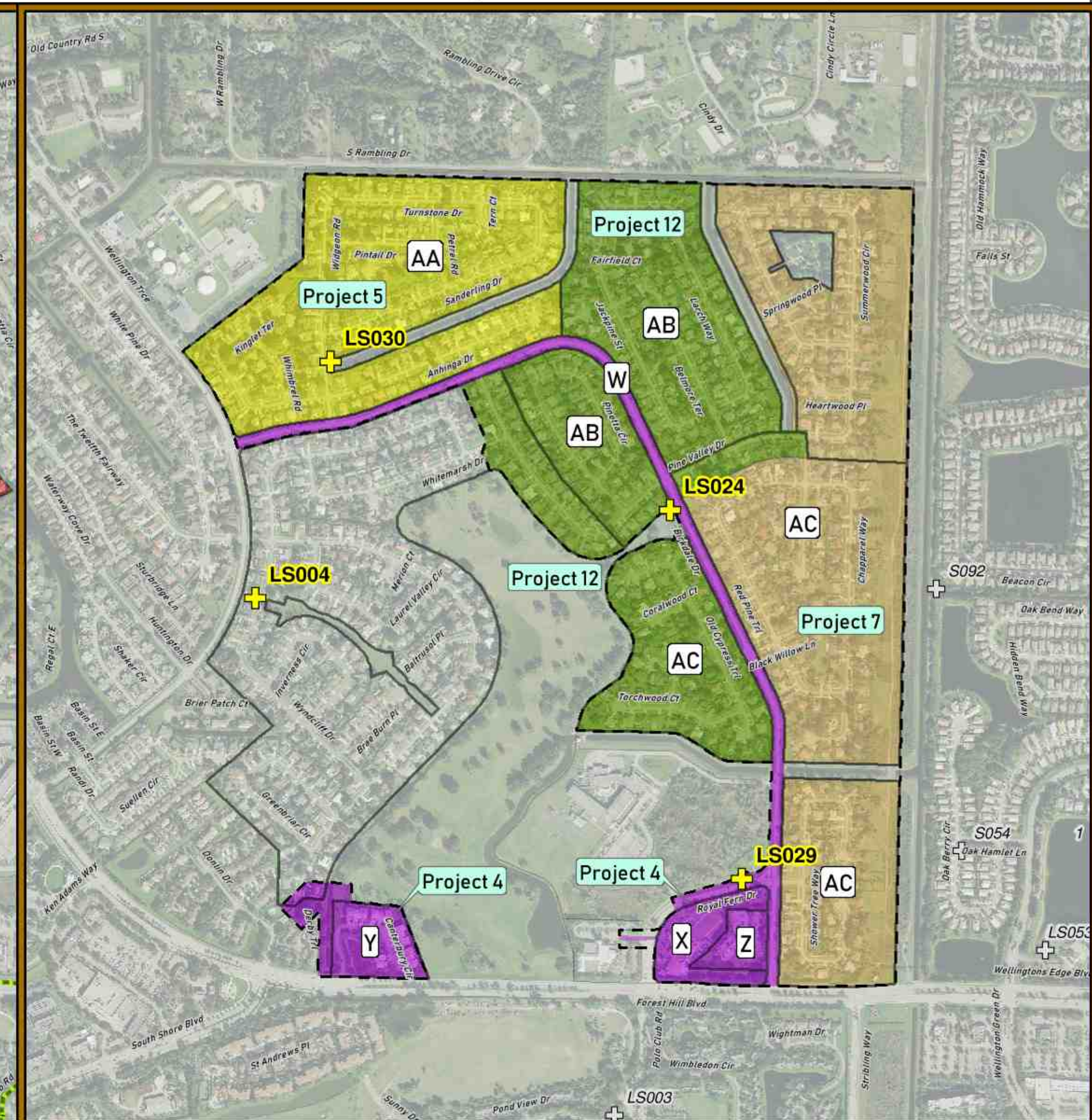
Sugar Pond Manor Area Neighborhood Reinvestment Projects



SE Lake Wellington Area Neighborhood Reinvestment Projects



Eastwood Area Neighborhood Reinvestment Projects



Sugar Pond Manor Area Neighborhood Reinvestment Projects

Project No.	ID	Neighborhood Name	Built	Age	Sanitary Material	Water Material
Project No. 1	F	Sugar Pond Manor - Section 1	1979	38	CAS/TP	PVC (CL 160)
	G	Sugar Pond Manor - Section 2	1979	38	PVC/TP	PVC (CL 160)
	H	Wellington Marketplace	1988	29	PVC	DIP
	I	Sugar Pond Manor - Section 3	1979	38	TP	PVC (CL 160)
Project No. 9	G	Sugar Pond Manor - Section 2	1979	38	PVC/TP	PVC (CL 160)
	I	Sugar Pond Manor - Section 3	1979	38	TP	PVC (CL 160)
	V	Greenview Shores	1984	34	PVC	PVC (CL 160)
Project No. 11	F	Sugar Pond Manor - Section 1	1979	38	CAS/TP	PVC (CL 160)

SE Lake Wellington Area Neighborhood Reinvestment Projects

Project No.	ID	Neighborhood Name	Built	Age	Sanitary Material	Water Material
Project No. 1	A	Park Place	1981 & 2003	37.15	CAS/PVC	PVC (CL 160)
	B	White Pine & 12th Fairway	1979	39	PVC	PVC (CL 160)
Project No. 2	C,D,E	WITH SPOT REPAIRS ONLY				
	J	South Shore	1977	41	PVC	PVC (CL 160)
Project No. 3	B	White Pine & 12th Fairway	1979	39	PVC	PVC (CL 160)
	C	French Quarter	1977	41	PVC	PVC (CL 160)
Project No. 6	D	Lakeshore Heights	1986	32	PVC	DIP
	O	Waterway Cove	1988	30	PVC	PVC (CL 160)
	P	St. Peter's	1987	31	PVC	PVC (CL 160)
	Q	Wellington Downs	1990	28	PVC	PVC (CL 160)
	R	Montauk Village	1987	31	PVC	PVC (CL 160)
	S	Sunset Point	1990	18	PVC	DIP
Project No. 8	K	South Shore No. 3	1978	40	PVC	PVC (CL 160)
	L	Westhampton Circle	1978	40	PVC	PVC (CL 160)
	M	Westhampton Peconic	1978	40	PVC	PVC (CL 160)
Project No. 10	A	Park Place	1981 & 2003	37.15	CAS/PVC	PVC (CL 160)
	E	Channing Villas	1980	38	PVC	PVC (CL 160)
	T	Brier Patch	UNKNOWN		PVC	PVC (CL 160)
	U	Hanover East	UNKNOWN		PVC	PVC (C-900)

Eastwood Area Neighborhood Reinvestment Projects

Project No.	ID	Neighborhood Name	Built	Age	Sanitary Material	Water Material
Project No. 4	W	Birkdale Drive	Pre-1978	40+	PVC	PVC (CL 160)
	X	Birkdale Civic Site (Royal Fern Drive)	1993	25	PVC	PVC (CL 160)
	Y	Coventry Green	1981	37	PVC	PVC (CL 160)
	Z	St. Michael's Lutheran Church	1982, 2006	36.12	PVC	PVC (CL 160)
Project No. 5	AA	Eastwood	1978	40	PVC	PVC (CL 160)
Project No. 7	AC	Eastwood No. 3	1979	39	PVC	PVC (CL 160)
Project No. 12	AB	Eastwood No. 2	1981	37	PVC	PVC (CL 160)
	AC	Eastwood No. 3	1979	39	PVC	PVC (CL 160)

**Legend**

- Neighborhoods
- Project No. 1
- Lift Station (Included)
- Lift Station (Not In Study)

**Pipe Material**

CAS = Cast Iron      PVC = Polyvinyl Chloride  
DIP = Ductile Iron    TP = PVC Truss Pipe