



CITY OF BEND

Septic to Sewer Conversion Program

2022 Neighborhood Extension Project

Committee Meeting

Alex Doza, P.E., DBIA

Jason Suhr, P.E., PMP

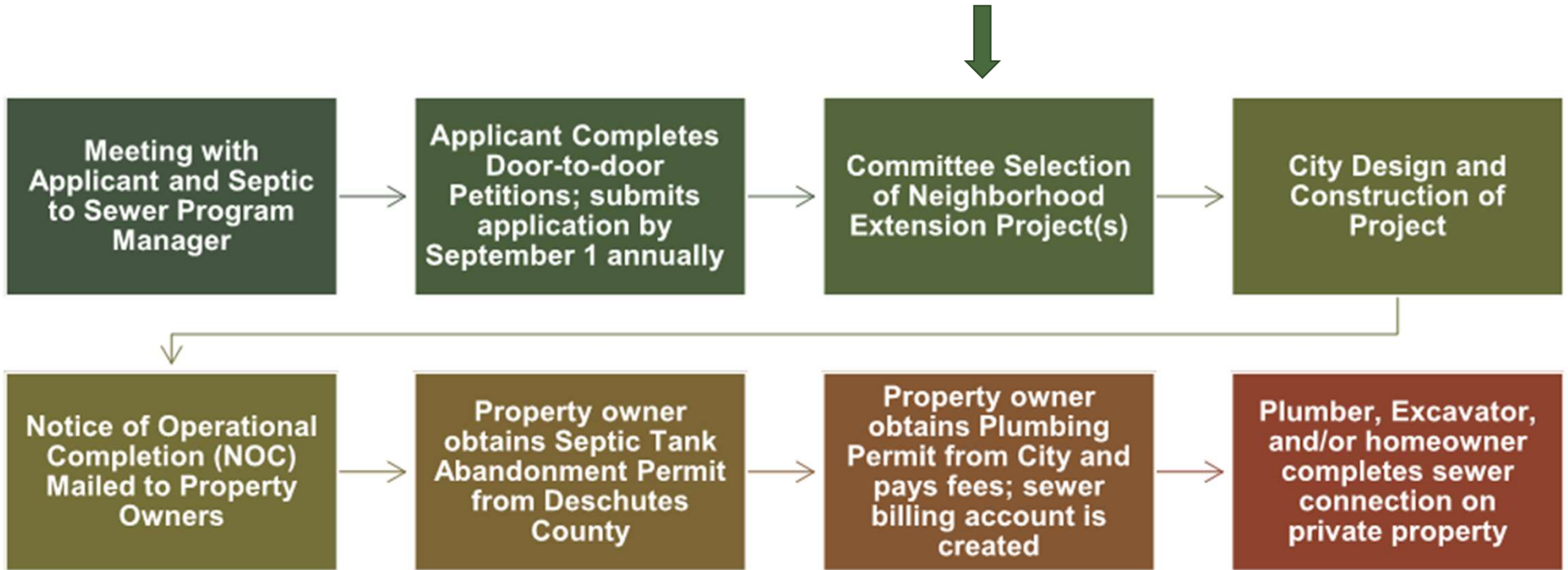
October 10, 2022 – 3:00 PM

Agenda

- Introductions
 - Committee Members
 - Eric King – City Manager
 - Councilor Barbara Campbell
 - Councilor Melanie Kebler
 - Ryan Oster, PE – EIPD Director/City Engineer
 - Eric Forster, PE – Assistant City Engineer
 - Engineering, Legal, and Budget Support Staff
 - Alex Doza, PE – Project Engineer
 - Jason Suhr, PE – Principal Engineer
 - Elizabeth Oshel – Assistant City Attorney
 - Corey Johnson – EIPD Principal Budget & Financial Analyst
- Program Overview
- Applications for Consideration
- Staff Scoring and Recommendation
- Discussion and Vote



NEP Application Process



NEP Selection Criteria



COST OF PROJECT



**NUMBER OF PROPERTIES TO
CONNECT**



**PROXIMITY TO CITY-PLANNED
PROJECTS**



**PERCENTAGE OF
SIGNATURES**



**AGE & STATUS OF SEPTIC
SYSTEM**



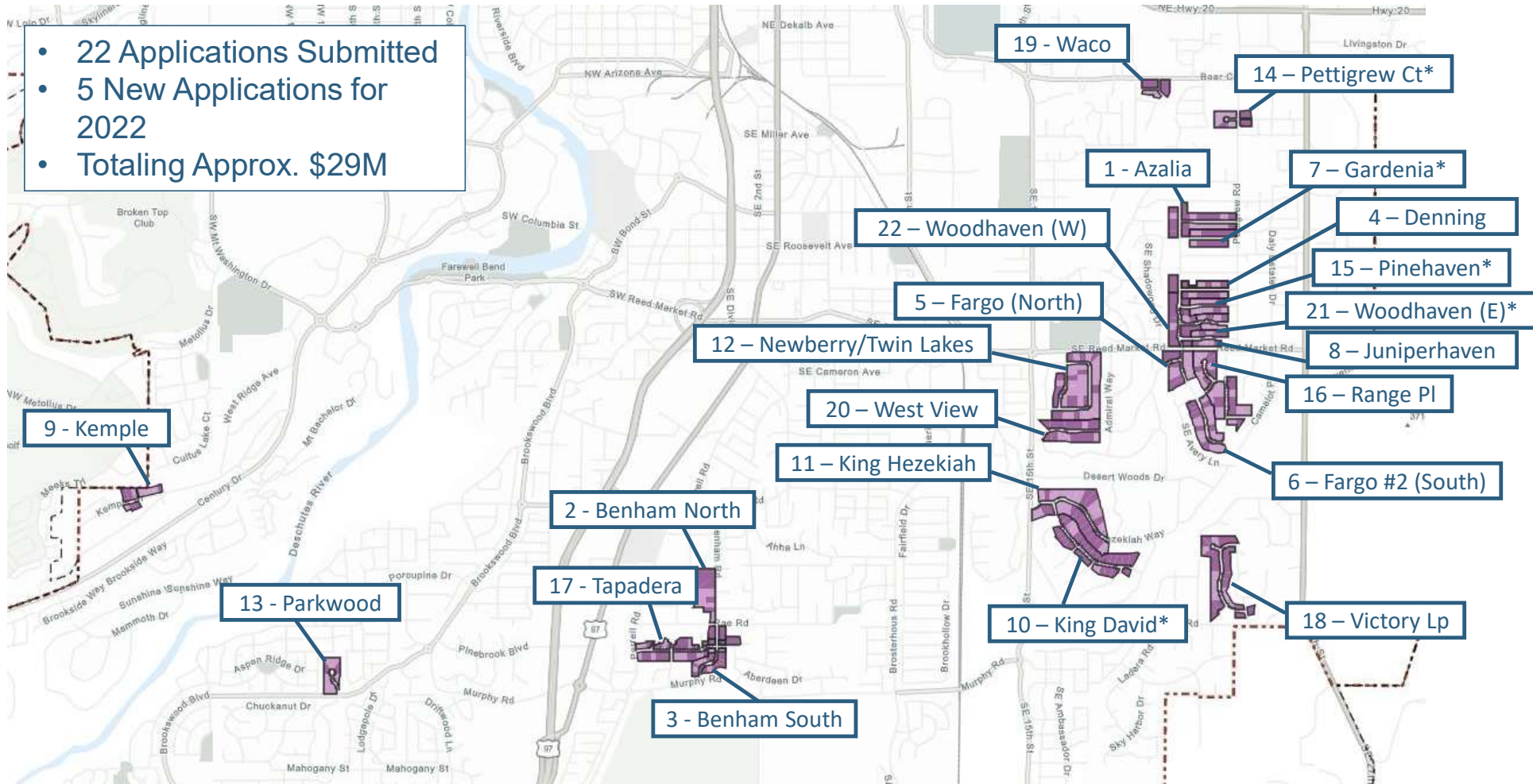
OTHER FACTORS



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2022 Neighborhood Extension Project Applications

- 22 Applications Submitted
- 5 New Applications for 2022
- Totalling Approx. \$29M



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*new applications for 2022

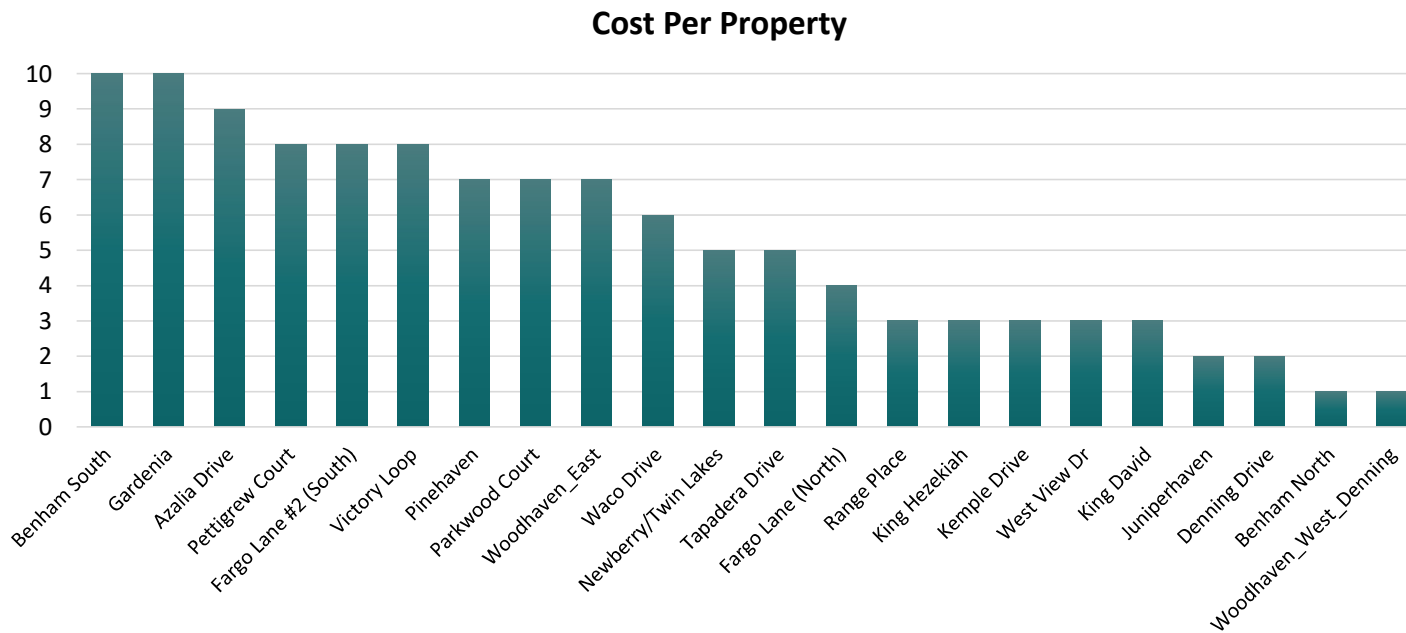
Scoring Summary – Raw Data

No.	Application Name	A Cost Including Design	B Length (Linear Feet)	C No. of Properties Benefitted	D Total Cost Per Property (A/C)*	E No. Properties Signed	F Percent Signed (E/C)*	G Fees to City within 2 Years of NOC (E*\$11,000)*	H Adjusted Cost Per Property ((A-G)/C)*	I Avg. Age of Septic	J No. Failing Septic	K Percent of Failing Septic (J/C)*	Notes
1	Azalia Drive	\$ 1,072,950	1,555	21	\$ 51,093	8	38%	\$ 88,000.00	\$ 46,902.38	28	1	5%	Pressure sewer required
2	Benham North	\$ 1,914,750	1,850	18	\$ 106,375	4	22%	\$ 44,000.00	\$ 103,930.56	27	0	0%	Discharges to Southeast Interceptor; Facilitates future development on adjacent local roadways;
3	Benham South	\$ 629,625	730	16	\$ 39,352	6	38%	\$ 66,000.00	\$ 35,226.56	32	2	13%	Pressure sewer required
4	Denning Drive	\$ 1,293,750	1,250	15	\$ 86,250	4	27%	\$ 44,000.00	\$ 83,316.67	20	1	7%	Discharges to Southeast Interceptor
5	Fargo Lane (North)	\$ 931,500	900	12	\$ 77,625	6	50%	\$ 66,000.00	\$ 72,125.00	24	0	0%	Discharges to Southeast Interceptor
6	Fargo Lane #2 (South)	\$ 1,086,750	1,050	17	\$ 63,926	10	59%	\$ 110,000.00	\$ 57,455.88	24	1	6%	Discharges to existing gravity sewer main and pump station
7	Gardenia	\$ 517,500	750	10	\$ 51,750	2	20%	\$ 22,000.00	\$ 49,550.00	26	0	0%	
8	Juniperhaven	\$ 776,250	750	9	\$ 86,250	4	44%	\$ 44,000.00	\$ 81,361.11	26	2	22%	discharges to Southeast Interceptor
9	Kemple Drive	\$ 811,440	784	10	\$ 81,144	5	50%	\$ 55,000.00	\$ 75,644.00	27	0	0%	Includes one vacant lot
10	King David	\$ 2,028,600	1,960	26	\$ 78,023	3	12%	\$ 33,000.00	\$ 76,753.85	25	1	4%	
11	King Hezekiah	\$ 2,142,450	2,070	25	\$ 85,698	13	52%	\$ 143,000.00	\$ 79,978.00	19	1	4%	Discharges to Southeast Interceptor
12	Newberry/Twin Lakes	\$ 3,053,250	2,950	41	\$ 74,470	26	63%	\$ 286,000.00	\$ 67,493.90	29	1	2%	Discharges to Southeast Interceptor
13	Parkwood Court	\$ 483,000	700	8	\$ 60,375	6	75%	\$ 66,000.00	\$ 52,125.00	25	0	0%	Gravity not cost effective; pressure sewer would be required to connect to Romaine Village area
14	Pettigrew Court	\$ 517,500	500	8	\$ 64,688	5	63%	\$ 55,000.00	\$ 57,812.50	25	0	0%	
15	Pinehaven	\$ 569,250	550	9	\$ 63,250	7	78%	\$ 77,000.00	\$ 54,694.44	44	1	11%	
16	Range Place	\$ 2,484,000	2,400	30	\$ 82,800	17	57%	\$ 187,000.00	\$ 76,566.67	23	1	3%	Discharges to Southeast Interceptor
17	Tapadera Drive	\$ 1,905,435	1,841	32	\$ 59,545	11	34%	\$ 121,000.00	\$ 55,763.59	24	1	3%	Discharges to Southeast Interceptor; Gravity from Murphy not feasible for this application area west of Tapadera. Does not assume service to Loy Ln
18	Victory Loop	\$ 1,777,440	2,445	29	\$ 61,291	8	28%	\$ 88,000.00	\$ 58,256.55	26	0	0%	Pressure and gravity sewer required; dependent on Ferguson Extension Project scheduled for construction in 2023
19	Waco Drive	\$ 538,200	520	8	\$ 67,275	3	38%	\$ 33,000.00	\$ 63,150.00	31	1	13%	Discharges to Cessna Rd
20	West View Dr	\$ 1,435,545	1,387	18	\$ 79,753	4	22%	\$ 44,000.00	\$ 77,308.06	19	0	0%	Discharges to Southeast Interceptor
21	Woodhaven_East	\$ 428,490	414	7	\$ 61,213	5	71%	\$ 55,000.00	\$ 53,355.71	34	1	14%	
22	Woodhaven_West_Denni	\$ 2,699,280	2,608	29	\$ 93,079	6	21%	\$ 66,000.00	\$ 90,802.76	19	2	7%	Discharges to Southeast Interceptor; Includes Denning, dependent on Denning for SEI discharge
Total**		\$ 29,096,955											

*Formula in parenthesis indicates column letters

Scoring – Adjusted Cost per Property

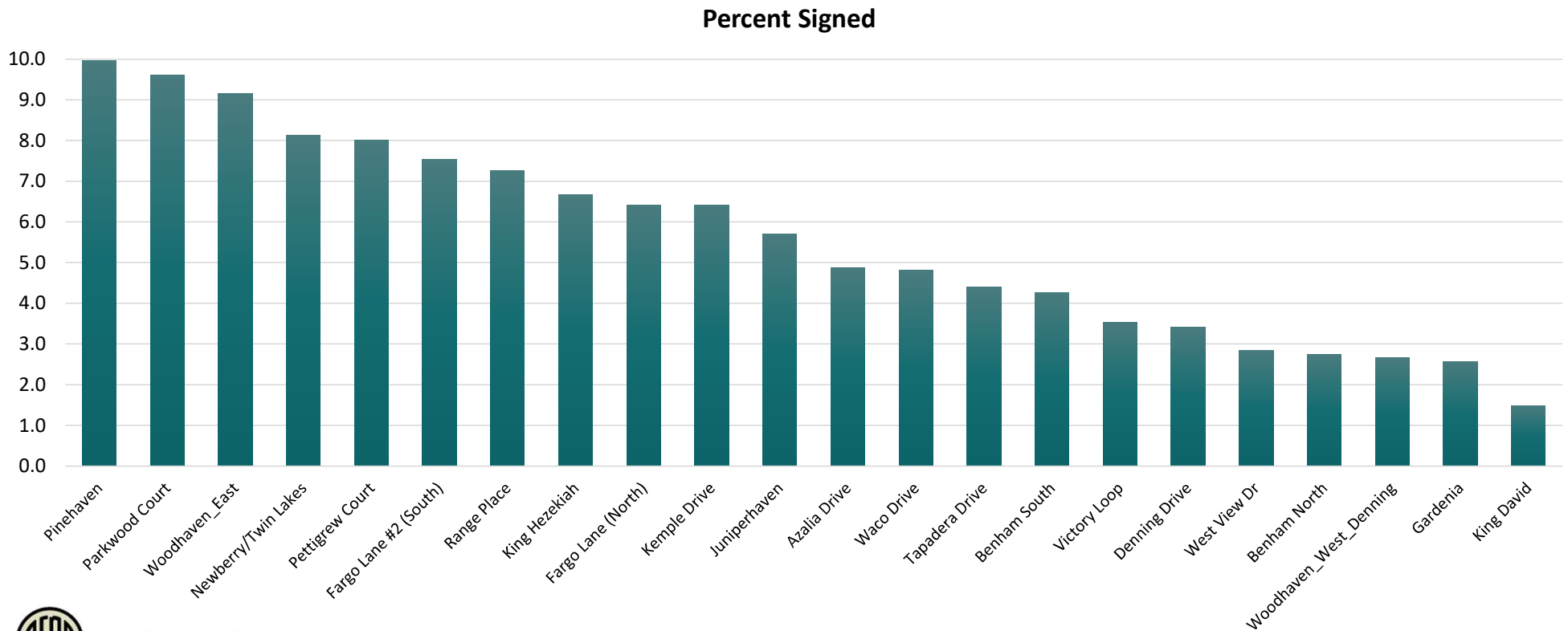
([Cost Including Design – Fees to City within 2 Years of NOC]/No. Properties Benefitted)



- <\$45,000 = 10 pts;
- \$45,001-50,000 = 9 pts;
- \$50,001-55,000 = 8 pts;
- \$55,001-60,000 = 7 pts;
- \$60,001-65,000 = 6 pts;
- \$65,001-70,000 = 5 pts;
- \$70,001-75,000 = 4 pts;
- \$75,001-80,000 = 3 pts;
- \$80,001-85,000 = 2 pts;
- >\$85,001= 1 pts

Scoring – Percent Signed

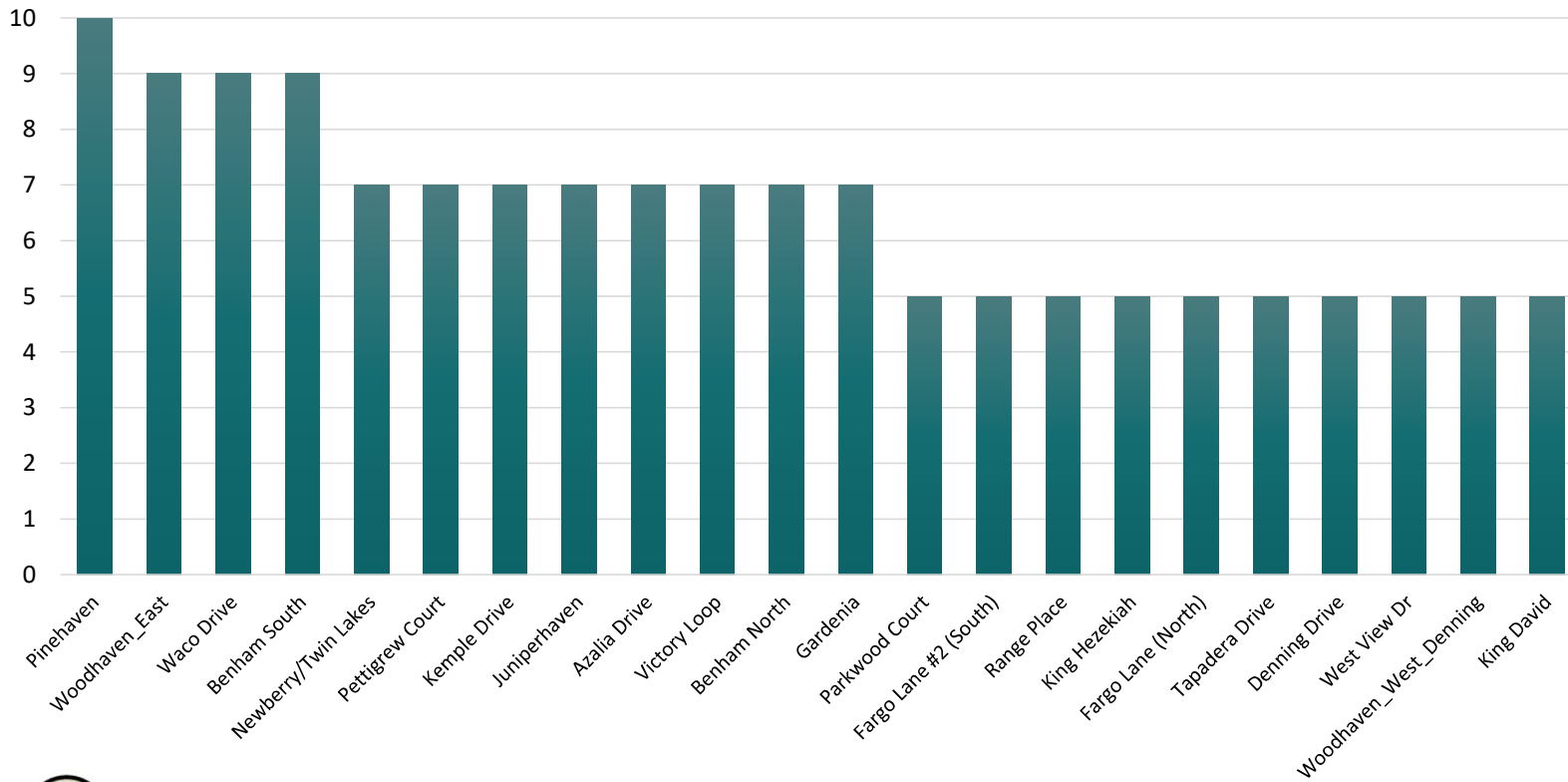
(No. Properties Signed/No. Properties Benefitted)*12.82
(weighted to maximum score of 10)



Scoring – Average Age of Septic Systems

Average Age of Septic Systems

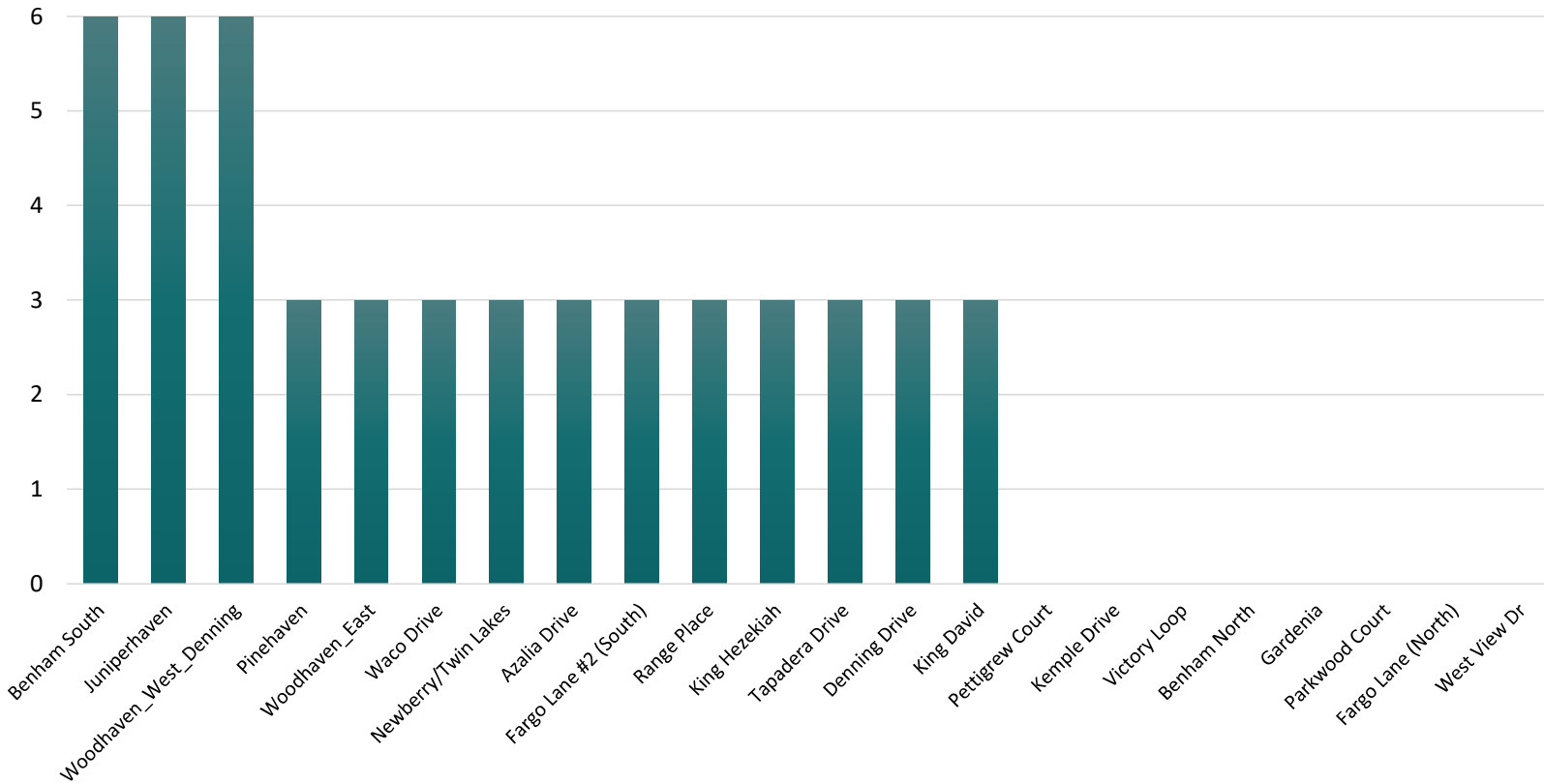
< 25 yr = 5 pts;
 25-29 yr = 7 pts;
 30-34 yr = 9 pts;
 ≥ 35 yr = 10 pts



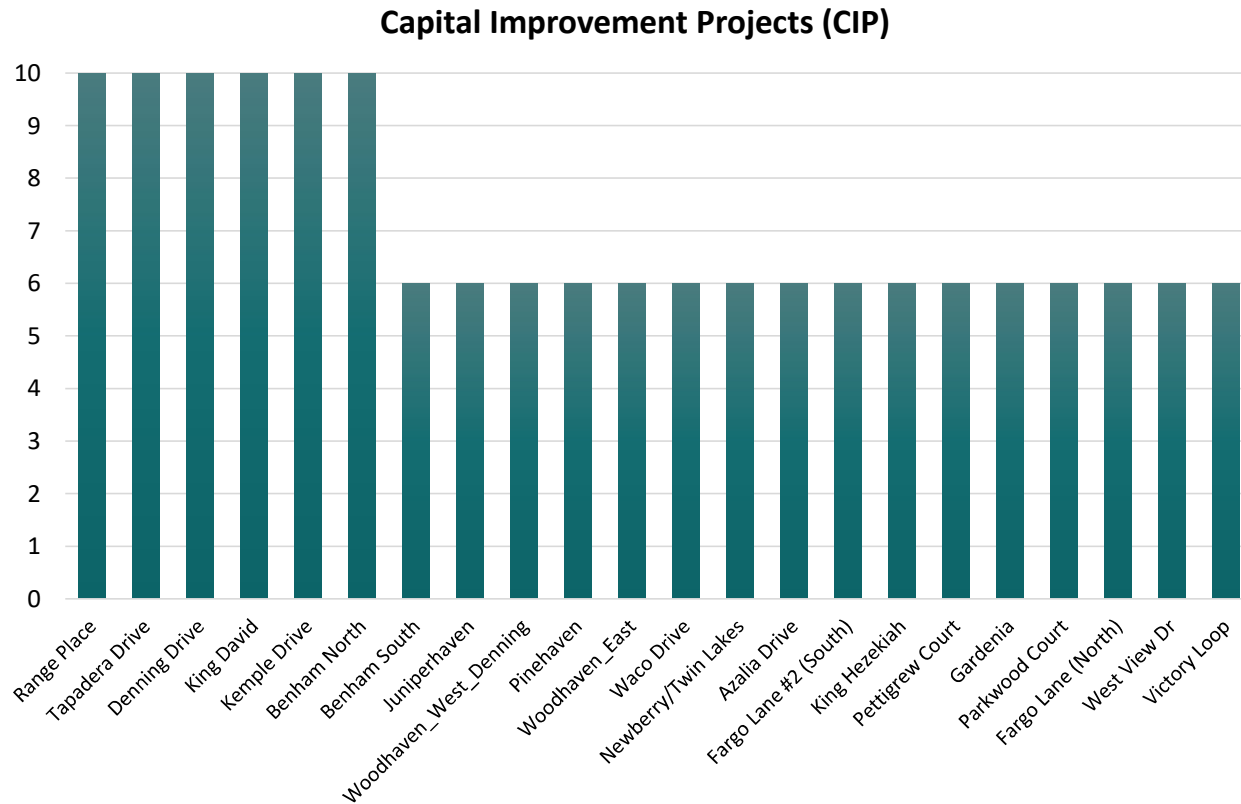
Scoring – Number of Failing Septic Systems

Failing Septic Systems

0 = 0 pts;
1 = 3 pts;
2 = 6 pts;
3+ = 10 pts



Scoring – Capital Improvement Projects (CIP)

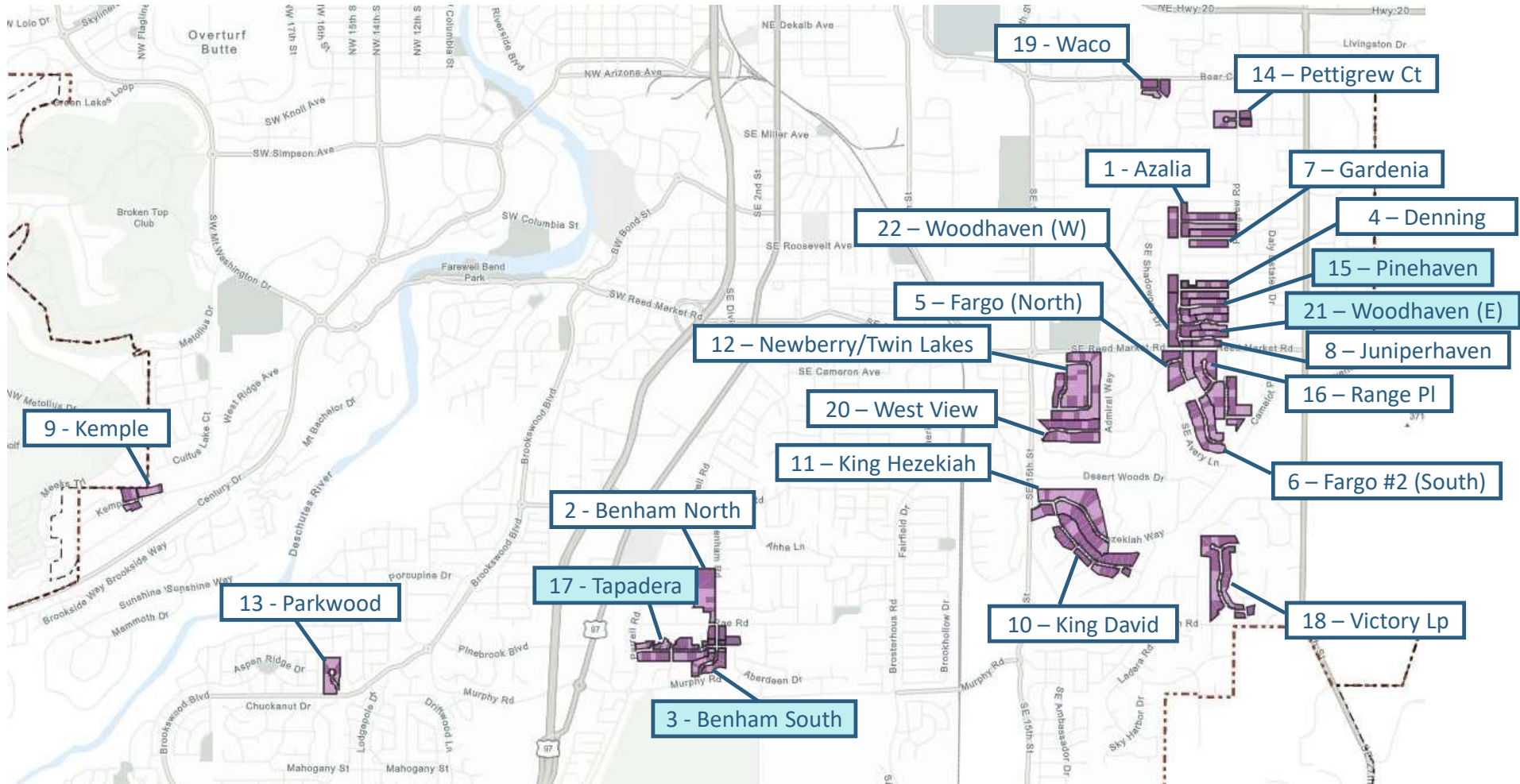


- Project may be addressed by a future capital improvement project = 3 pts;
- Project is isolated and does not facilitate construction of sewer in other areas = 6 pts;
- Project facilitates construction of sewer in other areas = 10 pts

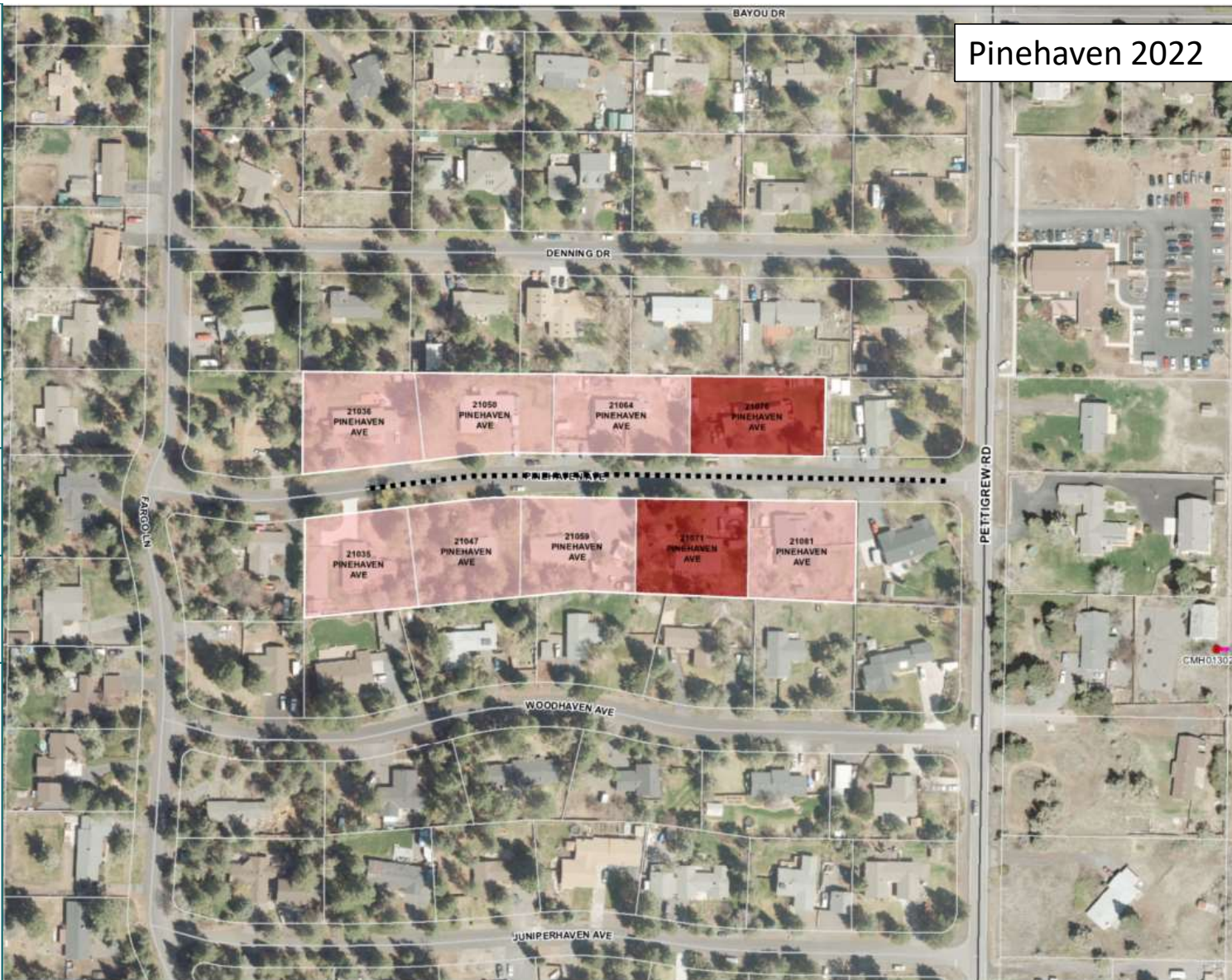
Staff Scores

Project No.	Rank	Application Name	Cost Per Property	Percent Signed	Average Age of Septic Systems	Failing Septic Systems	Capital Improvement Projects (CIP)	Score	Funding Required*
15	1	Pinehaven	7	10.0	10	3	6	36.0	\$ 569,250.00
3	2	Benham South	10	4.8	9	6	6	35.8	\$ 629,625.00
21	3	Woodhaven East	7	9.2	9	3	6	34.2	\$ 428,490.00
17	4	Tapadera Drive	8	4.4	5	3	10	30.4	\$ 1,905,435.00
1	5	Azalia Drive	9	4.9	7	3	6	29.9	\$ 1,072,950.00
6	6	Fargo Lane #2 (South)	8	7.5	5	3	6	29.5	\$ 1,086,750.00
12	7	Newberry/Twin Lakes	5	8.1	7	3	6	29.1	\$ 2,747,925.00
14	8	Pettigrew Court	8	8.0	7	0	6	29.0	\$ 517,500.00
19	9	Waco Drive	6	4.8	9	3	6	28.8	\$ 538,200.00
16	10	Range Place	3	7.3	5	3	10	28.3	\$ 2,235,600.00
13	11	Parkwood Court	7	9.6	5	0	6	27.6	\$ 483,000.00
8	12	Juniperhaven	2	5.7	7	6	6	26.7	\$ 776,250.00
9	13	Kemple Drive	3	6.4	7	0	10	26.4	\$ 811,440.00
7	14	Gardenia	9	2.6	7	0	6	24.6	\$ 396,750.00
18	15	Victory Loop	8	3.5	7	0	6	24.5	\$ 1,777,440.00
11	16	King Hezekiah	3	6.7	5	3	6	23.7	\$ 1,928,205.00
4	17	Denning Drive	2	3.4	5	3	10	23.4	\$ 1,293,750.00
10	18	King David	3	1.5	5	3	10	22.5	\$ 1,825,740.00
5	19	Fargo Lane (North)	4	6.4	5	0	6	21.4	\$ 931,500.00
2	20	Benham North	1	2.8	7	0	10	20.8	\$ 1,914,750.00
22	21	Woodhaven West/Denning	1	2.7	5	6	6	20.7	\$ 2,699,280.00
20	22	West View Dr	3	2.8	5	0	6	16.8	\$ 1,291,990.00

2022 Neighborhood Extension Project Applications



Cost Including Design	\$569,250
No. of Properties Benefitted	9
Cost Per Property	\$63,250
Percent Signed	78%
Avg. Age of Septic	44
No. Failing Septic	1
Notes	Discharges to Southeast Interceptor



Pinehaven 2022

NEIGHBORHOOD EXTENSION PROJECTS

- PROJECT AREA:**
PINEHAVEN
- Neighborhood Extension Taxlots**
- Not Signed
 - Signed
- Collections Infrastructure**
- Proposed Sanitary Pipe
 - Pressurized Main
 - Force Main
 - Vacuum Main
 - Active Gravity Main
 - Proposed Gravity Main
 - GravityManhole
 - AccessPort
 - CleanOutManhole
 - PressureManhole
- Roads**
- Highway
 - Major Roads
 - Local Roads
 - Railroad
 - Urban Growth Boundary
 - City Limits



Map prepared by T.S., City of Bend
 Print Date: Sep 20, 2022
 Sources: City of Bend, Deschutes County



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This map is for reference purposes only. Care was taken in the creation of this map, but it is provided "AS IS". Please contact the City of Bend to verify map information or to report any errors.

Cost Including Design	\$428,490
No. of Properties Benefitted	7
Cost Per Property	\$61,213
Percent Signed	71%
Avg. Age of Septic	34
No. Failing Septic	1
Notes	Discharges to Southeast Interceptor



Woodhaven East 2022

NEIGHBORHOOD EXTENSION PROJECTS

PROJECT AREA:
WOODHAVEN EAST

Neighborhood Extension Taxlots

- Not Signed
- Signed

Collections Infrastructure

- Proposed Sanitary Pipe
- Pressurized Main
- Force Main
- Vacuum Main
- Active Gravity Main
- Proposed Gravity Main
- GravityManhole
- AccessPort
- CleanOutManhole
- PressureManhole

Roads

- Highway
- Major Roads
- Local Roads
- Railroad
- Urban Growth Boundary
- City Limits



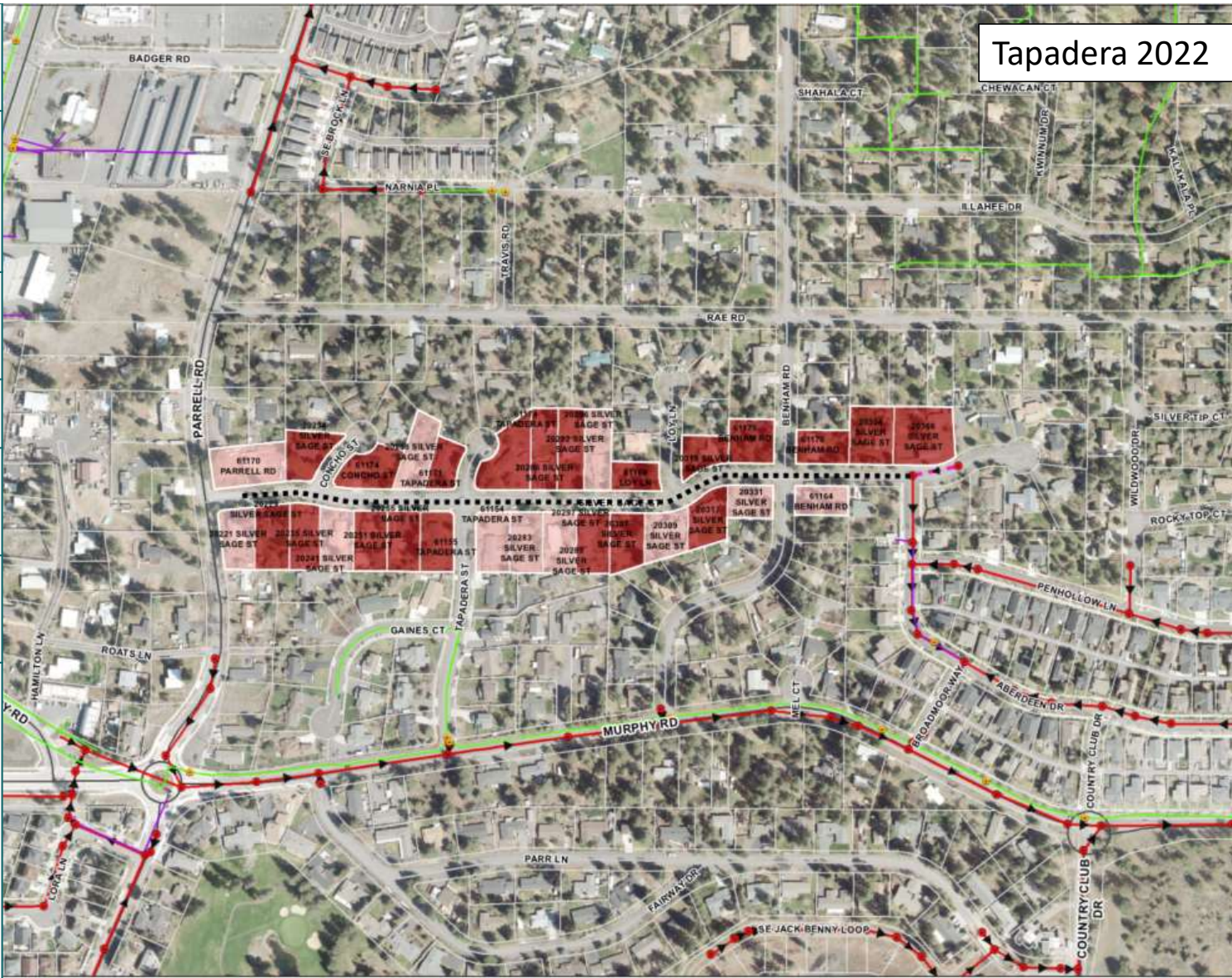
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Cost Including Design	\$1,905,435
No. of Properties Benefitted	32
Cost Per Property	\$59,545
Percent Signed	34%
Avg. Age of Septic	24
No. Failing Septic	1
Notes	Discharges to Southeast Interceptor



Tapadera 2022

NEIGHBORHOOD EXTENSION PROJECTS

PROJECT AREA:
TAPADERA

Neighborhood Extension Taxlots

- Not Signed
- Signed

Collections Infrastructure

- Proposed Sanitary Pipe
- Pressurized Main
- Force Main
- Vacuum Main
- Active Gravity Main
- Proposed Gravity Main
- GravityManhole
- AccessPort
- CleanOutManhole
- PressureManhole

Roads

- Highway
- Major Roads
- Local Roads
- Railroad
- Urban Growth Boundary
- City Limits



0 50 100 150 Feet

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Staff Recommendation

Program Budget		
Total Budget for 2022 Selection		\$ 3,500,000
Staff Recommendation		
Project ID # 15	Pinehaven	\$ 569,250
Project ID #3	Benham South	\$ 629,625
Project ID #21	Woodhaven East	\$ 428,490
Project ID #17	Tapadera Drive	\$ 1,905,435
Total		\$ 3,532,800
Budget Deficit*		
		\$ (32,800)

*The budget deficit is projected to be covered with savings from the recently completed Admiral and King Jehu Sewer Project and planned Pettigrew and Bayou Sewer Projects



Discussion / Q & A / Vote



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Accommodation Information for People with Disabilities



To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Septic to Sewer program staff at septic2sewer@bendoregon.gov or 541-330-4000; Relay Users Dial 7-1-1.