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**WEKIWA SPRINGS SEPTIC TO SEWER PROJECT  
PHASE 3 – THE PALMS 3 AND THE PALMS 4  
DISTRICT 2  
TUESDAY DECEMBER 5, 2023**

**PRESENTED BY:  
Erin Giblin, PE  
Barnes, Ferland and Associates, Inc. (BFA)**



# Welcome



District 2 Commissioner  
Christine Moore  
District2@ocfl.net



# Agenda

- Introduction
- Location
- Purpose
- Construction Information
- Questions and Answers

# Introduction

- Project Summary:
  - 11,300 feet of 8-inch gravity sewer mains and 69 manholes within The Palms 3 and The Palms 4 subdivisions.
  - Duplex wastewater pump station.
  - 1,050 feet of 4-inch wastewater forcemain that connects to Orange County Utilities existing transmission system.
  - Approximately 214 septic tank abandonments and house lateral hookups on private property requiring homeowner license agreements and plumbing permits.
  - 214 water service connections and meter boxes to replace existing water services within The Palms 3 and The Palms 4.

# Introduction

- Project Schedule:
  - Bid Opening Date: June 15, 2023
  - Awarded to: Prime Construction Group, Inc.
  - Anticipated Start of Construction: December 12, 2023
  - Projected Project Completion: April 4, 2025
  - Construction Schedule: 540 Calendar Days (19 Months)

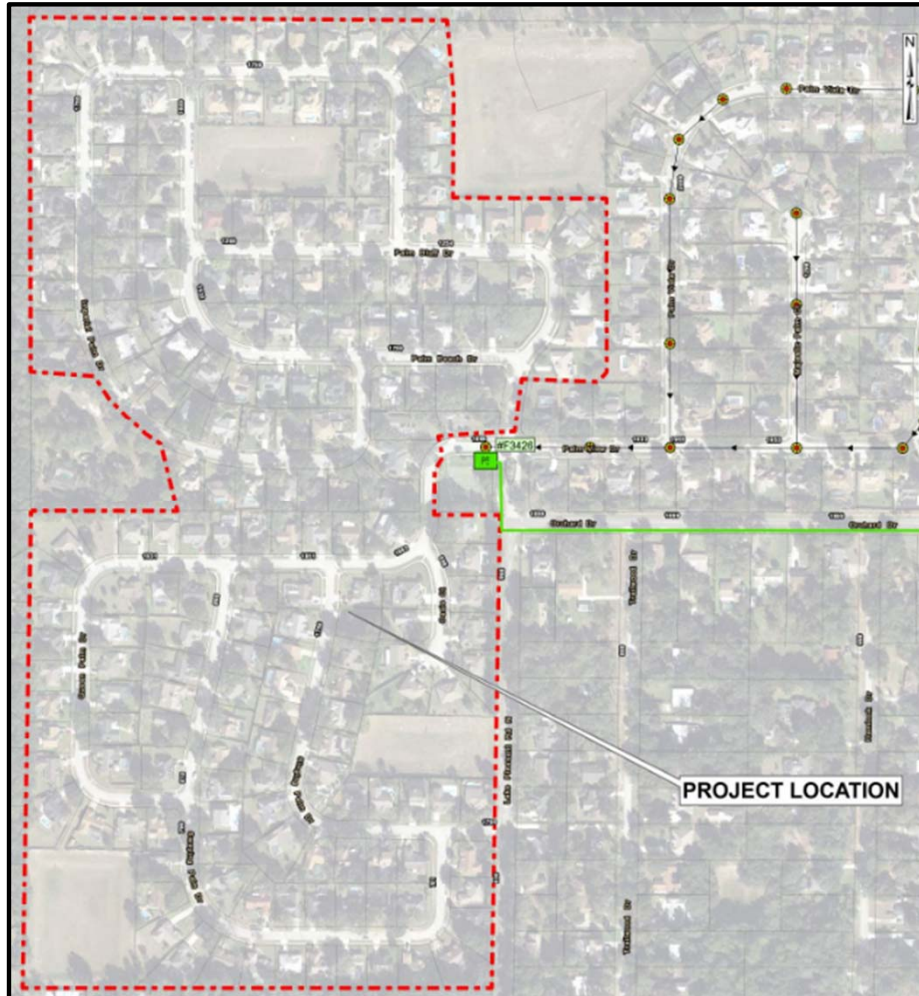
# Introduction

- Orange County Utilities Contacts:
  - Project Manager: Steve Rapp, PE
  - Chief Construction Inspector: James Montalvo
  - Consulting Engineer: Erin Giblin, PE; BFA



# Location

## The Palms 3 and The Palms 4 Subdivisions

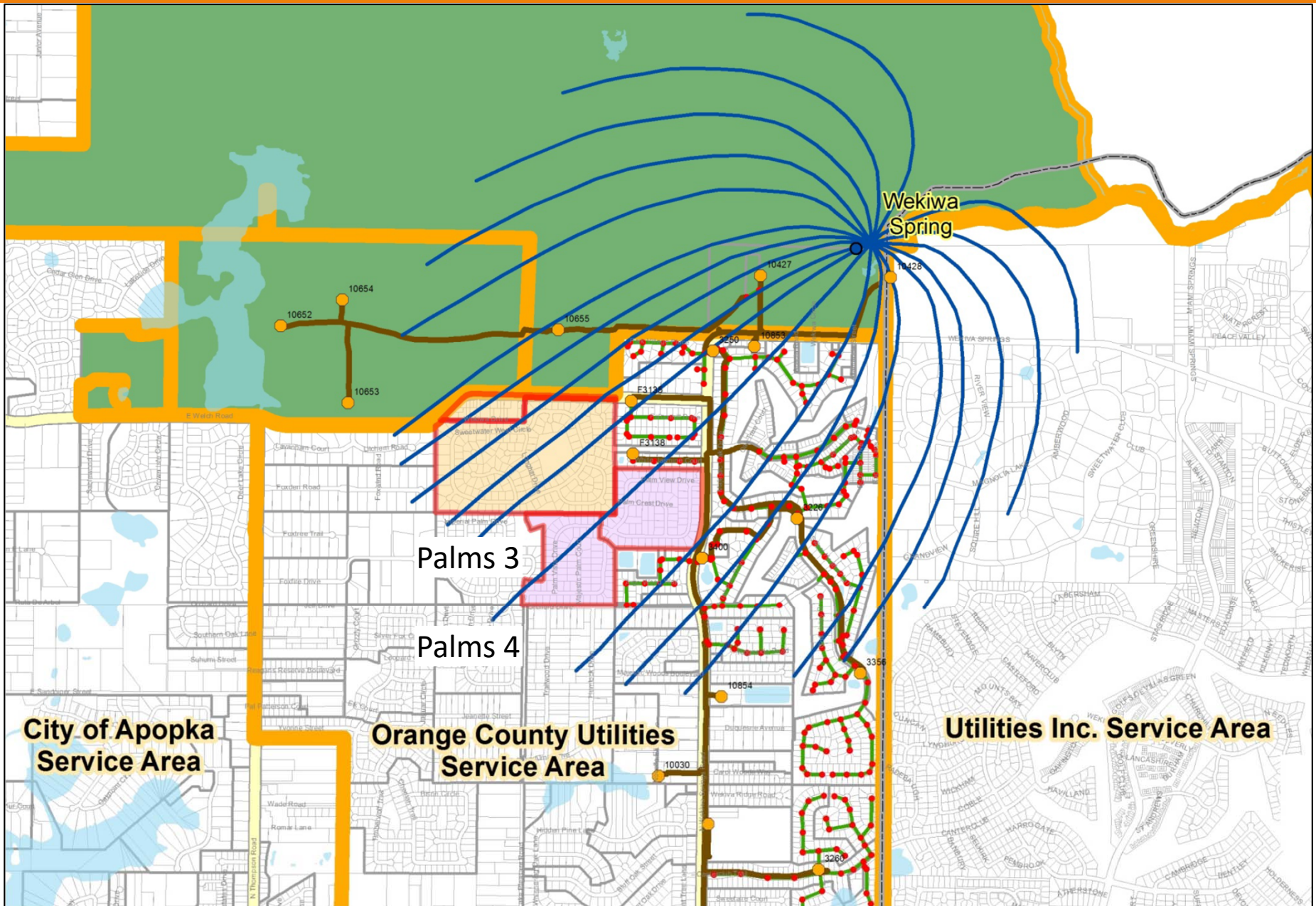


## Purpose

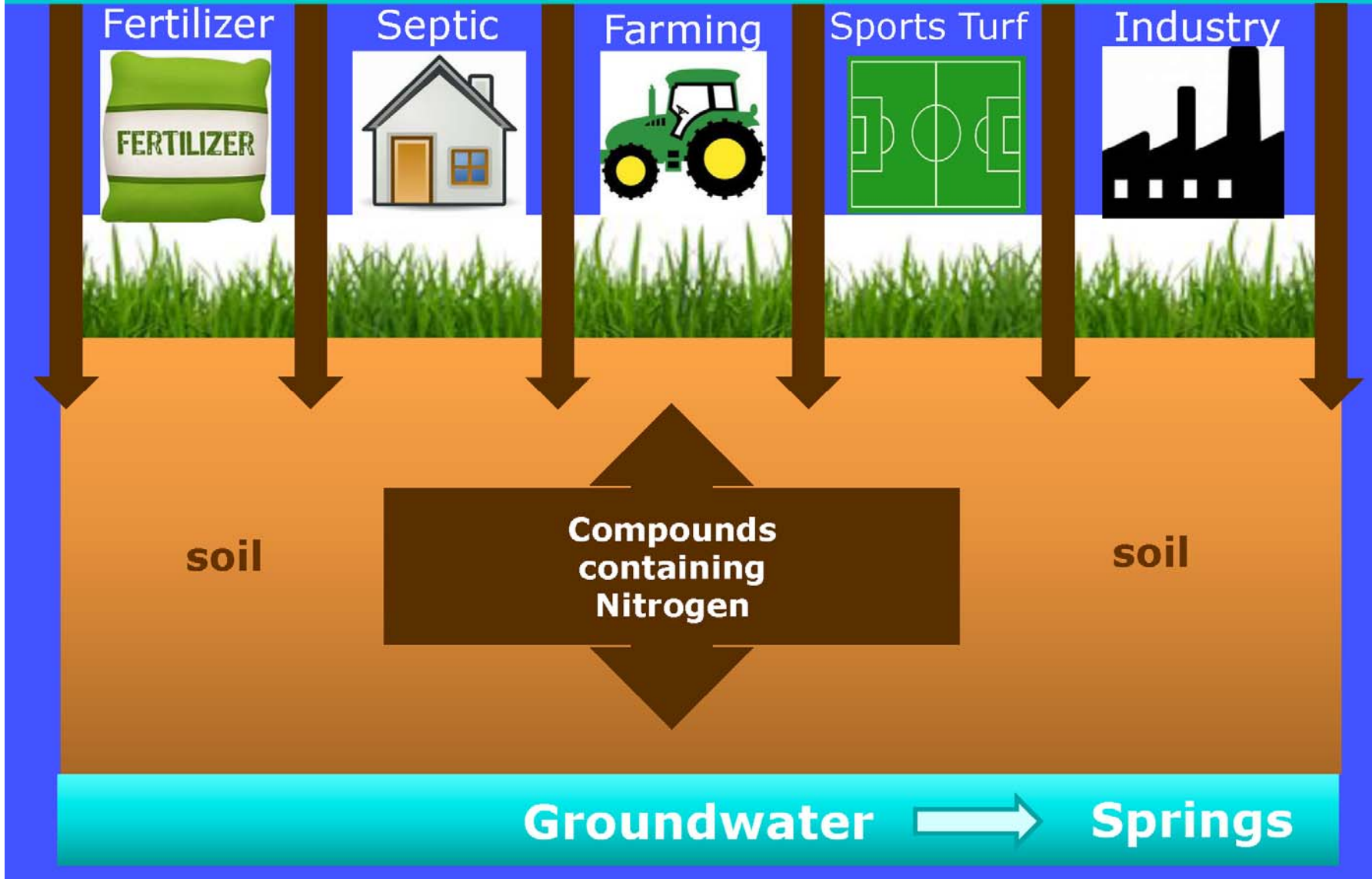
Project implemented by Orange County as part of the Florida Springs and Aquifer Protection Act and the Wekiwa and Rock Springs Basin Management Action Plan (BMAP) to reduce nitrogen loading to groundwater.

- Wekiwa Spring and Rock Springs impaired for nitrogen (nitrate) pollutant loading.
- The Palms 1 and The Palms 2 Subdivisions located within the Wekiwa Spring and Rock Springs Priority Focus Area (PFA).
- Septic systems account for 29% of nitrate pollutant loading.
- Eliminate 214 septic systems by constructing a gravity sewer system to serve residential lots.

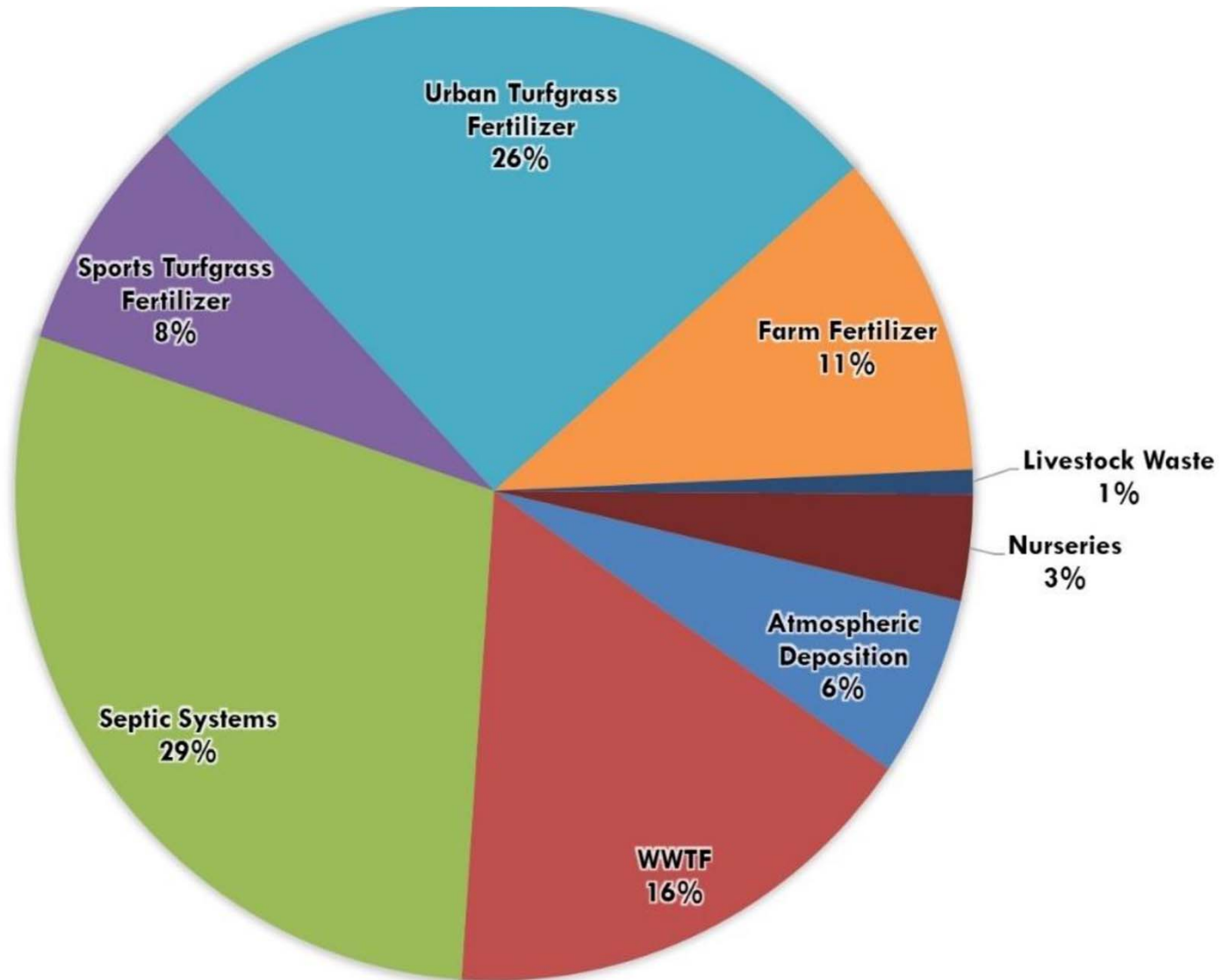




# Nitrogen Sources

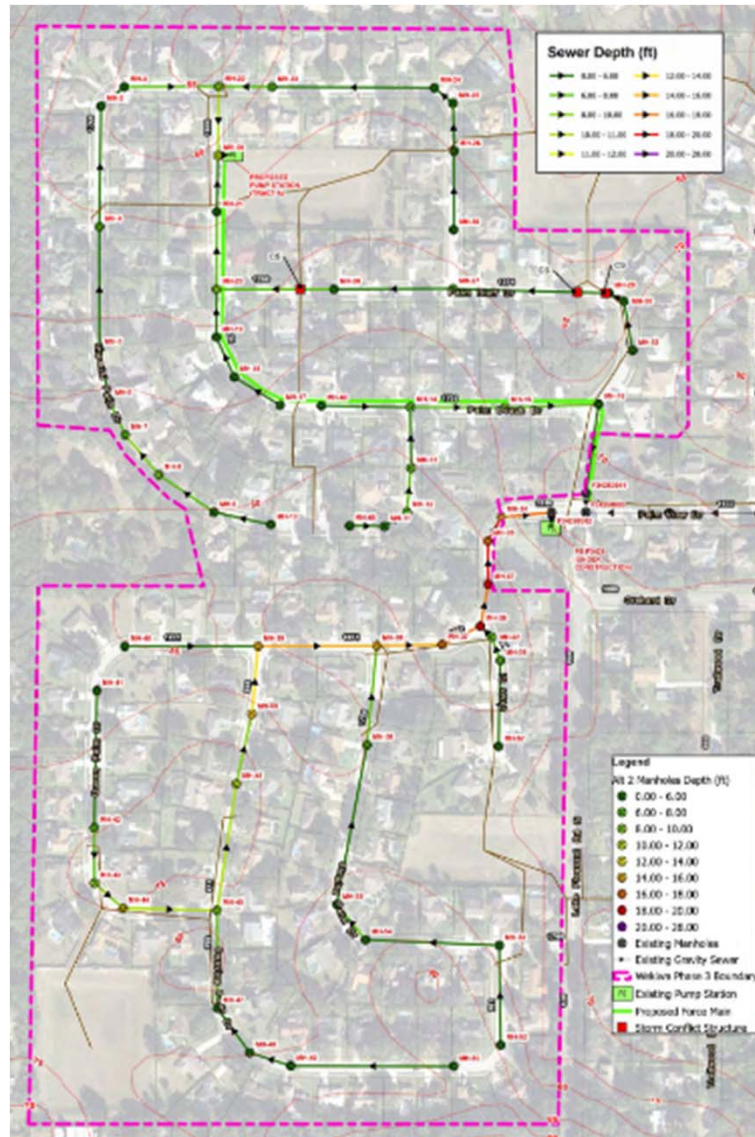


# Nitrogen Loading to Groundwater by Source

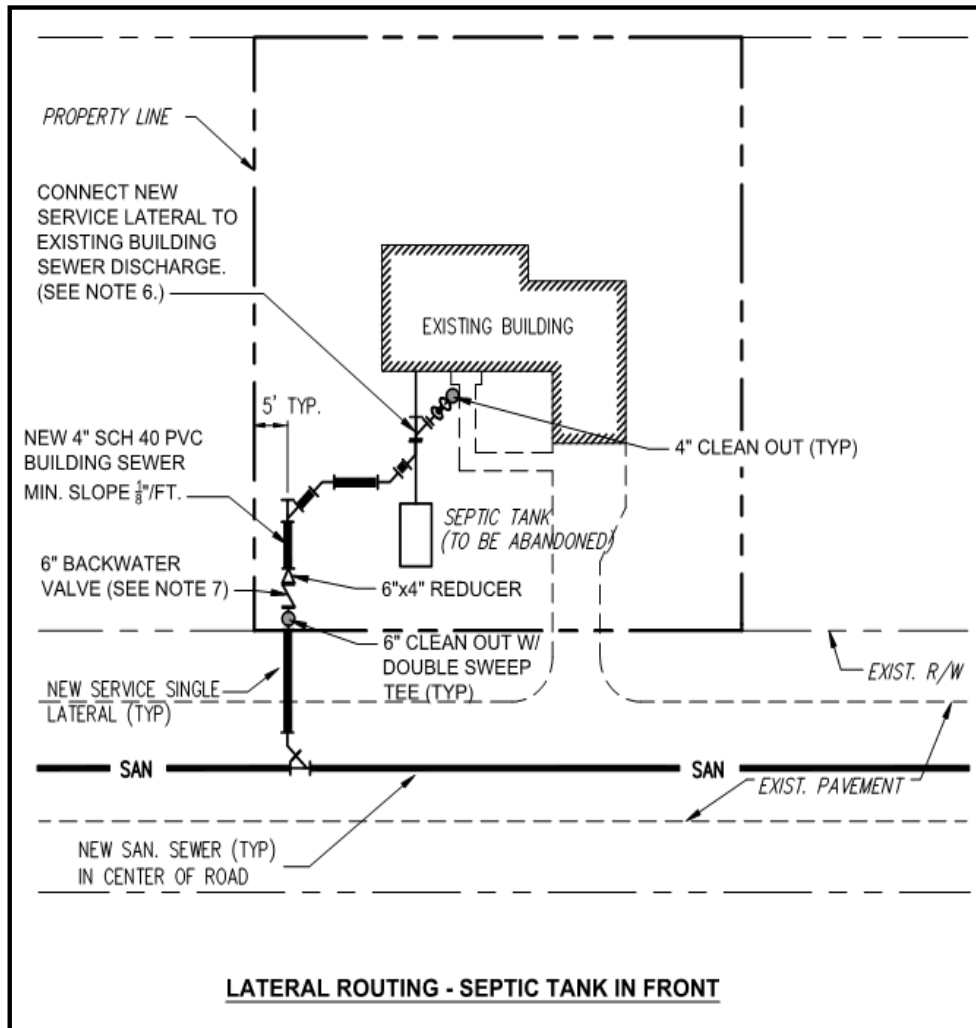




# Proposed Gravity Sewer Collection System

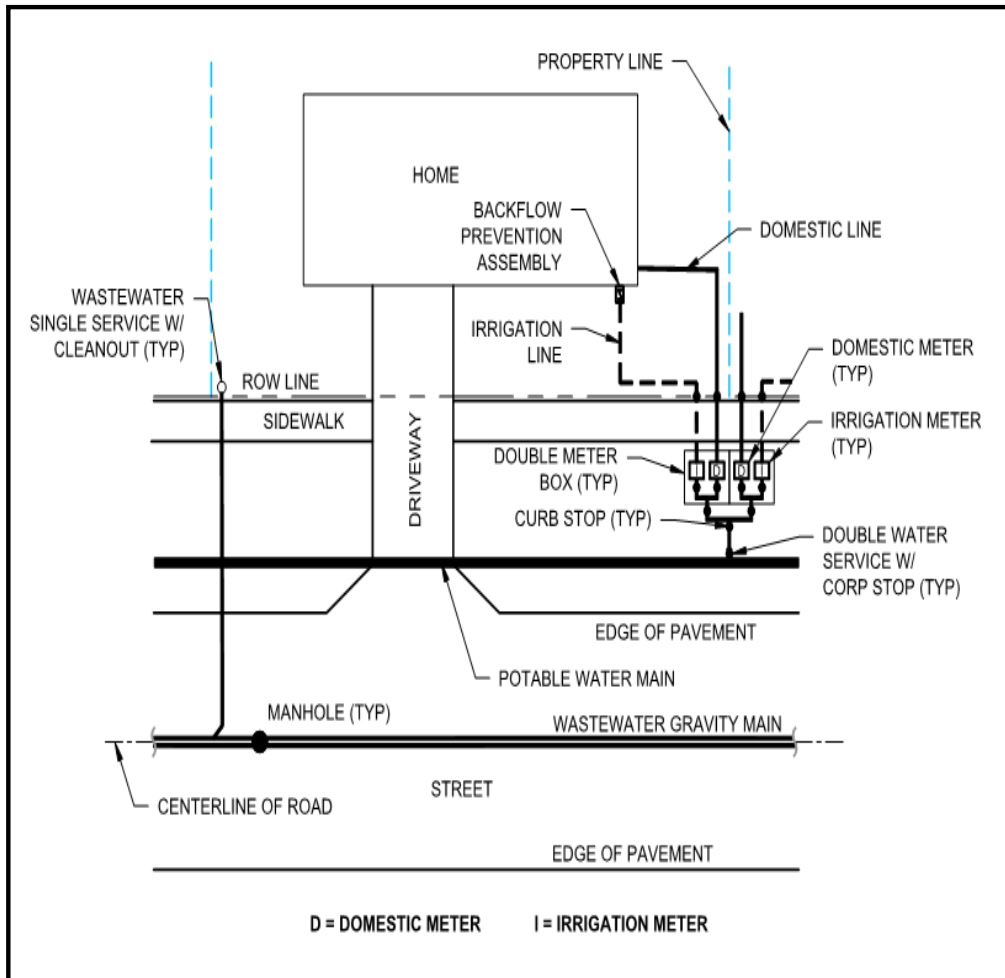


# Sewer Connections and Septic Tank Abandonments



- Install new 4-inch building sewer from new service lateral and connect to existing building sewer discharge.
- Work includes connection of each residence to central sewer by County's Contractor upon receiving authorization from the homeowner via license agreement and plumbing permit.
- Costs are included in the MSBU; no additional costs to the homeowner.
- Septic Tanks will be abandoned in place in accordance with law: remove liquids and sludge, break up the bottom and sides to 12-inch below grade, backfill and restore with sod.

# Water Service and Water/Irrigation Meters



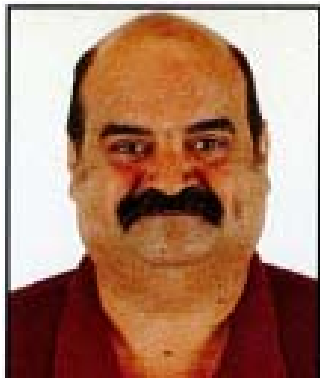
- New double meter box for domestic and irrigation meters.
- Connect existing domestic water line to domestic meter and irrigation system to irrigation meter.
- Work includes connection of each residence to central water system by County's Contractor upon receiving authorization from homeowner via license agreement and plumbing permit.
- Costs are included in MSBU; no additional costs to the homeowner.

# Construction Information

- Work performed on private property requires signed license agreement and plumbing permit by property owner to obtain property access.
- Sewer connections, abandonment of existing septic tanks, and installation of water service and irrigation meters performed by certified plumber, permitted and inspected by Orange County Building Department at **no additional cost to the homeowner**.
- Scheduled water service disruptions will be necessary during construction and notices will be provided in advance.
- Certified arborist to ensure protection of trees and shrubs and determine need for removal and replacement.
- Contractor to provide audio-video documentation of existing conditions prior to any work performed on private property.
- Damaged sod and landscaping will be replaced by Contractor at **no additional cost to the homeowner**.

# Construction Information

- Orange County Inspector will be on-site every day.
- Residents will be provided contact information for County Inspector in addition to the Contractor's Construction Manager.
- Typical work hours will be 8 hours per day between 7:00 am and 7:00 pm.
- Typical workday will be Monday through Friday.
- Contractor can request overtime to remain on schedule.



James Montalvo  
Chief Utilities Inspector



Victor Gonzalez  
Sr. Engineering Inspector



Mark Boger  
Engineering Inspector II



# Construction Information

- Construction activities implemented in sub-phases to minimize disturbed areas.
- Construction limits and restoration requirements; all open excavations will be closed or covered at the end of every day.
- Contractor will remove and replace asphalt pavement and curbs where necessary.
- Contractor will be required to detour or otherwise control vehicular traffic while working in roadways.
- Construction will also require the removal and replacement of sidewalks, driveways, sod and irrigation in the rights-of-way.
- Maintain access to properties at all times.
- Public Information Officer will be provided for community interaction during construction and maintain a 24-hour hotline phone number for residents.
- Private property restoration will be completed in a timely manner at **no additional cost to the homeowner.**

# Construction Information

- Existing roadway prior to construction.





# Construction Information

- Sewer and water system will be constructed utilizing open cut construction methods within right-of-way or utility easements.
- Involves excavating a trench, installing the pipe in 20 ft. long segments, then backfilling and compacting back to the surface level.





## Driveway Access

- Reasonable efforts will be made to restore and maintain access to each home outside of the Contractor's normal working hours; however, this will not be possible at every location.
- When it is not possible, the homeowner will be notified of the limited access conditions at least one week in advance.
- When it is not possible, appropriate notifications to emergency service providers will be made.
- When it is not possible, reasonable efforts will be made to restore complete access as soon as possible.
- If there are special circumstances, please notify the Contractor's PIO and we will establish accommodations on a case-by-case basis.



# Duties of the Homeowner

- Very few, actually...
- The Contractor will ask each homeowner to sign a License Agreement and Plumbing Permit that authorizes work to be performed on private property.
- All the work necessary to convert the homes from private onsite systems to public utilities will be performed by the Contractor. There will be no need to hire your own contractor after our project is complete. There are no additional costs for the work on private property.
- Be aware of ongoing construction activities and obey directions, signage, etc.
- Communicate with Contractor's PIO or Orange County inspectors if there are any concerns.
- **BE PATIENT!** We understand the inconveniencies during a construction project of this kind. We will be working hard to accommodate homeowners during the construction process, but there will be challenges. However, we have assembled a skilled and experienced team that will deliver excellent results and provide outstanding service!





# Construction Information

Remember, stay clear of construction work area and heavy equipment.



Pipe installation underway, road closures and detours necessary.



## Questions and Answers

For more information:

Ashley Moore, Quest (PIO)  
[Phase3@Septic2Sewer.com](mailto:Phase3@Septic2Sewer.com)  
407-603-7900