

**VILLAGE OF NEWBERRY  
VILLAGE COUNCIL PUBLIC HEARING  
CLEAN WATER SRF PROJECT PLAN PHASE 2 -WASTEWATER IMPROVEMENTS  
6:00 P.M., MONDAY, APRIL 17  
Meeting Location: 307 E. McMillan Avenue**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. PRESENTATION AND DISCUSSION OF CLEAN WATER STATE REVOLVING FUND (CWSRF) PROJECT PLAN PHASE 2 FOR WASTEWATER SYSTEM IMPROVEMENTS**

Items to be covered (may not take place in order)

- a. Description of water quality problems being addressed by the project and principal alternatives that were considered
  - b. Description of the recommended alternative, including its capital costs and a cost breakdown by project components
  - c. Discussion of project financing and costs to users, including the proposed method of project financing and estimated monthly debt retirement; the proposed annual, quarterly, or monthly charge to the typical residential customer; and any special fees that will be assessed.
  - d. Description of the anticipated social and environmental impacts associated with the recommended alternative and the measures that will be taken to mitigate adverse impacts.
- 6. PUBLIC COMMENT-** Citizens must identify themselves by name and address prior to speaking. Comments are limited to 3 minutes.
  - 7. CLOSING OF THE OFFICIAL PUBLIC COMMENTS PERIOD ON THE PROPOSED PROJECT & ADJOURNMENT OF PUBLIC HEARING**

**VILLAGE OF NEWBERRY**  
**NOTICE OF PROJECT PLAN PUBLIC HEARING**  
**Michigan Clean Water SRF Project Plan Phase 2- Wastewater Improvements**  
**6:00 P.M., MONDAY, APRIL 17, 2023**  
**Village of Newberry Council Chambers: 307 E. McMillan Avenue, Newberry, Michigan**  
**906-293-3433**

PLEASE TAKE NOTICE The Village of Newberry will hold a public meeting on the proposed Phase II – Wastewater Plant and Collection System Improvements for the purpose of receiving comments from interested persons.

The meeting will be held at 6:00p.m. on Monday, April 17 at the following location: The Village of Newberry Council Chambers at 307 E. McMillan Ave, Newberry, MI

The purpose of the proposed project is to complete improvements to the wastewater system to provide performance to meet present day regulatory standards, to rehabilitate outdated and deteriorated sewers, and minimize long term operation costs.

Project construction will include improvements to the WWTP, over 5,000 ft of sewer line replacement, and removal of over 700 intruding sewer laterals throughout the Village limits.

Sewer replacement areas includes the following:

- Robinson St (W Helen St to South Alley)
- E Ave A (Charles to East Limits St)
- E Ave C (Vulcan St to East Limits St)
- Alley South of E Ave C by East Limits St
- Railroad to Charles St
- Railroad to Sherman St
- W Harrie St

Improvements to the WWTP include the following:

- Sludge Storage Expansion
- Headworks Improvements (Fine Screening and Septage Receiving Station)
- Final Tank Dome Replacements
- Primary Settling Tank Expansion
- Raw Sewage Pump Station Rehabilitation
- Return Activated Sludge (RAS) No. 3 Pump Replacement
- Miscellaneous Building and Site Improvements (i.e. painting, SCADA, driveway replacement, service building improvements, new generator)

Impacts of the proposed project include short term construction related impacts and financial impacts to the Village's wastewater system users. No significant long term adverse impacts are anticipated on either cultural or environmentally sensitive resources.

The estimated cost to users for the proposed project will be approximately \$14,442,000 total project costs with individual user costs dependent on the level and type of project financing that can be secured by the Village for the project. The Village intends to pursue project financing with the goal of minimizing impact to the system users.

Copies of the plan detailing the proposed project are available for inspection at the following location(s):  
Physical Copy at the Village of Newberry Office (302 E. McMillan Ave, Newberry MI)  
Online Copy at [www.villageofnewberry.com](http://www.villageofnewberry.com).

Written comments received before the meeting record is closed on 2 p.m. on Monday, April 17 will receive responses in the final project plan. Written comments should be sent to:  
Allison Watkins, 302 E McMillan Ave, Newberry, MI, 49868.

# Village of Newberry

## Phase II – Wastewater Treatment Plant and Collection System Improvements

Michigan Clean Water State Revolving Fund Project Plan (2023)  
2022 Project Plan – Amendment No. 2

21-0321

March 31, 2023



1211 Ludington Street  
Escanaba, MI 49829

## PROJECT BACKGROUND

This study (Project Plan) was originally authorized by the Village of Newberry via execution of a letter proposal on July 20, 2021 and a project plan was submitted on May 2, 2022. The purpose of this Amendment 2 of the 2022 Project Plan is to evaluate needs and recommend alternatives for the change in scope for Fiscal Year funding 2024. The Village is a regionalized system receiving flow from both McMillan and Pentland Townships.

## SUMMARY OF PROJECT NEED

Reliable operation of the wastewater collection system within the Village of Newberry's utility systems are imperative to protect the health and safety of the Village's citizens and visitors. The Village has been operating and maintaining the wastewater treatment plant and collection system effectively, but there are areas of escalating deterioration and obsolescence that require a larger, preventative replacement, and rehabilitation effort. Operators, consultants, and regulators have collaborated on the proposed solutions for these areas of work.

## ANALYSIS OF ALTERNATIVES

The Village has invested in regular maintenance, asset management, and capital improvements planning for their system. The principal alternatives, for the additional scope item outline in this amendment, are being considered as noted below:

### Alternative 1: No Action

Not implementing a corrective measures project at this time while attempting to correct deficiencies in the system over time as maintenance budgets will allow.

### Alternative 2: Wastewater Treatment Plant and Collection System Improvements

Alternative 2 includes over 5,000 ft of sewer line replacement, removal of over 700 intruding sewer laterals throughout the Village limits in project locations (refer to Figure 1 and Figure 2 for project locations). Priority 1 and 2 are considered to be the "base priorities". The "wish list" areas (which include Priority 3 and 4) are areas to be included into the project if bids come in low. These improvements were established based on the Village's SAW asset management and capital improvement plans. The priority areas highlight the worst sewer condition areas based off of age of sewer. Sewers over 100 years old are prioritized for replacement.

Alternative 2 also includes improvements to the wastewater treatment plant (WWTP); refer to Figure 3. Improvements are summarized below. Further detail can be found in the original 2022 Project Plan.

- Sludge Storage Expansion
- Headworks Improvements (Fine Screening and Septage Receiving Station)
- Final Tank Dome Replacements
- Primary Settling Tank Expansion
- Raw Sewage Pump Station Rehabilitation
- Return Activated Sludge (RAS) No. 3 Pump Replacement
- Miscellaneous Building and Site Improvements (i.e. painting, SCADA, driveway replacement, service building improvements, new generator)

#### Lining/Rehabilitation of Sewer

Lining all of the referenced sewer pipe is not considered a potential alternative as it is not feasible to line the pipe. Vertical alignment issues, collapsed pipe, pipe sagging, and intruding taps would require potentially numerous spot repairs prior to lining, making replacement more cost effective and increased longevity. There is also issues with the grades and some of the main is shallow requiring full replacement.



Legend	
(C)	Sanitary Manhole
—	All Sanitary Pipes
—	Priority 1
—	Priority 2
—	Priority 3
—	Priority 4
—	Wish List

INTRUDING SEWER LATERAL TAP LOCATIONS



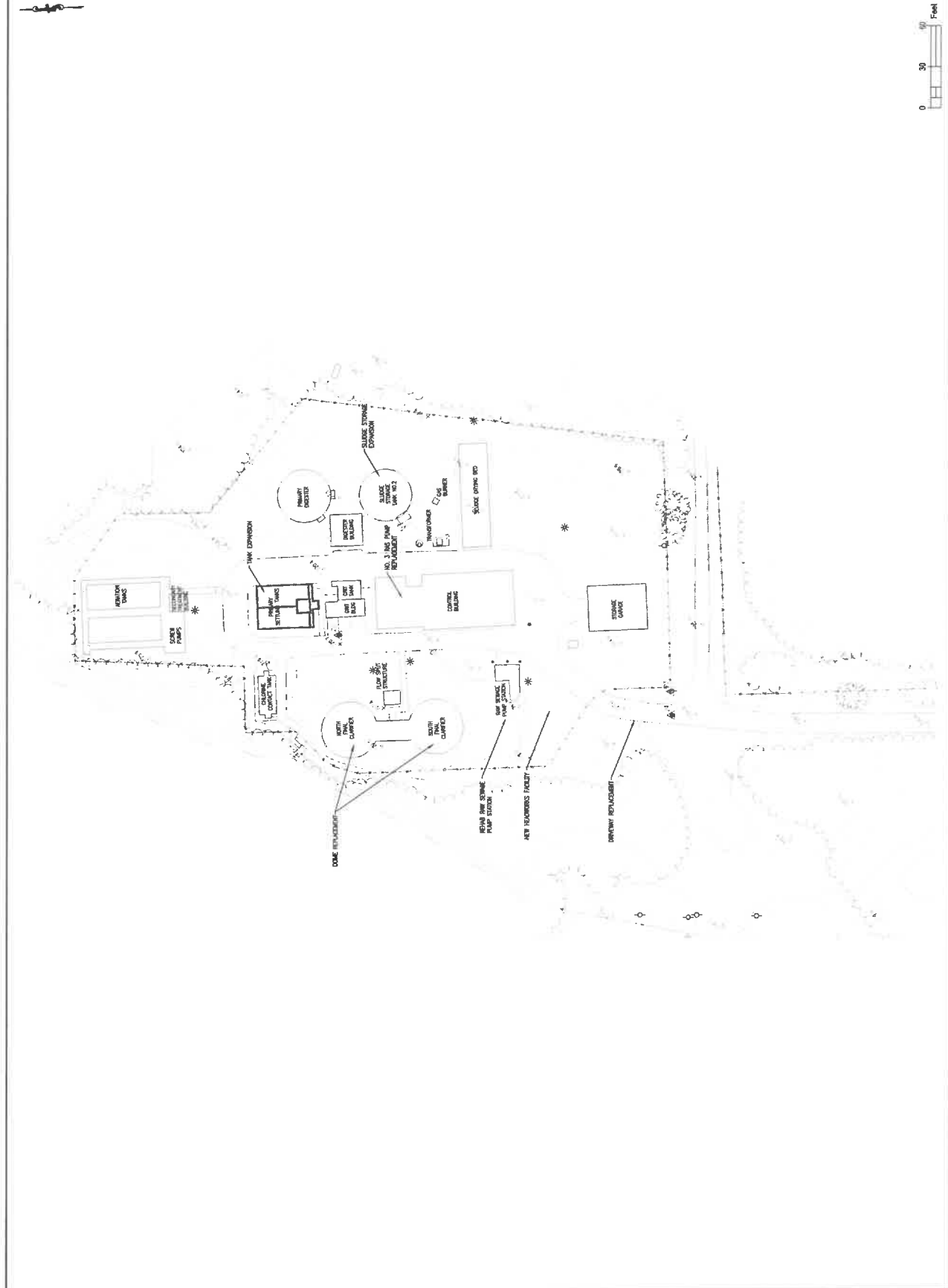
**Legend**

- Intruding Lateral
- Sanitary Manhole
- All Sanitary Pipes

REVISION	DATE	BY	COMMENTS

FIGURE 3  
 PROPOSED WASTEWATER  
 TREATMENT PLANT SITE  
 IMPROVEMENTS

VILLAGE OF NEWBERRY, MICHIGAN  
 CWSRF PROJECT PLAN  
 LUCY COURT MORNAV





## SELECTED ALTERNATIVE

Due to the nature of the existing infrastructure and the scope of the proposed project, rehabilitation to the sewer system is the viable option. Asset management efforts have shown an aging system that does not effectively serve the Village. Design will meet current EGLE, AWWA, and local standards with planned mitigation of environmental issues developed during the design and permitting process.

### Construction Costs

The cost breakdown for the collection system improvements are shown in Table 1 below. Priority 1 and 2 are considered to be the “base priorities”. The “wish list” areas (which include Priority 3 and 4) are areas to be included into the project if bids come in low.

**Table 1. Construction Costs of Collection System Improvements**

Label	Location	Cost
A1	Robinson St (W Helen St to South Alley)	\$222,500
A2	E Ave A (Charles to East Limits St)	\$602,900
A3	E Ave C (Vulcan St to East Limits St)	\$276,900
A4	Alley South of E Ave C by East Limits St	\$117,000
B1	Railroad to Charles St	\$1,618,800
<b>Priority 1, 2 &amp; 3 Collection System Subtotal</b>		<b>\$2,839,000</b>
<b>Removal of 700 Intruding Laterals</b>		<b>\$350,000</b>
<b>Total Collection Construction</b>		<b>\$3,189,000</b>
Wish List Items		
C1	Railroad to Sherman St	\$1,024,100
D1	W Harrie St	\$969,100
Remaining 100 Year Old Sewer Main		\$10,409,400
<b>Wish List Items Total</b>		<b>\$12,402,600</b>

The cost breakdown for the WWTP improvements are provided in Table 2.

**Table 2. Wastewater Treatment Plant Improvements**

Description	Estimated Cost
Sludge Storage, Increased Capacity	\$1,928,000
Headworks Improvements	\$2,823,000
Final Tank Domes Replacement	\$882,000
Primary Settling Tank Expansion	\$1,172,000
Raw Sewage Pump Station Coating	\$76,000
Driveway Replacement	\$164,000
Service Building/ADA Bathroom	\$38,000
SCADA	\$202,000
RAS Pump Replacement (No. 3 Pump)	\$51,000
WWTP Painting	\$32,000
Generator	\$315,000
<b>Total WWTP Construction</b>	<b>\$7,683,000</b>

**Present Worth Analysis**

A present worth analysis is also included in Table 2 below. The anticipated savings in operating expenses is represented as negative “O&M impacts.” Likewise, the “no action” alternative indicates escalating expenses as utility rates increase and energy efficiency decreases.

**Table 3. Present Worth Analysis**

Item	Description	Alternative 1: No Action	Alternative 2: Rehabilitation
1	Construction Costs	\$0	\$10,872,000
2	Engineering, Legal, Administration, Planning, and Contingencies	\$0	\$3,570,000
3	Total Capital Cost	\$0	\$14,442,000
4	Total Annual O&M Change	\$0	-\$30,000
5	Present Worth of O&M Costs	\$0	-\$617,000
6	Salvage Value	\$0	\$2,471,700
7	Present Worth of Salvage Value	\$0	\$2,599,000
8	<b>Total Present Worth</b>	<b>\$0</b>	<b>\$11,226,000</b>

Table row description for Table 1:

1. Construction costs developed by AMP and detailed in Attachment A.
2. Project support fees based on a percentage of construction costs of about 30%
3. Capital costs are sum of 1 and 2.
4. O&M costs are based on the full budget, adding or subtracting impacts at the throughout the system.

5. Present value of O&M costs for 20 years at -0.25% (per 2023 USDA/SRF guidance).
6. Land considered permanent, 50-year life for piping and valves, 30-year life for lining, 50-year life for structures, 20-year life for repairs, and 20-year life for equipment.
7. Present worth of line 6 at -0.25% interest for 20 years.
8. Total of items 3 and 5 minus 7.

### Capital Costs

A brief summary of planning, design, and construction costs is included below in Table 3.

**Table 4. Project Cost Summary**

Item	Est. Total
<b>Construction</b>	<b>\$10,872,000</b>
<b>Administration, Legal, Bonding, Permits, &amp; Miscellaneous</b>	<b>\$108,000</b>
Planning	\$20,000
Design	\$1,088,000
Bidding	\$71,000
General Engineering During Construction	\$490,000
Post Construction Services	\$22,000
Resident Project Representative	\$598,000
Additional Services – Design Related	\$164,000
Additional Services – Construction Related	\$191,000
<b>Engineering Total</b>	<b>\$2,644,000</b>
<b>Contingencies</b>	<b>\$818,000</b>
<b>Total Project Cost</b>	<b>\$14,442,000</b>

### User Costs

Table 5 demonstrates the impact on user rates that may be possible with a project of this size. This breakdown assumes a 30-year debt service on the bond at an interest rate of 1.875% (2023 interest rate). O&M is expected to decrease, but will be maintained at existing rate for conservative budgeting.

### Overburdened Community

A “Overburdened Community Status Determination Worksheet” is included with the final project plan submittal. According to guidelines, the Village does qualify as an overburdened community considering their current and projected debt service, median household income, and user rates.

**Table 5. User Costs**

Description	Value
CWSRF Loan Amount	\$14,442,000
Anticipated Interest Rate	1.875%
Term	30 Years
Annual Debt Service	\$633,804
Monthly Debt Service	\$52,817
Estimated System EDUs	2,705
User Rate Impact / EDU /month	\$19.53

**Schedule for Design and Construction**

The schedule for design and construction is present in Table 4 below.

**Table 6. Project Schedule**

Item	Target
CWSRF Application Submittal	Summer 2023
CWSRF Acceptance	Summer 2023
Funding Commitment	Summer 2023
Start Design	Winter 2023
Land & Easements Acquisition	Not Applicable
Permits	Spring 2024
Advertise for Bids	Spring 2024
Funding Closing	Spring 2024
Contract Award	Spring 2024
Construction	Summer 2024
Substantial Completion	Fall 2026
Final Completion & Initiate Operation	Fall 2026

**ENVIRONMENTAL EVALUATION**

The anticipated environmental impacts resulting from implementation of the selected alternative are relatively minor. There is no major increase in the extent of the system.

## MITIGATION MEASURES

Where adverse impacts due to installation of the recommended improvements cannot be avoided, mitigation measures will be implemented. Costs for mitigation measures were considered and included where applicable in project opinions of probable cost and included in construction contract documents.

## PUBLIC PARTICIPATION

An initial public hearing on the original scope of work held during a regular Village Council meeting on April 19, 2022. A public meeting on this amendment was on April 17, 2023. An advertisement was placed on the Village's Website prior to the Public Meeting on March 31, 2023. Simultaneously to the advertisement publication, copies of the amended project plan were made available to the public at Village Hall and on the Village's website. No written comments were received prior to the Public Meeting.

DRAFT

Village of Newberry Collection System Improvements (210321) Version: 04/13/2023

Table with columns: Item, Description, Quantities, Unit, Unit Price, Total Cost, and columns A1-A4. It lists 430 items for sewer system improvements, including manhole replacements, pipe replacements, and trench excavations. A summary row 'Total Expenditures Cents' is also included.