

**RESPONSES TO QUESTIONS ASKED AT THE INFORMATIONAL MEETING ON
December 11, 2019
Church of Christ, 1264 High Ridge Road, Stamford CT 06903**

1. **How do you know the costs presented tonight are accurate?** After the bids were received, contractors were interviewed for to determine why they did not bid and what they thought was the difficulty of the project. Estimates were adjusted based on lessons learned and recent bids received for similar projects in the nearby areas. The estimates use the best information we have at the time.
2. **Is the pump station at Turn of River a full lift station and are the other two proposed pump stations the same?** Turn of River will be a full pump station. All pump stations will have dedicated generators.
3. **Will the pump stations be screened?** The Turn of River pump station will have a fence and full plantings.
4. **What is the schedule for the project now?** Once an Alternative is selected, it would take approximately 4 months to revise the plans and prepare bid documents, one month for bidding, one month for award of the contract and one month for the contractor to mobilize on site.
5. **Do the grinder pumps need a generator?** No, if there is a power loss, the units have about 150 gallons of storage.
6. **What happens to the existing sewer force main from the Northeast School?** The force main will be abandoned, and the school will connect to the proposed main.
7. **Am I obligated to connect to the sewer?** Yes, the Stamford Ordinance stipulates the following:

 Sec. 200-32. - Use of public sewers.
 - A. The owner(s) of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes situated within the City of Stamford and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the City of Stamford, shall, at the option of the WPCA and at the owner's(s') expense, be required to install a building lateral to connect their building drain to the public sewer in accordance with the provisions of this article, within one hundred eighty (180) days after the date of official notice to do so, provided, however, that such requirement shall not be imposed on any house, building, or property within the sewer avoidance area.
 - B. It shall be unlawful for any person to construct or repair any privy, privy vault, septic tank, cesspool or other facility intended for the disposal of sewage if public sewers are available.
8. **How does the project affect my taxes and property values?** Following completion of the project and acceptance of the sewers, the Stamford Board of representatives will pass a resolution to change the district classification from C (non-sewered district) to CS (sewered district) and taxes will be based on the new district.
9. **What is the City's responsibility versus the homeowner's responsibility?** The City will install the sanitary sewer main in the roadway, and will install the sanitary sewer lateral from the roadway main to just inside the homeowner's property line. It is then the homeowner's responsibility to make the connection from their house to the lateral stub at the property line. Where grinder pumps are required, the City will furnish the pump.
10. **How will the alternative be chosen?** The Technical Committee will choose an alternative considering overall project cost.
11. **What is the time frame for the Phases?** Phase 1 should begin the second half of 2020. Phase 2 should begin about one year later.
12. **Is the pump below grade? What is the life expectancy of the pumps and who is required to maintain the grinder pump?** The grinder pumps are below grade. They will come from the manufacturer with a 2-year warranty. Beyond the 2-year warranty period, the homeowner is responsible for pump maintenance and repair. The homeowner is responsible for the cost of the electricity to operate the pump from the day of installation. Annual average cost for electricity for an average household would be \$52 to \$77 per year.

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13. **How large is the force main in the roadway?** The force main is 1-1/4".
14. **Is there any permitting needed by the homeowner?** Yes, a building permit will be needed.
15. **What happens to the existing septic systems?** The homeowner is responsible for abandoning their system.
16. **Do you need easements through every property?** No. Only the Perna Lane pump station will need an easement.
17. **What is the cost to replace a grinder pump?** A pump cost approximately \$2,000.00. The installation charge is about \$200.00.
18. **Can a grinder pump handle flushable wipes?** Yes, the manufacturer of the pump indicates it can.
19. **What keeps the main from backing up into the grinder pump?** Each pump is equipped with a check valve that would prevent flow reversals.
20. **Will a gas line be installed in the roads as part of this project?** No.
21. **Is the grinder pump loud?** No. The pump will be outdoors and buried.
22. **Can the cost to connect the house to the lateral stub also be spread over 15 years?** No, the cost to connect the house to the lateral stub is at the property owners' expense, and the lateral is considered as private property, hence is not an assessment.
23. **What is the sewer usage fee and how is it determined?** Sewer Usage fees are charged bi-annually in April and October and are based on the water discharged to the sewer system in six winter months (October to March).
24. **How was 60%/40% determined?** By Ordinance. The assessment is based on forty percent (40%) of the sewer related project costs. The costs will be distributed over the total number of "sewer units" (which is based on the number of bathrooms for residential properties and square footage for commercial properties). As presented, the engineers' estimated total project cost of Phase 1 ranges from \$9.7 million to \$13.9 million. The estimated assessment for a typical two bathroom residential unit will be in the range of \$10,000 to \$17,000 which can be paid in equal payments (\$700 to \$1200 annually, respectively) each year for 15 years.
25. **Can the City recommend plumbers for the work on private property to connect to the sewer?** No, the City cannot make recommendations. However, local plumbing contractors will be aware of the project and will likely reach out to local property owners. Please refer to the Connecticut Department's Guide to Hiring Home Improvement Contractors at <https://portal.ct.gov/DCP/Trade-Practices-Division/Contracting-and-Working-With-a-Home-Improvement-Contractor> for additional guidance.