

**MSD Legislative Fact Sheet**

7/23/2024

<b>General Legislative Information</b>	<b>Project Name, Sewer No. &amp; PID:</b>	Kenwood Hills Local Sewer 5933 ; 10370025
	<b>Project Location:</b>	This project is located in the Little Miami sewershed of the East Basin between Camargo Road and Kenwood Road and between May Street and Chandler Street in the City of Madeira, Hamilton County, Ohio.
	<b>Funding Type:</b>	Capital Assessment
	<b>Legislative Action Requested<sup>1-6</sup>:</b>	Various Assessment Actions Other - Amend CIP
	<b>Funding:</b>	<b>\$0.00</b> (current request); \$12,369,038.00 (total estimated cost)

**PROJECT PURPOSE:**

*Problem/Need*

The current request is to approve various actions required under Ohio law for this local sewer assessment project to proceed to a public hearing, including (1) approved details plans, specifications, estimate of cost, and tentative assessment; (2) declaring the project’s necessity; and (3) establishing a date for public hearing.

This project was initiated by a citizen’s petition in 2014 and polling was completed in 2015. MSD determined the proposed Kenwood Hills Local Sewer would benefit 160 properties including 159 single-family parcels and one forestry with building parcel. Property owners representing 81 of the aforementioned properties expressed support for this project (50.6% level of support), making the petition valid under MSD Rules and Regulations Section 1805 (Policy on Management of Requests for Local Sewer Assessment Projects). However, Ohio law requires a public hearing to be held unless there is 100% support from benefited property owners.

Additional information is included in the attached letter from Hamilton County Public Health.

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1. **Design** – may include resolutions authorizing preparation of detailed plans, specifications, and estimate of cost and appropriating funds for the same; appropriating additional funds for design
  2. **Easement** – may include resolutions for easement acquisition funds appropriation; approving detailed plans, specifications and estimate of cost; declaring project necessity and intent to proceed with construction, appropriating easements or full fee takes.
  3. **Construction** - includes resolutions approving detailed plans, specifications and estimate of cost; declaring project necessity and intent to proceed with construction; appropriating funds for construction; authorizing project advertisement & bid.
  4. **Various Assessment Actions** – may include: Public Hearing; Objection Disposal; Proceed Resolution.
  5. **Design-Build** – may include Progressive and Traditional design-build processes.
  6. **Other** - includes resolutions amending the MSD CIP and other actions not covered above. Purpose is listed.

### *Funding Use*

MSD proposes to construct approximately 9,500 linear feet of 8-inch gravity sewer, 3,300 linear feet of 2-inch low pressure force main, 127 six-inch laterals, 33 1.5-inch laterals, and other sewer appurtenances. The proposed sewer will outfall to Sanitary Sewer No. 3042 at existing manhole no. 50109015, which is located near Camargo Road. The current construction estimate is \$11,327,000. This has increased from previous construction estimates due to the escalation of the project costs from 2015 dollars to 2026 dollars, providing more benefited parcels with gravity service, increasing the jack and bore distance to bore underneath the railroad, adding mill and pave for the impacted streets in lieu of trench restoration only, and increasing markups on general conditions as well as overhead and profit in alignment with MSD's Project Costing Manual.

The total project cost is an estimated \$12,369,038. The pre-credit cost per benefited parcel is \$77,306.49. Based on MSD Rules and Regulations, the net tentative assessment per benefited parcel for all but one property is \$12,000. The remaining property qualifies for an HSTS credit, which reduces its net tentative assessment to \$6,200. A total project net tentative assessment to be paid collectively by the benefited property owners is \$1,914,200 (15% of the estimated total project cost). The assessment credits funded by MSD will be \$10,454,838 (85% of the estimated total project cost). If the project is approved to proceed, final assessment will occur after construction is complete and all expenses are paid.

### *Project Benefits*

This project will expand public sewer service availability and MSD's customer base. Additionally, it will facilitate the decommissioning of 160 household sewage treatment systems, thereby mitigating any associated public and environmental health risks.

<b>Background Data, Schedules, &amp; Budget</b>	<b>Prior Legislation:</b>	Design services, approved 12/15/2015 (w/ 2016 CIP)				
	<b>Future Legislation:</b>	Various Assessment Actions Easement Construction Other - Final Assessment				
	<b>Construction Schedule:</b>	Projected Start: October 2025				
		Projected Finish: February 2027				
	<b>CIP Year(s):</b>	2016; 2024, as amended with this legislation				
	<b>BUDGET SPECIFICS</b>	<b>ITEM</b>	<b>PRIOR APPROVAL</b>	<b>CURRENT REQUEST</b>	<b>FUTURE REQUEST</b>	<b>TOTALS</b>
		Planning	\$0.00	\$0.00	\$0.00	\$0.00
		Design	\$339,135.00	\$0.00	\$0.00	\$339,135.00
		Pre-Construction Services	\$103,206.00	\$0.00	\$0.00	\$103,206.00
		Miscellaneous Expense	\$258,475.00	\$0.00	\$0.00	\$258,475.00
		Right of Way	\$274,076.00	\$0.00	\$0.00	\$274,076.00
Construction		\$0.00	\$0.00	\$11,327,000.00	\$11,327,000.00	
Construction Services		\$0.00	\$0.00	\$67,146.00	\$67,146.00	
Interest / Financing		\$0.00	\$0.00	\$0.00	\$0.00	
Program Management		\$0.00	\$0.00	\$0.00	\$0.00	
<b>Subtotals</b>		\$974,892.00	\$0.00	\$11,394,146.00	\$12,369,038.00	
Programmatic Contingency Adjustment				\$0.00		
<b>Total Estimated Project Cost</b>				\$12,369,038.00		
Associated Work, Estimated Cost (Project ID# N/A)				\$0.00		
<b>Total Estimated Cost</b>				\$12,369,038.00		