Town of Thompson,

Sullivan County, New York

Emerald Green Wastewater Treatment Plant Upgrade
Map, Plan, & Report

Prepared For:

Town of Thompson, NY

4052 State Route 42,
Monticello, NY 12701

Prepared By:

Delaware Engineering, D.P.C.

55 South Main Street
Oneonta, New York 13820
607-432-8073

August 12, 2020

STATE OF NEW YORK
DAVID R OHMAN
065015
LICENSED PROFESSIONAL ENGINEER

1.0 Introduction

This Map, Plan, and Report (MPR) has been prepared as required by, and in accordance with New York State Town Law 202b, and is intended to assist Town officials and residents in evaluating the public benefit of a project that will upgrade and expand the wastewater treatment plant (WWTP) serving the Emerald Green-Lake Louise Marie Sewer District (EGSD). Completion of the MPR is required whenever a town resolves to undertake a project to improve or reconstruct existing facilities on behalf of a sewer district.

A comprehensive upgrade of the facility is necessary to meet recently updated water quality standards, expand plant flow capacity, expand bio-solids processing capacity, and to ensure the plant's long-term viability.

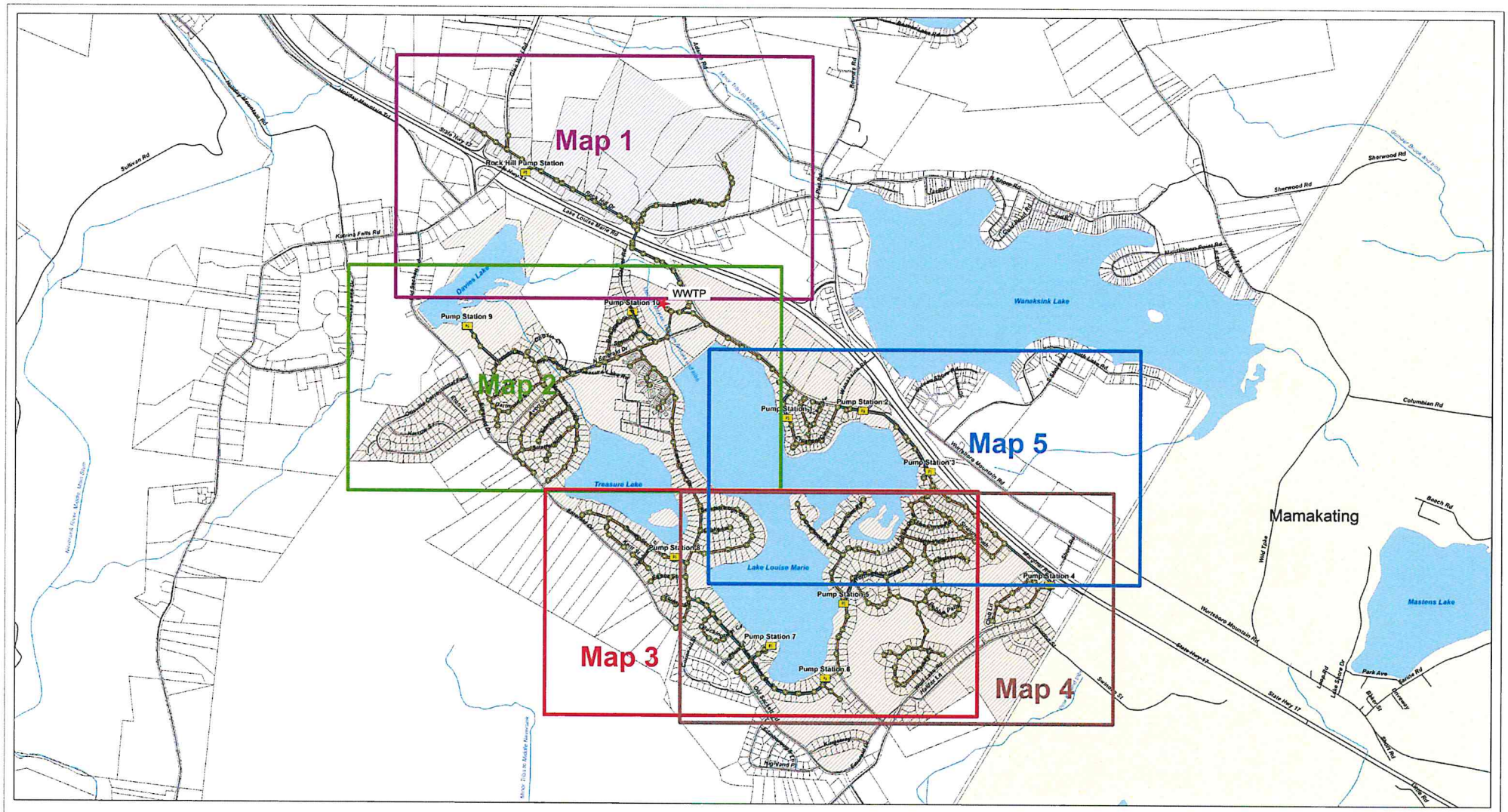
Funding for this upgrade and expansion project has not yet been secured. The Town intends to apply for funding through the New York State Environmental Facilities Corporation (NYSEFC) Clean Water State Revolving Fund (CWSRF). Additionally, the Town will submit a grant application to the NYS Water Grant program authorized through the Water Infrastructure Improvement Act (WIIA), which may provide grant funds up to 25% of the eligible project costs. Additional funding sources, including the NYSDEC Water Quality Improvement Program (WQIP) and the NY State and Municipal (SAM) funding program will be applied for pending completion of project eligibility reviews.

1.1 Background

The Town of Thompson, Sullivan County, is located in the foothills of New York State's Catskill Mountain region. The Town owns and operates the Emerald Green wastewater treatment plant (WWTP) which is located on a 14.92 -acre parcel on the southern side of NY Route 17 and just north of Lake Louise Marie, in the hamlet of Rock Hill. A map identifying the Emerald Green WWTP site and sewer district boundaries is included as **Figure 1 – Location Map**.

The WWTP serves residents and businesses in the hamlet of Rock Hill. Flow contributions to the plant are primarily from district residences with some light-commercial users. There are approximately 1,350 properties in the EGSD for which the Town has approximately 885 service accounts. Approximately 97% (862) of the accounts are registered single-family homes (SFH). There are no major industrial discharges to the WWTP nor are any planned or anticipated in the near future.

The WWTP is regulated by the New York State Department of Environmental Conservation (NYSDEC) under the State Pollutant Discharge Elimination System (SPDES) Permit program and



Scale

1 inch equals 700 feet

0 2,000 4,000 6,000 8,000 Feet

Manholes and pump stations located by NYRWA using GPS in March 2008.
2008 parcel and district boundaries provided by Sullivan County Division of Planning and Community Development.
Lake, stream, and road centerline data from the New York State GIS Clearinghouse.

Figure 1

Town of Thompson, NY
Emerald Green & Rock Hill Sewer Districts Index Map

Legend

- Sewage Pump Station
- Manhole
- Road Centerline
- Sewer Main
  - Force
  - Gravity
- Stream
- Parcel Boundary
- Sewer District
  - Emerald Green
  - Rock Hill

N W E S

New York Rural Water Association
Address: P.O. Box 487, Claverack, NY 12513
Phone: 518-828-3155
Web Site: http://www.nyruralwater.org

Map No. A	Drawn By: SJW	Checked by: JH	Date: July 2008

operates under SPDES Permit No. NY0035645. The SPDES permit regulates the volume (capacity) and quality of water (effluent) permitted to be discharged from the facility, and details the daily and monthly water quality monitoring requirements.

The SPDES permit allows for the plant to discharge up to 0.410 million gallons per day (MGD), and the plant typically operates at approximately 70% capacity. Outflows from the plant are received by McKee Brook, a class B(T) stream.

The SPDES permit was recently modified to include discharge limits for fecal coliform and total residual chlorine. These modifications will go into full effect as of May 1, 2022. Additionally, the SPDES permit requires that the facility implement a temperature monitoring program to ensure that the effluent is not exceeding the 70° F permit limit. The monitoring program is currently on-going.

1.2 Reasons for the Project

1) Under its current process configuration, the Emerald Green WWTP has been in service for nearly 30 years and while the equipment and systems have been maintained throughout the intervening years, the plant is approaching the end of its design life.
2) While the existing disinfection system is able to meet interim SPDES permit limits for Total Residual Chlorine (2.0 mg/l), it is uncertain whether the system will be capable of consistently meeting the stricter limits (0.03 mg/l) set to go into effect in May 2022. To remedy this, the Town will remove the chemical disinfection and switch to UV disinfection, thereby avoiding possible exceedances of the SPDES permit limit for Total Residual Chlorine.
3) The plant is currently utilizing approximately 70% of its available hydraulic capacity. The Town is requesting a permit increase of 65,000 GPD to ensure the facility will be able to accommodate future growth.
4) The plant does not currently have facilities for processing waste sludge, which is hauled to the Town's Kiamesha WWTP for processing. If the Kiamesha sludge handling and processing facilities were ever disabled, the Emerald Green facility, with its limited waste sludge storage capacity, would experience a severe operational disruption as well. By adding sludge processing facilities, the facility would be able to function independent of the Kiamesha plant operations.

To address these conditions, the Town is proposing a comprehensive WWTP upgrade with an estimated capital project cost of **$13,553,241.** The proposed project will upgrade the existing plant, provide new treatment facilities that will ensure continued compliance with SPDES permit requirements for the near term, as well as for the estimated increase in loading conditions up to 0.475 MGD.

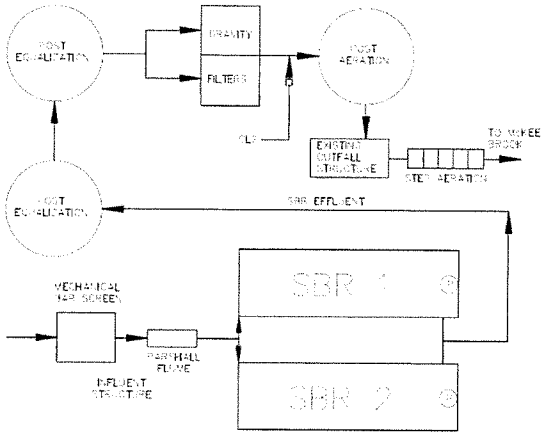
2.0 District Boundary Description

The Town of Thompson owns, operates and maintains multiple sanitary sewer districts. As shown in **Figure 1**, both the Emerald Green and the Rock Hill Sewer Districts convey sanitary sewage to the Emerald Green WWTP.

There will be no immediate expansion of the existing Emerald Green Sewer District boundaries resulting from this project, and all properties currently included in the district will remain in the district.

3.0 Description of Existing WWTP Facilities

The Emerald Green WWTP is a single stage nitrification process utilizing Sequenced Batch Reactors to achieve ammonia and phosphorus removal. The SBR effluent flows to tertiary treatment units to meet discharge permit levels.



Process Diagram

Influent enters the facility through the influent channel structure where is passes through a mechanical bar screen and Parshall flume. Influent then flows to the influent holding tank and then on to the two SBR basins.

Treated water is removed from the SBR basins via decanters to the two Post EQ tanks then on through the sand filters. The effluent then passes through the chlorine contact tank and the post aeration tank. Finally, the effluent is dechlorinated prior to discharge to McKee Brook.

4.0 General Plan of Improvements

The following is a summary of the principal proposed upgrades and improvements necessary to adequately treat anticipated demand up to 0.475 MGD, and provide for future needs. The current proposed layout of these facilities is shown on the site plan (see **Figure 2 – Upgrade Site Plan**).

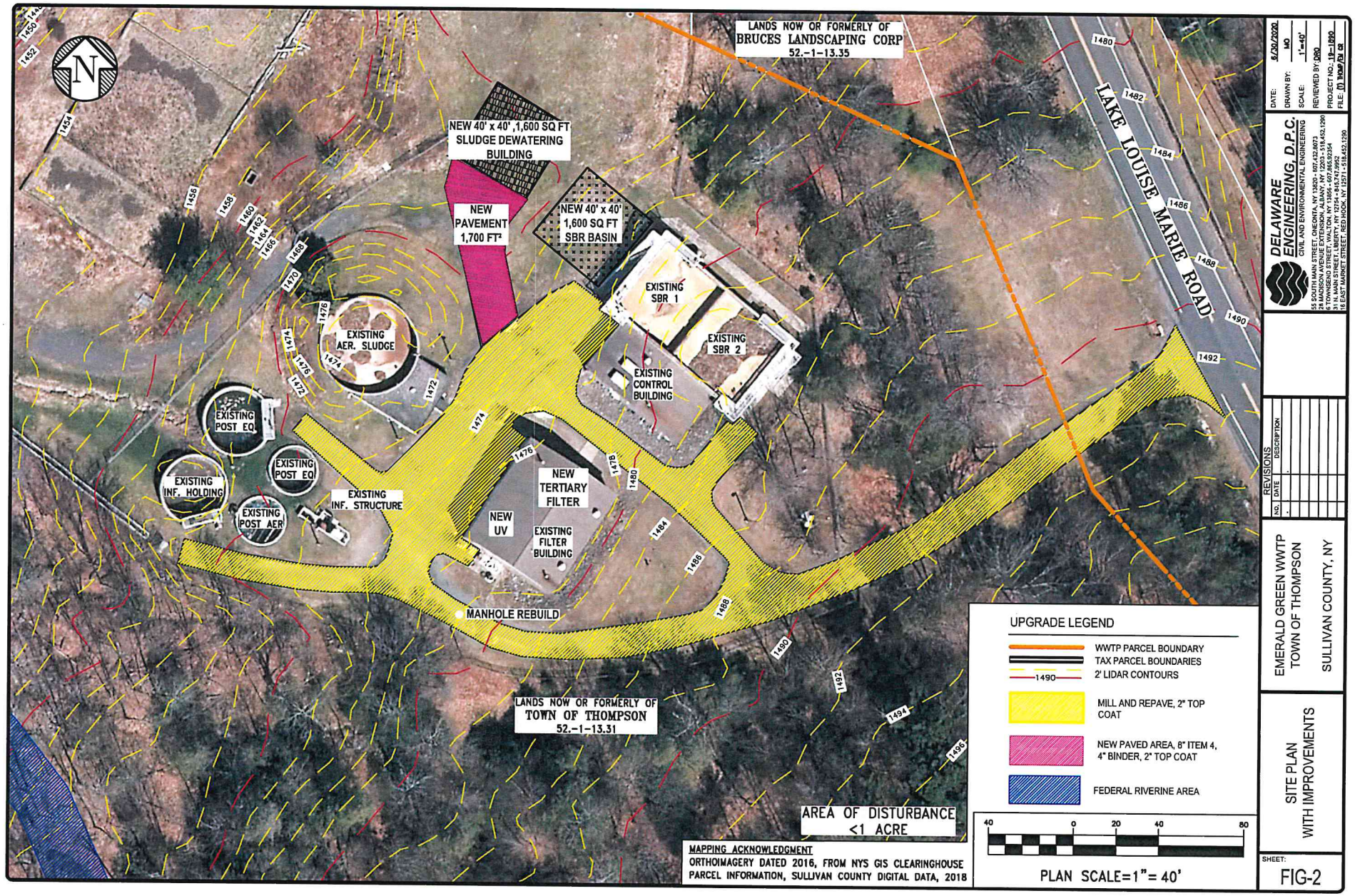
The comprehensive facility upgrades and improvements will encompass plant buildings, equipment, systems, and site conditions. Significant improvements include installation of a new UV disinfection system and the construction of a new sludge dewatering building.

The upgrade will occur within the current property limits and within previously disturbed areas.

The following is a detailed list of proposed improvements to the Emerald Green WWTP:

- Influent Channel Improvements
- Influent Holding Tank Improvements
- SBR Basin 1 & 2 Improvements
- SBR Basin 3 Construction
- Post Equalization 1&2 Improvements
- Process Air Supply Blower Improvements
- Sand Filter Improvements
- UV Disinfection Process Improvements
- Post Aeration Improvements
- Sludge Holding Tank Improvements
- Sludge Processing Construction and Belt Filter Press
- Yard Piping Improvements
- Site Work Improvements
- SCADA Improvements
- Other Improvements

Further details on this upgrade and expansion project are included in the Preliminary Engineering Report (July 2, 2020) prepared by Delaware Engineering, D.P.C..



DATE: 8/20/2020
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REVIEWED BY: DBD
PROJECT NO.: 19-1990
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311 N. MAIN STREET, LIBERTY, NY 12754 - 845.747.5993x254
16 EAST MARKET STREET, RED HOOK, NY 12571 - 518.452.1290

REVISIONS

NO.	DATE	DESCRIPTION
-		

EMERALD GREEN WWTP
TOWN OF THOMPSON
SULLIVAN COUNTY, NY

SITE PLAN
WITH IMPROVEMENTS

SHEET:
FIG-2

5.0 Proposed District Operations

The Town of Thompson Water and Sewer Department oversees day-to-day operations, maintenance, and administration of all four of the Towns' wastewater treatment facilities. The department is managed by the superintendent and assistant superintendent with support by a foreman and account clerk. Additionally, the Emerald Green facility employs a dedicated staff consisting of one 3a-certified licensed operator and two 2a-certified operators.

It is anticipated that additional personnel will not be required to operate or maintain the upgraded facilities, and staffing is anticipated to remain at current levels.

6.0 Statement of Regulatory Review and Approvals Required Prior to Construction

Regulatory review and approvals of the engineering report and design documents are anticipated to be conducted by the NYS Department of Environmental Conservation (DEC) and the NYS Environmental Facilities Corporation (EFC).

Plans will also be submitted to the Delaware River Basin Commission (DRBC), a regional water resource management consortium made up of four states and the US Army Corps of Engineers. The DRBC coordinates with states and local governments on water and wastewater projects throughout the Delaware River Basin region. The WWTP is located in an area identified by the DRBC as "special protection waters" and DRBC review is required for any new treatment facility or expansion of an existing facility with an average daily discharge rate of 10,000 gallons a day or more during any consecutive 30-day period.

Because this action will require the discretionary approval of multiple governmental and quasi-governmental agencies, NYS requires the completion of a State Environmental Quality Review (SEQR) coordinated with all involved, and potentially involved agencies. The SEQR process was initiated at the June 2, 2020 meeting of the Thompson Town Board, at which time the Board declared their intent to serve as lead agency for the Unlisted action. At their July 7, 2020 meeting, the Town Board resolved to issue a negative declaration for the proposed action as no significant environmental impacts were identified during the SEQR process.

7.0 Maximum Amount to be Expended

The maximum amount that is planned to be expended is **$13,553,241** (see attached cost estimate).

Town of Thompson, NY
Emerald Green WWTP Upgrade
Estimated Project Cost Summary

Last Revised 07-28-2020

Rehab in-kind of Existing SBR's (0.410 MGD) and New SBRs (Up to 0.074 MGD), 0.475 MGD Total

		Estimated Cost	Major Cost Items
1.)	Construction - All Trades (General, Electrical, HVAC, & Plumbing)		
a.)	Headworks Improvements		$ 310,030
	Influent manhole rehabilation	$ 50,000	
	ULT flow sensor & transmitter	$ 5,250	
	Mechanical screen	$ 95,680	
	Compactor (complete with cold weather package)	$ 80,100	
	Structure Repair	$ 14,000	
	Gate repairs and replacment	$ 25,000	
	Electrical	$ 25,000	
	Non-potable water supply for washer compactor	$ 15,000	
b.)	Influent Holding Tank improvments		$ 77,000
	Influent Holding Tank Equipment (replace 3 pumps, & rails)	$ 35,000	
	Influent Holding Tank Repair	$ 15,000	
	Other Misc. Influent Holding Tank Work	$ 10,000	
	Electrical	$ 17,000	
c.)	SBR Tank Improvements (0.410 MGD)		$ 983,300
	SBR Tank Equipment (replace jet aerators, & pumps)	$ 759,500	
	SBR Tank Blowers	$ 163,800	
	SBR Tank Repair	$ 20,000	
	Other Misc. SBR Work	$ 20,000	
	Electrical	$ 20,000	
d.)	SBR Process Construction (0.074 MGD)		$ 1,944,320
	1 Tank SBR Structures (tank only, cast in place, installed, 42'X44'X21')	$ 1,050,000	
	SBR Equipment Package	$ 433,320	
	SBR Tank Blowers	$ 126,000	
	Misc. Metals	$ 85,000	
	Misc. process piping	$ 100,000	
	Electrical	$ 70,000	
	Site Work	$ 80,000	
e.)	Post SBR Equalization Tank 1		$ 15,000
	Post SBR Equalization tank 1 repairs	$ 15,000	
f.)	Post SBR Equalization Tank 2		$ 102,500
	Post SBR Equalization tank 1 Equipment (replace 2 pumps, & rails)	$ 52,500	
	Post SBR Equalization tank 1 repairs	$ 40,000	
	Electrical	$ 10,000	
g.)	Sand Filter Improvements (0.401 MGD to 0.475 MGD)		$ 1,121,800
	Sand Filter Equipment (Replace in kind eg. steel tanks)	$ 866,800	
	Piping and valve replacment & repair	$ 25,000	
	Misc. Metals	$ 70,000	
	Other Misc. Sand Filter Work	$ 70,000	
	Backwash Pumps (replace 2 pumps, & rails)	$ 60,000	
	Electrical	$ 30,000	
h.)	UV Disinfection		$ 292,500
	UV equipment	$ 202,500	
	Structure modifications	$ 30,000	
	Piping modifications	$ 35,000	
	Electric	$ 25,000	
i.)	Post Aeration -		$ 98,500
	Post Aeration Tank Blowers (135 scfm)	$ 16,000	
	Tank Diffusers & Blowers (45-9" fine bubble diffusers)	$ 37,500	
	Electric	$ 20,000	
	Site Work	$ 25,000	
j.)	Sludge Dewatering Improvements		$ 1,772,463
	Air diffusers (Replace in kind) 36 Coarse Bubble Diffusers	$ 20,000	
	New Blowers	$ 146,900	
	Tank Dewatering	$ 10,000	
	Upgrade Sludge Pump	$ 59,063	
	New Sludge Pump	$ 67,500	
	Miscellaneous Metals	$ 75,000	
	Dewatering Building with Sludge Holding Tank (30' X 30' = 900 SF X $750/SF)	$ 675,000	
	0.75 Meter Gravity Belt Thickener	$ 333,000	
	New sludge pipe from Sludge Building to Dewatering Building (110LF, 6" @ $200/LF)	$ 22,000	
	New NPW line to the Dewatering Building (300 LF, 4" @$200/LF)	$ 60,000	
	New potable water line to the Dewatering Building (160 LF, 1" @$75/LF)	$ 12,000	
	New pump stations for press supernantant	$ 25,000	
	Misc. Repairs	$ 50,000	

Town of Thompson, NY
Emerald Green WWTP Upgrade
Estimated Project Cost Summary

Last Revised 07-28-2020

Rehab in-kind of Existing SBR's (0.410 MGD) and
New SBRs (Up to 0.074 MGD), 0.475 MGD Total

			Estimated Cost	Major Cost Items
		Electrical	$ 100,000	
		HVAC	$ 50,000	
		Plumbing	$ 50,000	
		New Pavement (1700 sq. ft. X $10/ sq. ft.)	$ 17,000	
	k.)	Yard Piping		$ 166,500
		New gravity 14" main from UV Channel to new Post Air Tank(140 LF @ 250/LF)	$ 35,000	
		New 8" forcemain from filter backwash to areated sludge holding tank (140 LF @ 225/LF)	$ 31,500	
		New 4" NPW feed pipe from the post air tank to the filter bldg. (120 LF @ 200/LF)	8	
		Other (misc. valves, hydrants, etc.)	$ 100,000	
	l.)	Site Work		$ 100,520
		Mill and 2" Pave around WWTP inside the fence (16,840 SF @ $3/sf)	$ 50,520	
		Erosion and sediment control	$ 50,000	
		Stormwater Facilities (none planned; < 1 acre of disturbance)	$ -	
	m.)	SCADA	$ 200,000	$ 200,000
	n.)	Instrumentation	$ 100,000	$ 100,000
	o.)	WWTP Emergency Generator		$ 405,000
		New generator (250kW)	$ 325,000	
		Electric service upgrades	$ 80,000	
	p.)	Existing Building and Other Facility Improvements		$ 320,000
		General Contract	$ 85,000	
		Electrical Contract	$ 75,000	
		Plumbing Contract	$ 75,000	
		HVAC Contract	$ 85,000	
	q.)	Other Expenses		$ 80,000
		Misc. existing pipe supports	$ 20,000	
		Misc electrical yard piping	$ 35,000	
		Decommissioning/repurposing of existing facilities	$ 25,000	
	r.)	NYSEFC Contract Compliance (4 prime contracts)	$ 64,000	$ 64,000
	s.)	Contractors Overhead and Profit (15% Max)	$ 1,223,015	$ 1,223,015
	t.)	Mobilization/Demobilization/Bonds/Insurance (3% Max)	$ 281,293	$ 281,293
			Subtotal - All Construction	**$ 9,657,741**	**$ 9,657,741**
2.)		Construction Cost Inflation Adjustment (@3% per year, June 2020- June. 2022 Bidding = 2 Years)	$ 579,464	$ 579,464
			Subtotal - Construction Cost Inflation Adjustment	**$ 579,464**	**$ 579,464**
			Subtotal - All Construction	**$ 10,237,205**	**$ 10,237,205**
3.)		Other Costs (20%)	$ 2,047,441	$ 2,047,441
	a.)	Engineering/Professional Services	$ -	
	b.)	Bond Council	$ -	
	c)	Legal	$ -	
	d.)	Misc. Other Town Costs	$ -	
	e.)	DRBC Project Review Fee	$ -	
	f.)	Short Term Financing Cost (Assume 1 year $500K BAN @ 4%; remianing peoject under SRF 0% short term finacning)	$ -	
			Subtotal - Other Costs	**$ 2,047,441**	**$ 2,047,441**
			Subtotal - Construction and Other Costs	**$ 12,284,646**	**$ 12,284,646**
4.)		Project Contingency (10% of Construction and Other Costs)	$ 1,023,721	$ 1,023,721
			Subtotal - Project Contingency (10% of All Project Costs)	**$ 1,023,721**	**$ 1,023,721**
5.)		SRF Issuance Costs (1.84%) ~~(Since it's hardship this goes to 0%)~~	$ 244,874	$ 244,874
			Subtotal - SRF Issuance Cost (1.84% of All Project Costs)	**$ 244,874**	**$ 244,874**
			Total Estimated Project Cost	**$ 13,553,241**	**$ 13,553,241**

8.0 Cost of Hook-Up Fees Charged by District, If any

The Town intends to continue with its current policy regarding hook-up fees and reserves the right to modify this in the future.

9.0 Detailed Explanation of Costs (How Costs are Computed)

The costs for capital improvements and operation and maintenance expenses for properties included in the Emerald Green - Lake Louse Marie Sewer District are computed based on the number of points assigned to each property and the budget. Points are determined based on property use and codified in *§194-46 Schedule of Points* of the Town Code. Single-family homes are assigned 10 debt points each for capital improvements and 10 rent points for operations and maintenance costs.

Costs to the typical user are calculated based on the total operations and maintenance (O&M) costs plus a unit share of any debt service owed by the sewer district. Only those properties within the district that are connected to public sewer system are responsible for a share of the O&M costs. However, all properties owners -- including vacant land not connected to the sewer system -- are and will continue to be charged for a share of the debt service.

The Rock Hill Sewer District sends wastewater to the Emerald Green WWTP for treatment. The Rock Hill operations and maintenance budget includes a charge for wastewater treatment paid to the Emerald Green Sewer District. The Rock Hill Sewer District budgets for capital improvements to the collection system. Though there are a few residences, most sewer customers are commercial properties. Users in the Rock Hill Sewer District are charged sewer rents and debt service based upon metered water usage. A minimum usage of 90,000 gallons per year is charged to residences and small commercial properties, while a minimum usage of 180,000 per year is charged to larger commercial properties.

9.1 Operations and Maintenance (O&M)

Operations and maintenance costs are not anticipated to substantially increase as a result of this project. The costs associated with disinfection will decrease by approximately $12,000 per year due to the elimination of the need for chlorine and sodium bi-sulfate. However, there will be additional costs associated with increased energy usage by the UV disinfection system and periodic UV bulb replacement. Changes in operation and maintenance costs will be reflected in the operation and maintenance charge to the Rock Hill Sewer District for wastewater treatment.

According to the 2020 Town of Thompson Adopted Budget, users in the **Emerald Green Sewer District** were charged **$60.18** per point for operations & maintenance of the system. A single-family home is assigned 10 points, resulting in an annual O&M charge of **$601.80**.

Users in the **Rock Hill Sewer District** were charged **$0.008927** per gallon, or approximately $8.93 per thousand gallons (kgallons). The typical residence or small commercial property is charged a minimum usage of 90,000 gallons per year, resulting in an annual O&M charge of **$803.43**.

9.2 Debt Service

Sewer unit shares for debt service are calculated in accordance with Part 2, Article IX of the Thompson Town Code. Each property located in the Emerald Green-Lake Louise Marie (EGLLM) sewer district is assigned a debt points value in accordance with *§194-46 – Schedule of Points*.

In 2020, property owners in the EGLLM SD were charged **$21.70** per point for debt service. A single-family home is assigned 10 debt points, resulting in an annual debt service charge of **$217.00**

Rock Hill Sewer District property owners were charged **$0.001248** per gallon (or approximately $1.25 per kgallons) for debt service. The typical residence or small commercial property is charged a minimum usage of 90,000 gallons per year, resulting in an annual charge of **$112.32** for debt service.

10.0 Cost to a Typical Single-Family Residential Property

Until funding is secured for the project, the final costs to users can only be estimated. Estimates provided below are based upon three financing scenarios at currently available rates. The NYSEFC provides three levels of funding; market rate (3.3%), subsidized (1.65%), and hardship (0%). All scenarios assume a loan term of 30 years.

The Emerald Green-Lake Louise Marie Sewer District estimates are based on the average cost to the typical single-family home, using 10 points per home. The Rock Hill Sewer District estimates are based on cost per kgallons, the minimum charge at 90 kgallons. These estimates are calculated as examples for comparison purposes only.

2020 Sewer Rates for the Typical SFH		
	EGLLM SD	**Rock Hill SD**
Annual O&M Cost	$601.80	$803.43*
Annual Debt Service	$217.00	$112.32**
Total:	**$818.80**	**$915.80**

** Annual costs are rounded to the nearest penny.*
*** $1.3 million in existing debt will be paid off in 2030 and the remainder will be paid off in 2050.*

Estimated Future Sewer Rates for the Typical SFH						
	EGLLM SD			**Rock Hill SD**		
	0%	**1.65%**	**3.3%**	**0%**	**1.65%**	**3.3%**
Current O&M & Debt Service	$818.80	$818.80	$818.80	$915.80	$915.80	$915.80
Additional Debt Service	$357.71	$454.96	$566.24	$274.86	$349.58	$435.09
TOTAL:	**$1,176.51**	**$1,273.76**	**$1,385.04**	**$1,190.66**	**$1,265.38**	**$1,350.89**

The above costs and rate impacts are based on current district users and 2020 Sewer Rates. Sewer costs to individual properties would be reduced if the town is able to secure grant funding for the proposed improvements. Future development might also lower sewer costs to individual properties by broadening the user base. The Town is also in the process of consolidating and restructuring rates for all of the sewer districts, which may impact future rates in the Emerald Green-Lake Louse Marie Sewer District and Rock Hill Sewer District by allocating costs across a larger user base.

11.0 Method of Finance

Funding for this upgrade and expansion project has not yet been secured. The project has been submitted for listing on the New York State Environmental Facilities Corporation (NYSEFC) 2020 Intended Use Plan, which is the first step to secure funding through the NYSEFC Clean Water State Revolving Fund (CWSRF). A funding application will be submitted with the July 2020 Engineering Report, and a funding determination is expected by late fall. Additionally, the Town will submit a grant application to the NYS Water Grant program authorized through the Water Infrastructure Improvement Act (WIIA) which may provide grant funds up to 25% of the eligible project costs. Additional funding sources, including the NYSDEC Water Quality Improvement Program (WQIP) and the NY State and Municipal (SAM) funding program will be applied for pending completion of project eligibility reviews.

12.0 Statement as to Benefit Assessment

At this time, the costs associated with the debt service from the bond that is planned to be secured to finance the facility upgrades, and associated increases in O&M costs, will be charged on a benefit basis. Each holder of real property within the sewer district that will benefit from the project, as well as any out of district users, will be levied a share of those costs in accordance with the current Town Code and/or sewer use agreements/contracts.