

MEMO To: Property Owners in Catlett and Calverton

**From: Rick Gerhardt, Fauquier County Board of Supervisors,
Cedar Run District**

Date: May 28, 2018

**Subject: Sewer Project Contract Signed, Design Work is Underway, and
The County Secures Zero Interest Construction Loan!**

What's the latest on this project?

In my last letter, I wrote the Board had approved the "Design-Build" proposal from English Construction / Bowman Consulting and authorized the County Administrator, Paul McCulla, to sign a contract. Well, after some final negotiations on details, that contract was signed in late March, and the English/Bowman Team went to work on the design in early April.

Gary Schwartz is no longer the County's Project Manager. The County has retained the local firm of Downey & Scott Construction Management Services to manage the technical aspects of the project for the County. Tim Harms with Downey & Scott will serve as the Project Manager and will focus on the budget, schedule, technical design and managing construction of the project. Andrew Hopewell, Eldon James, and Sue Rowland will continue as the points of contact for questions about the project, Deeds of Easement, and Incentive Agreements, etc.

The first step toward construction is the detailed design work. That means the engineers are drawing up what will become construction documents with the details on the collection system, the treatment system, and finally, the discharge system.

When will the construction start?

The Collection system of sewer pipes, individual tanks, and pumps, start at your home and move to the treatment plant. The control building, the actual treatment works, and mass drain field will be located along Catlett Road, on property now owned by a group called C-Bay. That group has agreed to sell acreage to the County for the treatment facility and the distribution system or drain field.

A major part of the design work requires surveying "in the field." You may see staff of the English/Bowman Team around Catlett or Calverton, taking measurements and examining areas where construction will take place. The contract timeline estimates the drawings to be completed by late September of this year. At this writing, about a third of the detail design work is already completed. Construction begins after the design is approved.

Who approves the design?

The Virginia Department of Health reviews and approves design of this type of "no discharge" wastewater treatment system, and we hope for their approval to the plans by late October this year. Once VDH approves the drawings, English Construction will begin construction and is currently scheduled to complete the construction of the project by November of 2019.

Fortunately, this type of treatment system has been successfully designed and installed in communities like Catlett & Calverton around Virginia and across the country. It is well known by the VDH staff, and we are pleased to be bringing this technology to you.

When will the Deed of Easement and User Agreement be recorded?

It's a very good question, as the Incentive Period ended about two years ago.

If we have your signed Deed of Easement and User Agreement in hand, you will receive a communication from the County in the next month or so to give you the details on when your documents will be recorded. You will be provided copies, once the recordings have been completed. On the tap fee, we will also provide details on how to complete the lien or to make the payment as you requested as part of signing the User Agreement.

I did not sign up. Can I do so now?

New applicants to the system will be invited to sign up at a later date. Details on when, where and how will be provided in a separate letter.

What about another survey?

Catlett and Calverton residents have been surveyed so many times, we have lost count. And we thought we would have to do one more survey. You probably remember a door hanger put there early this year saying we would be back to survey.

And the Interest Rate?

One purpose of the previous surveys was to show that the County should qualify for a zero percent construction loan, which would save quite a lot of money to the county taxpayers. We received word just last month that the county is **APPROVED for a zero percent** construction loan. With that good news, the survey is no longer needed. Thank you for your help in the past.

Questions?

The Project Management Team that includes residents of Catlett and Calverton remains active, meeting at least monthly. Check out ccwtp.fauquiercounty.gov to see meeting notes and documents about the Project.

Or call or email me. 540-422-8000 or rick.gerhardt@fauquiercounty.gov

OPEN ME!

SEWER PROJECT INFORMATION INSIDE



Catlett – Calverton Sewer Project

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