

# TOWN OF LAUDERDALE-BY-THE-SEA SEWER CONSTRUCTION PROJECT



**P**hase II of the Town of Lauderdale-By-The-Sea's project to install sanitary sewers and drainage in Bel Air will start the week of Sept. 10th. The Town Commission approved a contract earlier this year with Man-Con Inc., a Deerfield Beach construction firm with extensive experience in successfully completing neighborhood sewer installation projects, including Terra Mar Island.

Man-Con representatives will work closely with residents during the 8-month project to minimize disruptions to homeowners. Prior to Man-Con's scheduled plans to begin excavation on Sept. 10th, a number of pre-excavation activities must be completed:

- Order and delivery of materials.
- Fabrication and delivery of sewer manholes and drainage structures.
- Implementation and maintenance of neighborhood traffic plan.
- Mobilization of equipment.
- Establishing a staging area for equipment and supplies.

Man-Con will also meet with Bel Air residents to help you locate septic tanks to determine where lateral lines will later need to be placed. When Man-Con's construction work is completed in 2008, homeowners in Bel Air will be required to abandon their septic tanks and connect to the new sanitary sewer system.

The information provided in this flier will help answer your questions and address your concerns about this vital Capital Improvement Project and provide key contact information to facilitate communication between Man-Con, the Town and homeowners to mitigate the normal disruptions inherent with these types of projects.

# **BEL AIR SEWER PROJECT SET TO BEGIN SEPT. 10TH!**

## **WHEN WILL MAN-CON START DIGGING?**

Excavation on the Bel Air sewer project is scheduled to start Sept. 10th. After the Bel Air work is completed, the Town will then install sewers in the Palm Club. As residents are aware, this project was preceded by the City of Pompano Beach project to replace/upgrade neighborhood water lines.

## **WILL LBTS RESIDENTS BE REQUIRED TO ABANDON THEIR SEPTIC TANKS AND CONNECT TO THE NEW SEWER SYSTEM?**

Yes. Residents must negotiate with a private plumbing contractor to install a lateral connection to the sewer system within six months after it becomes available. Homeowners can either have their septic tank pumped out and removed — or pumped out, bottom-crushed and filled with clean sand.

## **WHAT WILL THIS COST ME AS A HOMEOWNER?**

Your costs will vary. Homeowners can expect to pay between \$2,000 and \$4,000 for construction work on their property. A number of factors will affect individual costs, such as the size and location of your septic tank — or tanks — and any costs associated with restoring the property. Restoration fees may include the repair or replacement of sod, irrigation, trees, shrubs, planters, fencing, pavers, concrete, landscape features, driveways and/or mailboxes. Once you connect to the system, you will also pay monthly sewer charges to Pompano Beach, which provides sewer service to the Town. Pompano Beach will also (Ordinance 51.03(b) charge homeowners a one-time sewer connection charge of \$125 per dwelling unit. Per Ordinance 51.11(b), Pompano Beach will also charge homeowners a base capital recovery fee charge of approximately \$720 for each sewer tap. Any property owners who fail to connect their homes to the new sewer system within 180 days will still be billed as if they were connected.



## **WHAT IF I HAVE A DRAIN FIELD UNDER MY SEPTIC TANK?**

Your drain field can be left where it is. It does not need to be removed or crushed.

## **WILL CONSTRUCTION CAUSE DISRUPTIONS?**

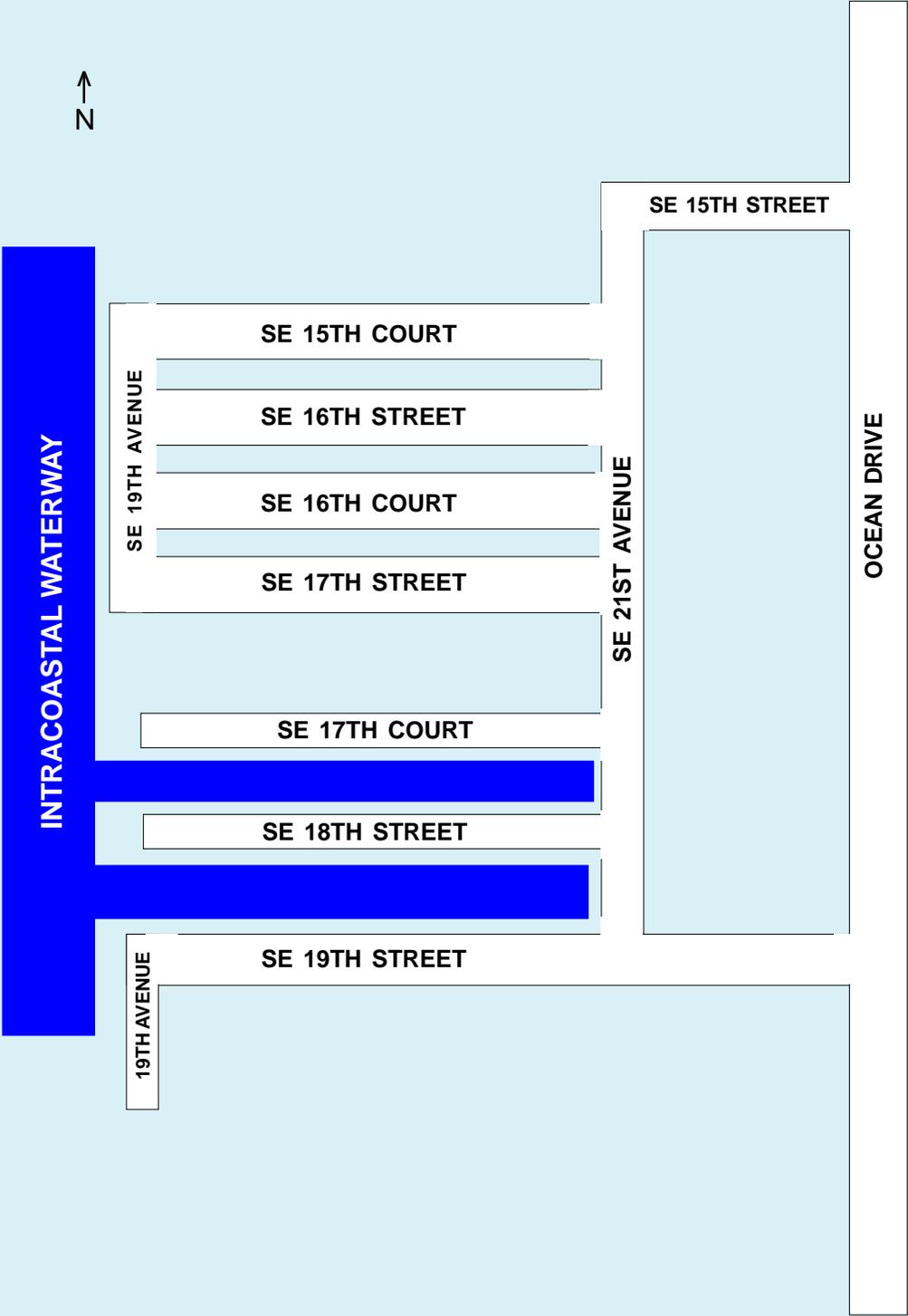
Yes. Man-Con will make every effort to keep disruptions to a minimum. Man-Con plans to maintain access to all homes and coordinate with homeowners about any unavoidable delays. Homeowners will be notified if water or electricity to their homes needs to be temporarily turned off for safety.

## **IS THERE A SCHEDULE SO RESIDENTS CAN KEEP TRACK ON THE PROGRESS OF THE CONSTRUCTION?**

Yes. A block-by-block construction schedule of the project will be posted on the Town's Web site — [www.lauderdalebythesea-fl.gov](http://www.lauderdalebythesea-fl.gov) — as soon as it becomes available from the contractor. The detailed schedule, which is subject to change, will let residents in Bel Air know when construction is expected to begin and end on their street.



# BEL AIR





## **KEY CONTACT INFORMATION**

**Man-Con, Inc.**

Tel: 954-427-0230



**Lauderdale-By-The-Sea**

**Consulting Engineer Kevin Hart**

Tel: 954-739-6400

**City of Pompano Beach**

\*Tel: 954-786-4637

\*The Customer Services number for questions about Pompano Beach's sewer connection fees, base capital recovery fee or monthly sewer charges.



Town of Lauderdale-By-The-Sea

4501 Ocean Drive, Lauderdale-By-The-Sea, FL 33308

Tel: 954-776-0576

**[www.lauderdalebythesea-fl.gov](http://www.lauderdalebythesea-fl.gov)**

This flier is being provided to you by the Town of Lauderdale-By-The-Sea Town Commission and Town Manager to ensure you have accurate, up-to-date information about this important public project.