

**RESUME**

August 14, 2018

TABLED ITEM

**DISCUSSION OF NEW ELEMENTARY SCHOOL CONSTRUCTION SITE**

This item was tabled from the July 31 BOS Retreat.

# YANCEY TRACT WATER AND SEWER OPTIONS



Prince George County  
Board of Supervisors  
August 14, 2018

# Yancey Tract Water and Sewer

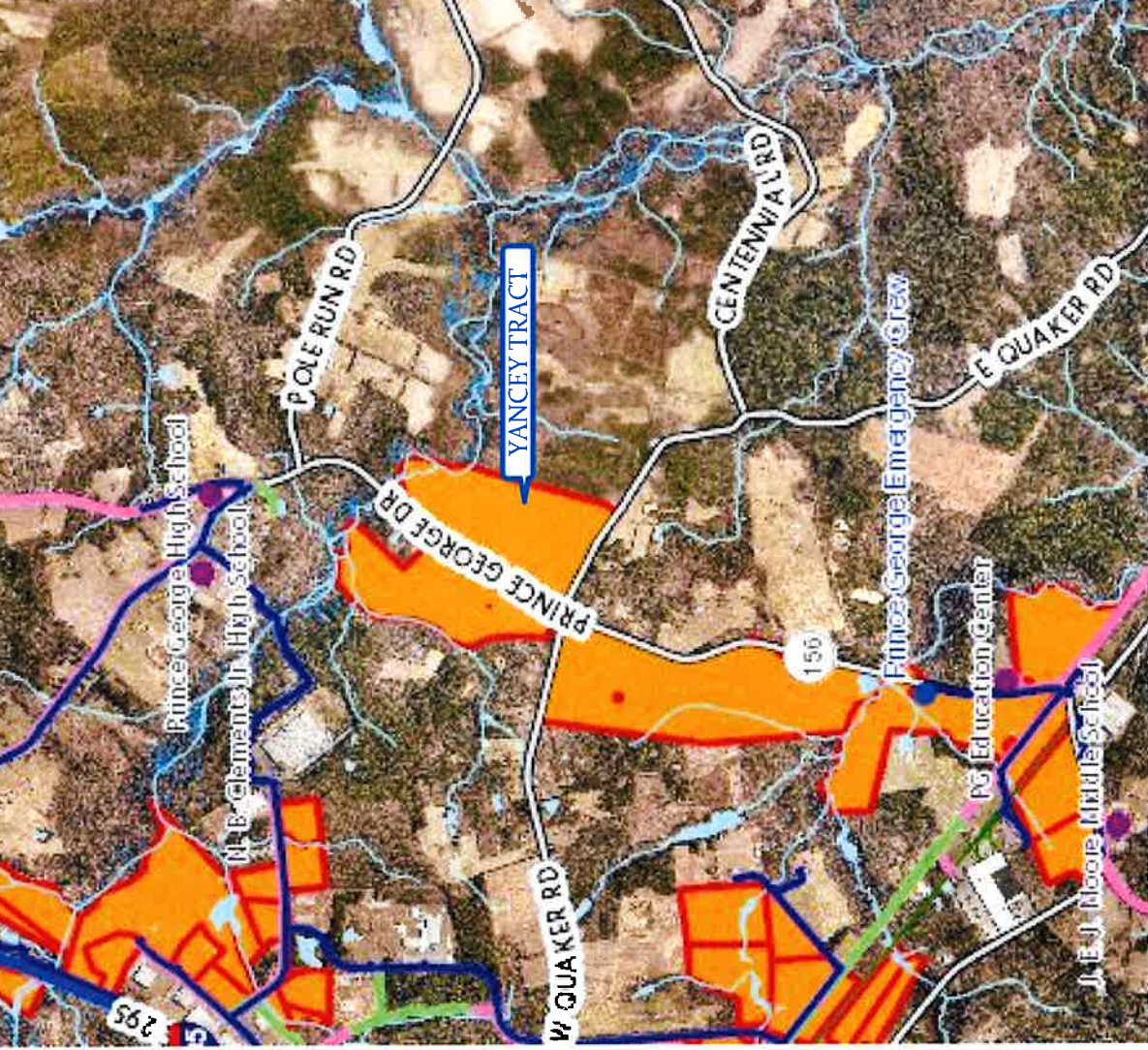
## Cost Estimates

	Estimated Engineering Cost	Estimated Construction Cost	Total Estimated Cost
School Only Water Extension	\$145,000	\$1,450,000	\$1,595,000
School Only Sewer	\$100,000	\$670,000	\$770,000
<b>Total School W&amp;S Cost</b>	<b>\$245,000</b>	<b>\$2,120,000</b>	<b>\$2,365,000</b>
Additional Water Loop Extension	\$155,000	\$1,550,000	\$1,705,000
Additional Gravity Sewer	\$50,000	\$320,000	\$370,000
<b>Additional County W&amp;S Cost</b>	<b>\$205,000</b>	<b>\$1,870,000</b>	<b>\$2,075,000</b>
<b>TOTAL ESTIMATED COST</b>	<b>\$450,000</b>	<b>\$3,990,000</b>	<b>\$4,440,000</b>

**Notes:**

1. Cost Estimate only includes public water and sewer extension to property line. Water service and sewer lateral for proposed elementary school within the site boundaries is not included in the cost estimate.
2. Estimated engineering and construction costs assumes projects are completed in same contract.

# Potential Development Opportunities



## Water to Rt. 460:

- 654 total future developable acreage along Prince George Drive (Route 156)
- 2-3% savings (Approx. \$100k).
- Improved Water Quality
  - eliminates dead-end waterline
- Improved Fire Flow Availability
  - 1500+ GPM increase in some areas
- Provides Redundancy
  - Allows for continuous service to elementary school in the event of a line break
  - Second point of connection to Food Lion Water System

## Water to School only:

- 141 total future developable acreage adjacent to Yancy tract.



# Questions

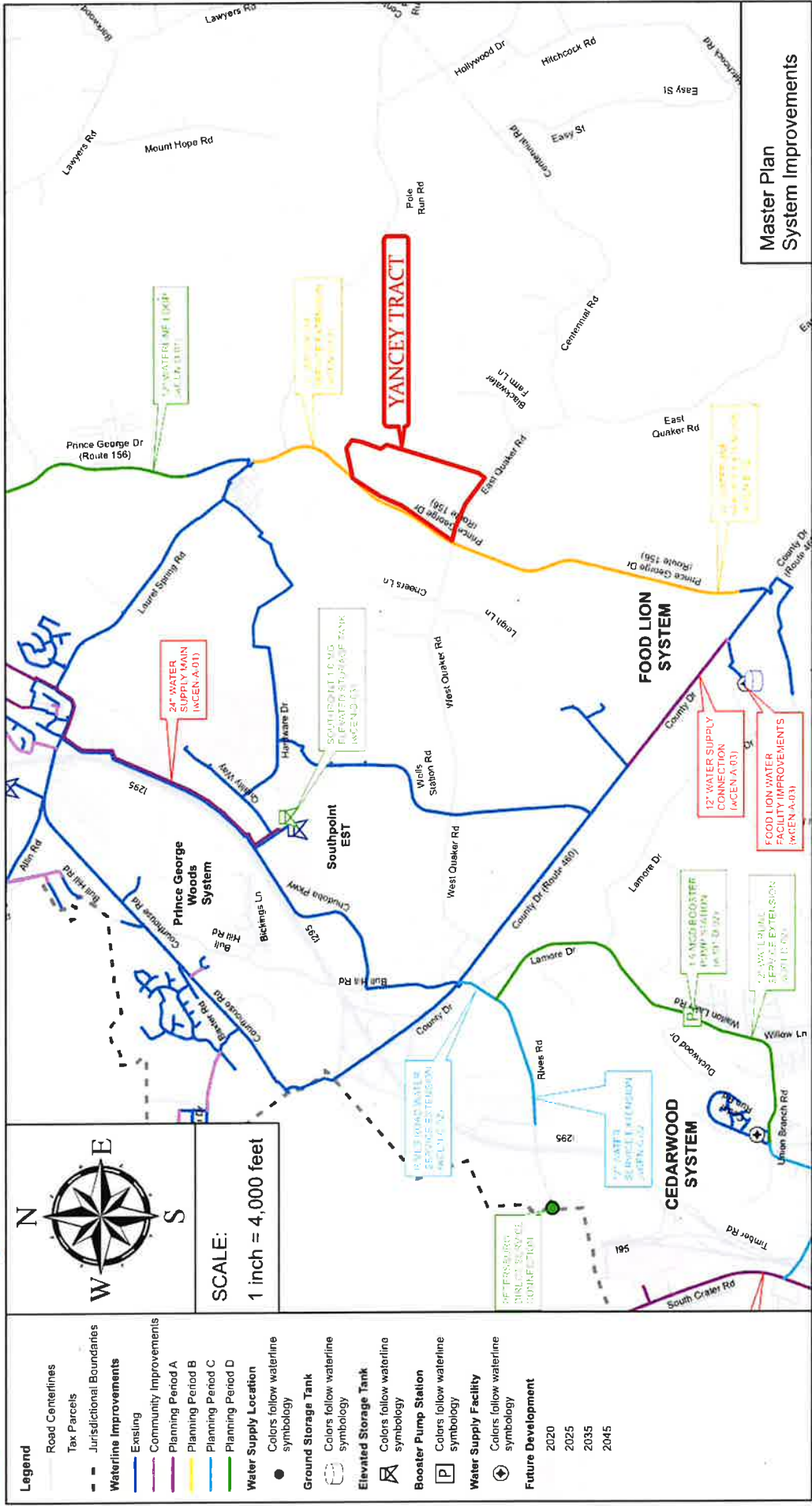


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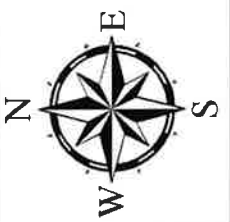
## Estimated Schedule

Phase	Duration
Engineering and Permitting	12 Months
Bidding and Award	3 Months
Phase 1 Construction (School Service)	9 Months
<b>School Water and Sewer Project Duration</b>	<b>24 Months</b>
Phase 2 Construction (Complete Water Loop)	9 Months
<b>Total Estimated Project Duration</b>	<b>33 Months</b>

# Yancey Tract Water Service Overview



Master Plan System Improvements



SCALE:  
1 inch = 4,000 feet

- Legend**
- Road Centerlines
- Tax Parcels
- Jurisdictional Boundaries
- Waterline Improvements**
- Existing
- Community Improvements
- Planning Period A
- Planning Period B
- Planning Period C
- Planning Period D
- Water Supply Location**
- Colors follow waterline symbology
- Ground Storage Tank**
- Colors follow waterline symbology
- Elevated Storage Tank**
- Colors follow waterline symbology
- Booster Pump Station**
- Colors follow waterline symbology
- Water Supply Facility**
- Colors follow waterline symbology
- Future Development**
- 2020
- 2025
- 2035
- 2045

# Yancey Tract Sewer Service Overview

