

# Project Title: Anchorage - Eldon Subdivision Water Access Project - 2023 Legislative Program - Municipality of Anchorage

**TPS Number:** 67878

**Priority:** 1

**Agency:** Commerce, Community and Economic Development  
Grants to Municipalities (AS 37.05.315)

**Grant Recipient:** Anchorage

**FY2024 State Funding Request:** \$2,750,000

One-Time Need

## Brief Project Description:

Construct the extension of an existing water line and sanitary sewer line in order to address Life Safety (Adequate Area Wide Fire Protection), Safe, potable drinking water, and proper wastewater disposal. Major health concerns / issues.

## Funding Plan:

Total Project Cost:	\$2,750,000
Funding Already Secured:	(\$0)
FY2024 State Funding Request:	<u>(\$2,750,000)</u>
Project Deficit:	\$0

## Explanation of Other Funds:

No funds have been available nor acquired for this project. The Municipality of Anchorage had been notified in 2006 of the deterioration of the well water in this area.

## Detailed Project Description and Justification:

The completion of the Eldon Subdivision Water Access Project would address the health and life safety issues that have been ongoing for almost 20 years. In Eldon Subd., the majority of the 1/4 acre properties are on well water and over half are utilizing on-property septic systems that are jeopardizing the potable water supply for these homes. This subdivision, located adjacent to Oceanview , Oceanview North and other densely developed subdivisions, has no fire protection (hydrants) and the existing water line infrastructure has inadequate pressures to allow extension from this system.

The approval and funding of the Eldon Subdivision Water Access Project would not only supply potable water for the homes and families residing in the subdivision, but also would tie in the sanitary waste disposal to the Municipal system. The installation would also allow AWWU to install interties to an aged water system that would improve the water system pressures with regards to the fire safety system and fire protection coverage. The property owners, working through MOA AWWU, requested and eventually approved the formation of a Water Distribution Improvement District (WDID) and Sanitary Sewer Lateral Improvement District (LID). This process allows AWWU to move forward with a cost estimate for the project based upon a "Benefited Area" assessment on each property. Unfortunately, the larger undeveloped parcels on the original ballot opted out of the of the ballot leaving the Eldon property owners the burden of carrying the entire cost.

With the completed assessment, on a per property basis, water would cost \$97,000 to \$132,000 per property. Sanitary sewer would cost \$100,000 to \$108,000 per property. This does not include a 5.69% interest rate nor does it include the cost to run service from property line (stubout location) to the home. There was no allowance in place for the adjustment of these assessments if adjacent non-Ballot properties connected to either system at a future date.

These costs, without assistance / supplemental funding, to a family with school age kids, retired citizens, or in most financial brackets, is exorbitant and out of reach.

The present assessed value of these .25 acre lots (land alone) with the Municipality average \$109,000. This situation is urgent with regards to fire and life safety for Eldon Subdivision as well as adjacent developments.

Questions remain about the negative impact that was created by the permitting and development of the topsoil processing operations located on the large tract due east and bordering on the east boundary of Eldon Subdivision. This operation has been expanded substantially over the last two years and the water quality has shown additional deterioration during this time.

**Project Timeline:**

The project time-line has not been established yet pending identification of the needed funding.

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

Anchorage Water & Wastewater Utility - Municipality of Anchorage

**Grant Recipient Contact Information:**

**Name:** Eugene 'Joe' Alston  
**Address:** 601 Jack Street  
Anchorage, AK 99515  
**Phone Number:** (907)349-5704  
**Email:** jacs@gci.net

This project has been through a public review process at the local level and it is a community priority.



**ELDON SUBDIVISION COMMUNITY**  
**Aerial Photo**



# **ELDON SUBDIVISION DIVISION STREET**



**DIVISION STREET @ JACK STREET  
(looking North)**



**DIVISION STREET @ JACK STREET  
(looking South)**





**JACK STREET @ DIVISION STREET  
(looking East)**



**BILL STREET @ DIVISION STREET  
(looking East)**





**EAST 120<sup>th</sup> AVE. @ DIVISION STREET  
(looking East)**

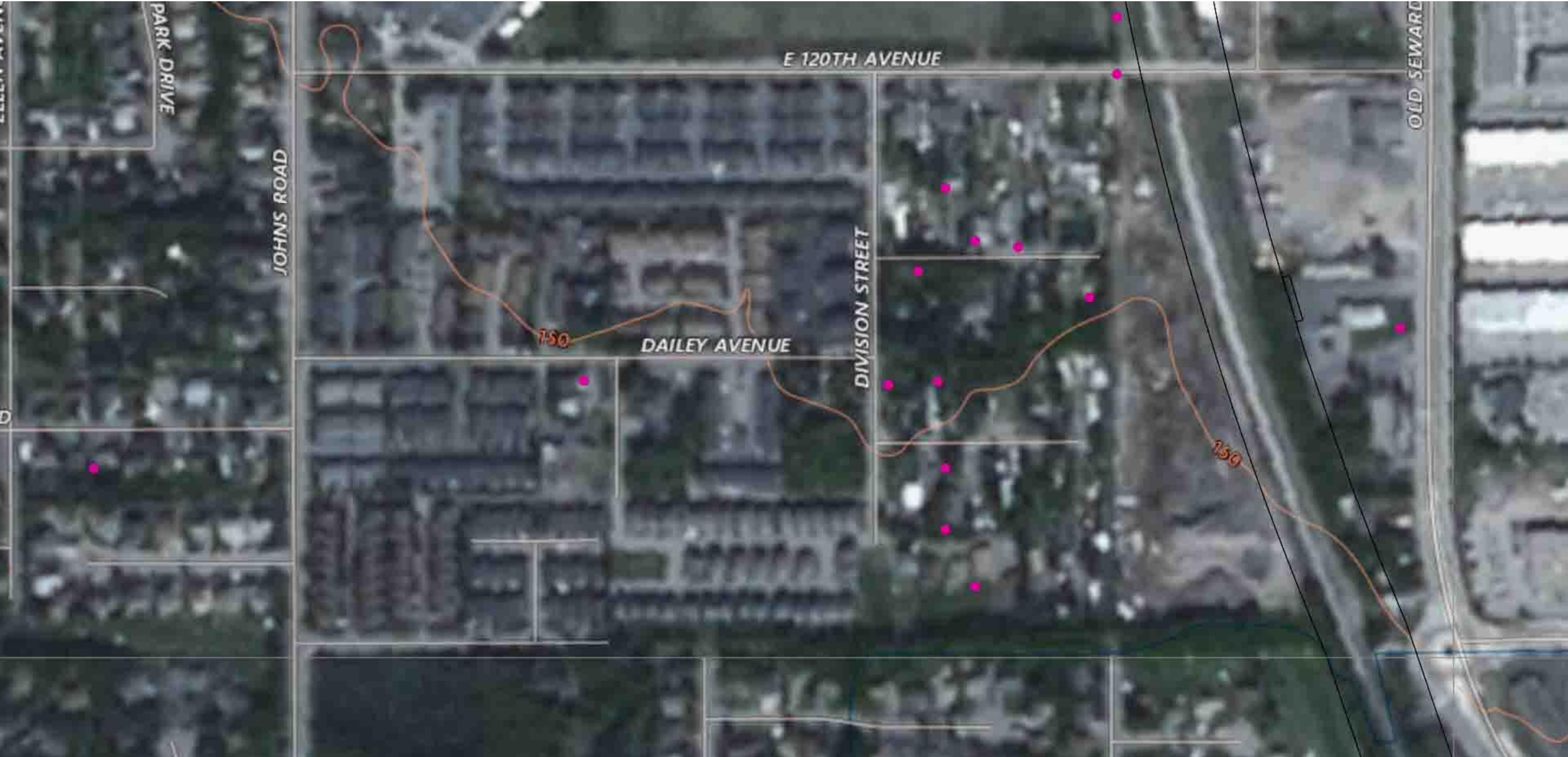


**LOTS 2 & 3  
QUICK PROPERTIES  
GREGG  
SUBDIVISION**

**LOTS 2 & 3  
QUICK PROPERTIES  
GREGG SUBDIVISION  
(looking West)**

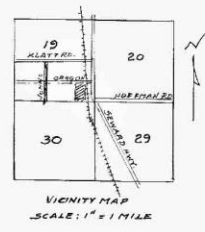


# CONTOUR ELEVATION REFERENCE



# ELDON SUBDIVISION

A SUBDIVISION OF W. 550.0 FT. OF THE SE 1/4 OF THE SE 1/4  
 SEC. 19, TWP. 12 N., R. 3 W. OF THE SEWARD MERIDIAN  
 (CONTAINING 16.67 ACRES, MORE OR LESS)



# ELDON SUBDIVISION PLAT - 1959

## AVAILABLE WATER WELL DATUM (SOA)

- BLOCK 1
- LOT 2 - 449 ft.
- LOT 6 - 105 ft.
- LOT 10 - 72 ft.
- LOT 13 - 101 ft.
  
- BLOCK 2
- LOTS 3-4 - 101 ft.
- LOT 6 - 110 ft.
- LOT 9 - 71 ft.
- LOT 14 - 186 ft.
  
- BLOCK 3
- LOT 2 - 132 ft.
- LOT 3 - 101 ft.
- LOT 5 - 114 ft.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision without free consent, and we dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

DATE July 1 1959

Witnessed by:

Leonard D. Holt  
 OWNER

Wesley M. Holt  
 OWNER

Jack L. Ward  
 OWNER

Margaret A. Ward  
 OWNER

### NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me,  
Don Booth a notary public, this  
 day of JUNE, 1959.

Don Booth  
 NOTARY PUBLIC

My commission expires MAY 22, 1963

### CERTIFICATE OF REGISTERED SURVEYOR

I hereby certify that I am a registered land surveyor, and that this plat represents a survey made by me, or under my direct supervision, and the monuments shown hereon actually exist as located, and that all dimensional and other details are correct.

DATE May 29th, 1959

Francis J. J. Malone  
 REGISTERED LAND SURVEYOR



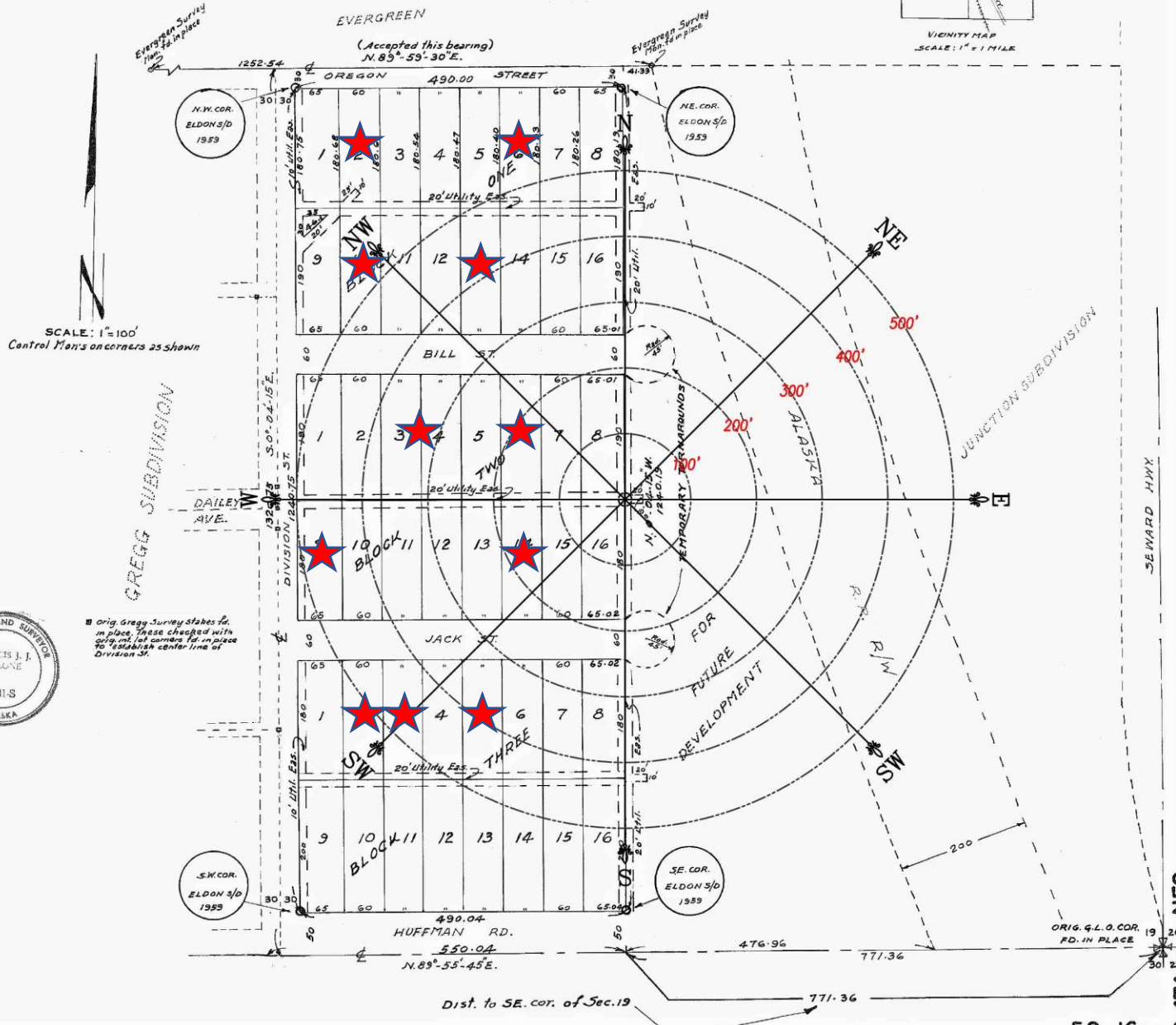
### CERTIFICATION OF APPROVAL BY THE BOARD

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Greater Anchorage Platting Board, and that said plat has been approved by the Board by Plat Resolution No. 67 dated June 12, 1959, and that the plat shown hereon has been approved for recording in the office of the United States Commissioner, ex-officio Recorder, Anchorage.

DATE June 15 1959

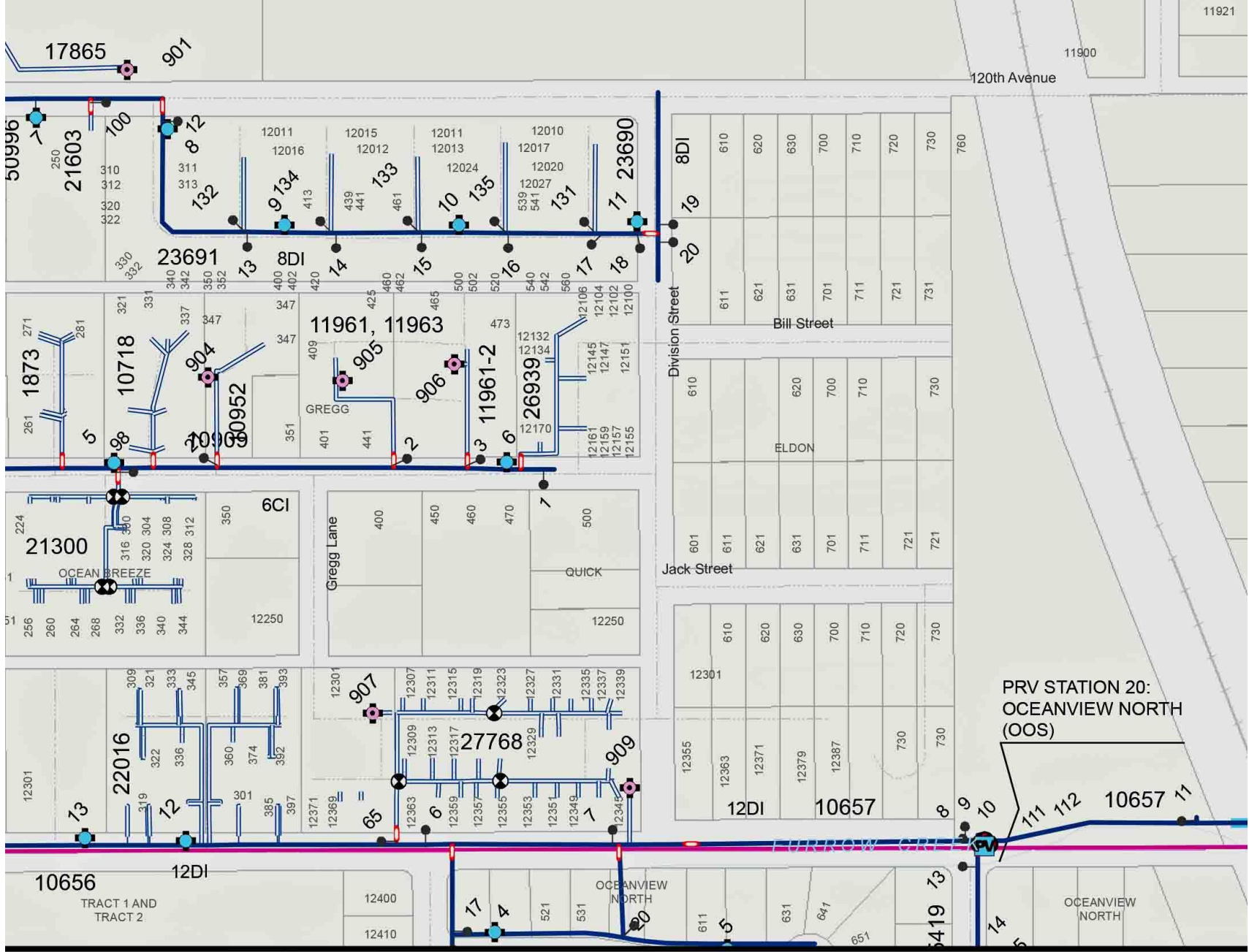
William C. Lawrence  
 CHAIRMAN  
 GREATER ANCHORAGE PLATTING BOARD

James E. ...  
 DEPUTY CLERK



Orig. Gregg Survey stakes to be in place. These checked with original lot corners for in place to establish center line of Division 31.



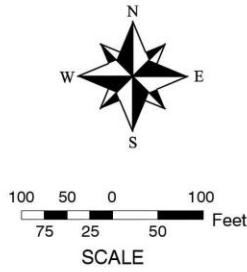


# EXISTING AWWU WATER LINES

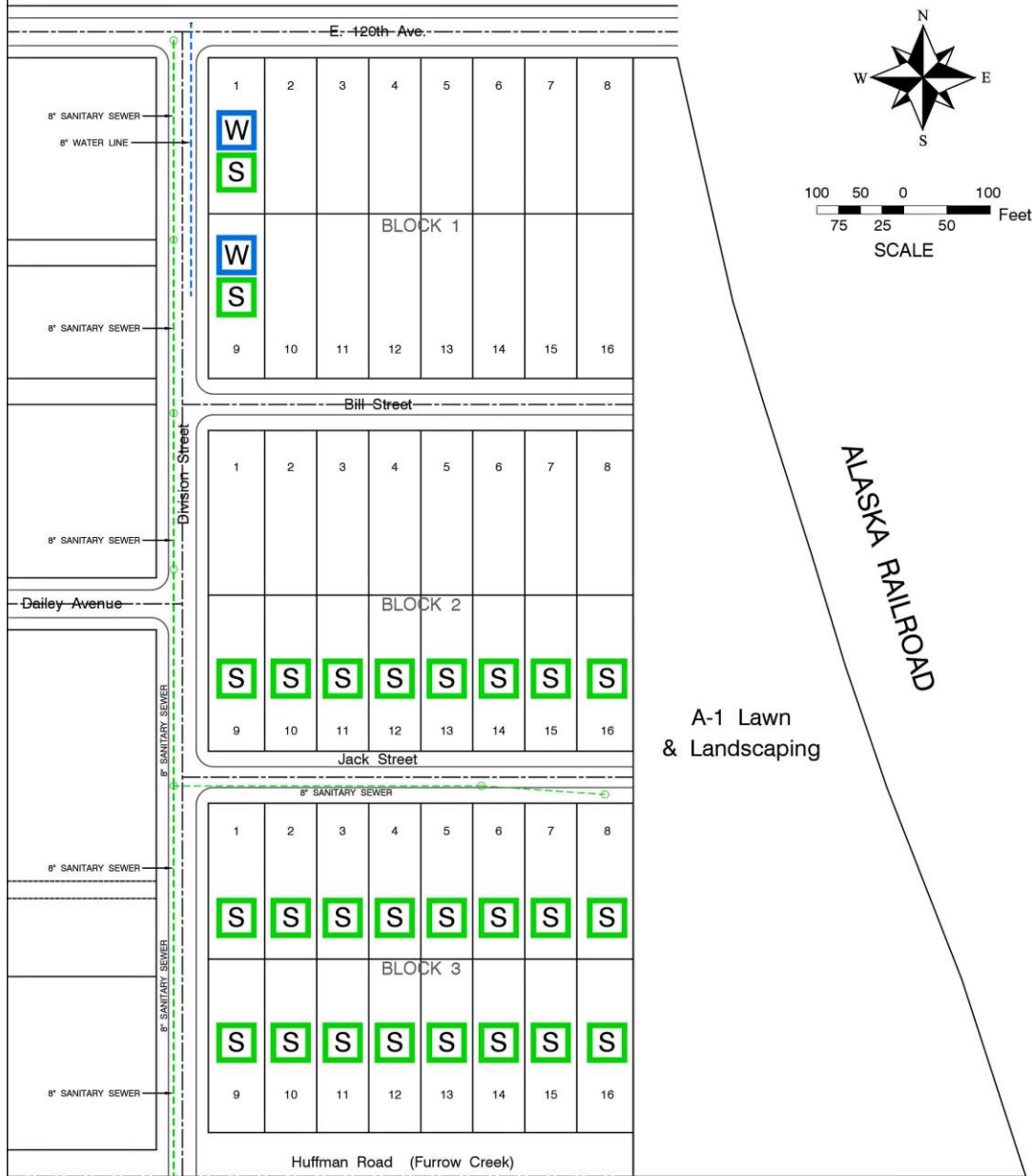
Water Distribution System







# ELDON SUBDIVISION PROPERTIES EXISTING WATER & SANITARY SEWER UTILITY SERVICES



A-1 Lawn  
& Landscaping

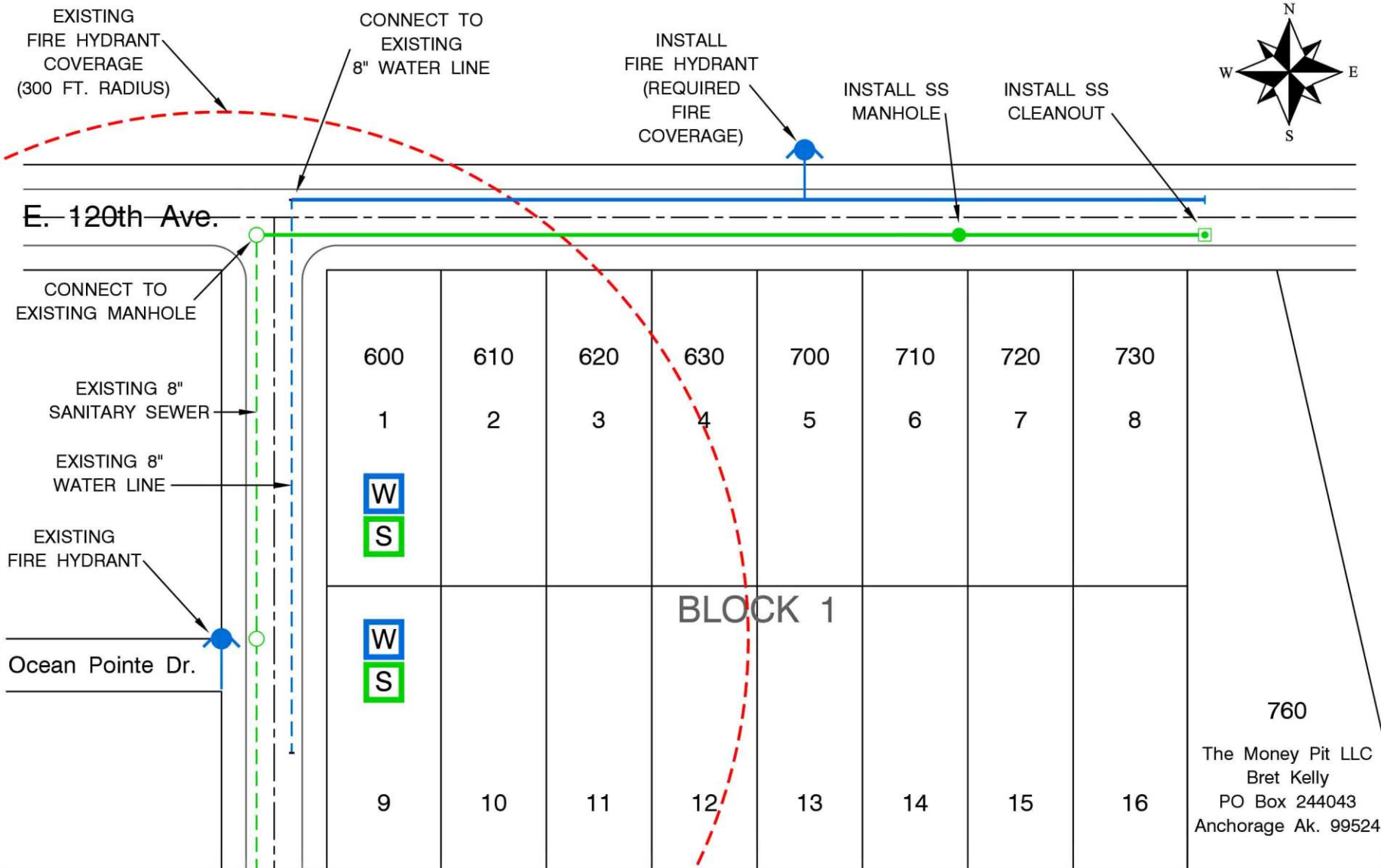
- W Existing water service
- S Existing sanitary sewer service



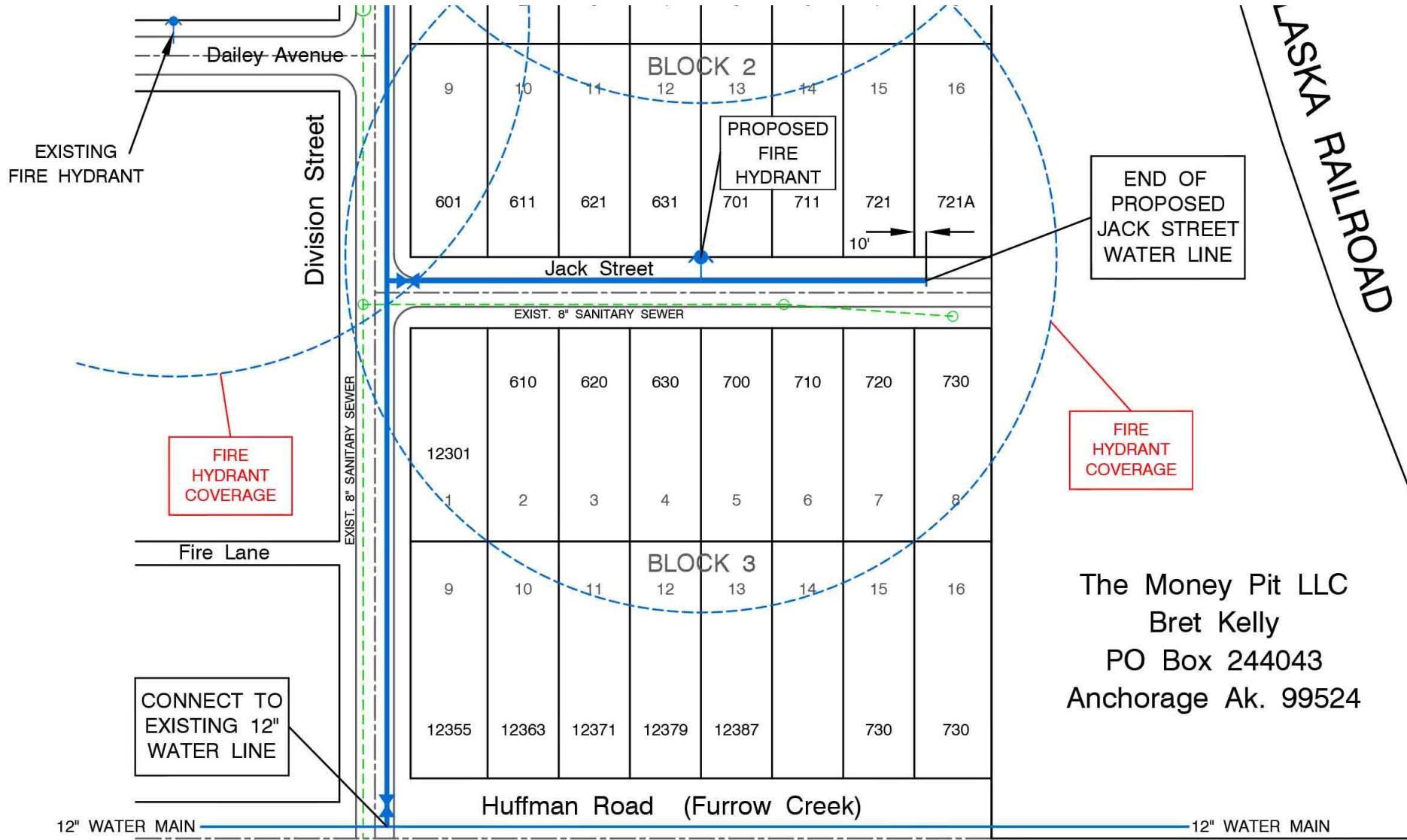
# Angelus Memorial Park

Eldon Subd. - Blk 1 Lot 1 William & Kimala Wilkinson 16701 Ransom Ridge Anchorage Ak. 99516	Eldon Subd. - Blk 1 Lot 2 Kelly & Teresa Tucker PO Box 201834 Anchorage Ak. 99520	Eldon Subd. - Blk 1 Lot 3 Richard Chilson 620 E. 120th Ave. Anchorage Ak. 99515	Eldon Subd. - Blk 1 Lot 4 Hugo Mathey PO Box 112062 Anchorage Ak. 99511	Eldon Subd. - Blk 1 Lot 5 Hugo Mathey PO Box 112062 Anchorage Ak. 99511	Eldon Subd. - Blk 1 Lot 6 John & Sandra Crews 1906 W. 46th Ave. Anchorage Ak. 99517	Eldon Subd. - Blk 1 Lot 7 Felix & Cecelia Martinez 1520 Helen Dr. Anchorage Ak. 99515	Eldon Subd. - Blk 1 Lot 8 Whitney & Justin Blount 730 E. 120th Ave. Anchorage Ak. 99515
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## ELDON SUBDIVISION PROPERTIES CONCEPTUAL WATER & SEWER SERVICE UTILITY EXTENSIONS E. 120<sup>th</sup> AVE.



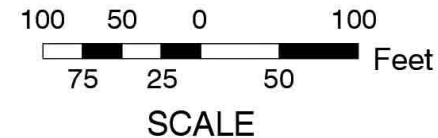




**ELDON SUBDIVISION  
 PROPERTIES  
 CONCEPTUAL  
 WATER SERVICE  
 UTILITY EXTENSION  
 JACK STREET**

The Money Pit LLC  
 Bret Kelly  
 PO Box 244043  
 Anchorage Ak. 99524

ELDON SUBDIVISION  
 120th Ave. & Jack St. Water Distribution Improvement District  
 Preliminary Utility Improvement Plan  
 11 November 2021



Department of Health & Human Services  
825 L Street  
Anchorage, Alaska 99501

Re: Municipal Health Department Hearing  
Regarding the Impact of Alaska Trailblazing Topsoil Pit  
On Eldon Subdivision and Surrounding Homes

**Eldon Subdivision representatives:**

Mireya de la Pena  
Mike Grant  
Jim Bosch  
Joe Alston

**Reference Attachments:**

**Wall Mounted**

1. Eldon Subdivision Plat (1959)
2. Eldon Subdivision residential lots alignment with Alaska Trailblazing pit
3. Eldon Subdivision Aerial Photo
4. Eldon Subdivision & surrounding community Aerial Photo
5. Alaska Trailblazers Pit Exposed Surface Area Aerial Photo

**Handout Packet**

1. Letter of Concern from Eldon Subdivision Residents
2. Municipal Case # S-10268 Petition to Deny Signatures for tract easement vacations
3. Water Quality Photos: Furrow Creek runoff sources from topsoil pit
4. Eldon Subdivision plat showing Event Radius Impact from topsoil pit
5. Eldon Subdivision aerial photo
6. Air Quality Reference: Topsoil pit exposed surface area (source of dust etc.)
7. Eldon Subdivision & surrounding community aerial photo

**Some Topics of Serious Concern and Impact to residential Community**

1. **Noise impact (equipment operations early to late hours)**
2. **Air Quality Impact (airborne particulates from exposed surface area of pit)**
3. **Surface and groundwater pollution and runoff into furrow Creek and adjacent neighborhoods.**
4. **Health concerns and affects from airborne particulates (where does soil come from, composition, introduction into homes and respiratory systems)**
5. **Suppression of property values due to continuing property use and method of operations**
6. **Quality of Life for residents has been seriously compromised from health and economic stand points.**

# **EXISTING SITE CONDITIONS MOA DHSS PUBLIC HEARING 2007**

## **Agenda**

Resolution of Noise, Dust and Water Quality Issues  
at the Alaska Trailblazing Pit on 120th Street

**4<sup>th</sup> Floor Conference Room  
Department of Health and Human Services  
825 L Street  
3:30 PM, Thursday January 18, 2007**

1. Introductions (5 minutes)
2. Recap of Oct 25, 2006 Meeting, Steve Morris (5 minutes)
3. Water Quality Complaints and Concerns - Steve Ellis (5 minutes)
4. Jeff Dinwiddie  
- Plans for Work at 120<sup>th</sup> Street site next Spring and Summer  
- Presentation of Noise and Dust Control Plans (10 – 20 minutes)
5. Discussion
6. Recap of Meeting - Solutions/Agreements (10 minutes)





WEST BOUNDARY AREA

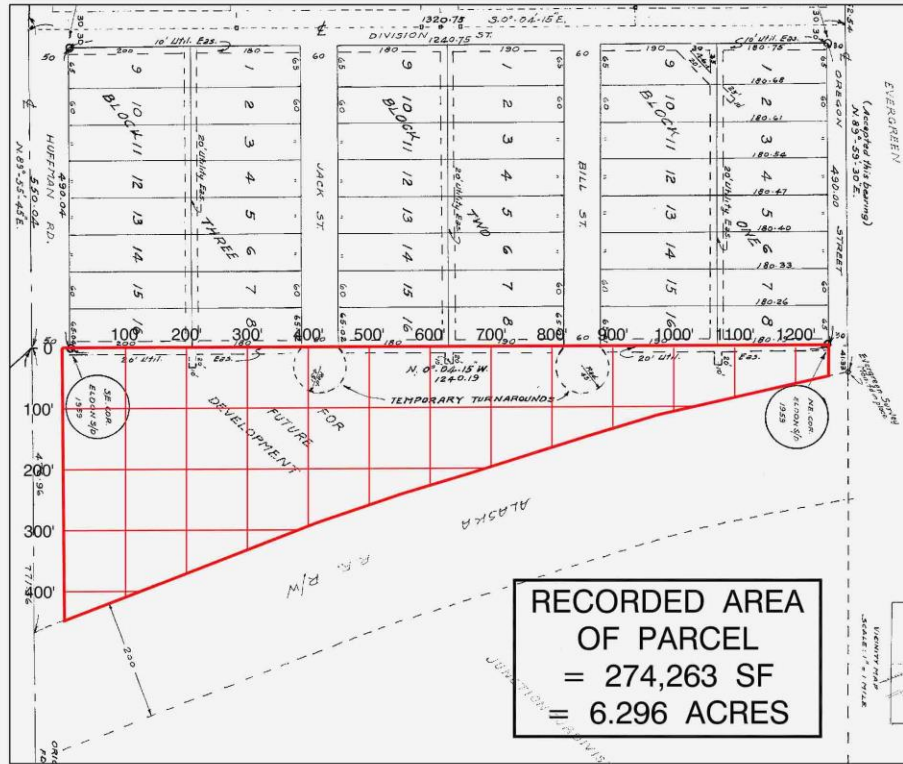
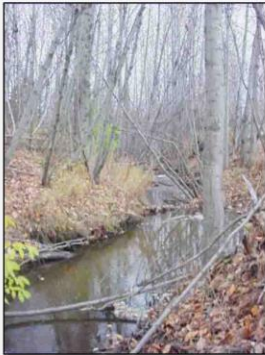


CONTRIBUTING  
CONDITIONS  
2006 - 2007

SOUTH BOUNDARY



FURROW CREEK



JACK STREET

BILL STREET





# EXISTING ELDON SUBDIVISION NEIGHBORHOOD CONDITIONS 2006 - 2007



Southerly  
runoff

Eldon  
Subdivision  
looking west



Southerly  
runoff

East property line  
Eldon  
Subdivision

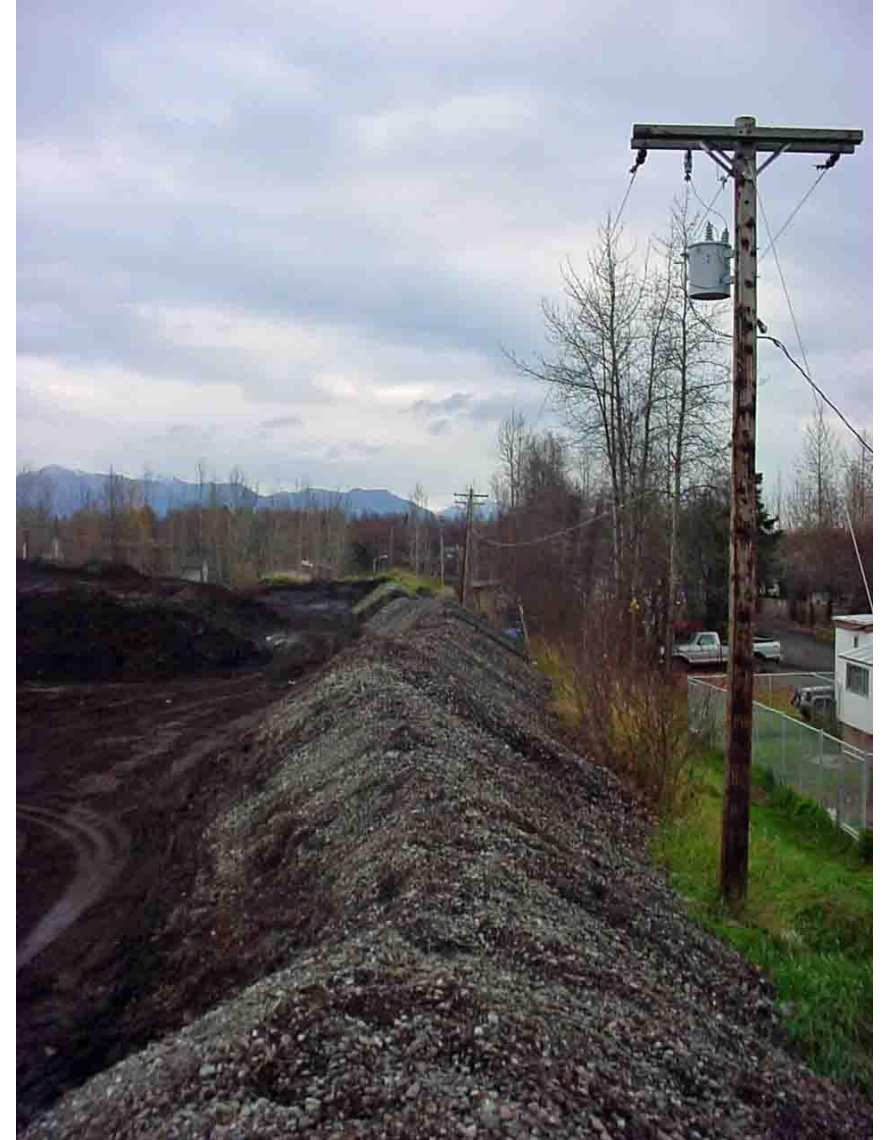




# EXISTING ELDON SUBDIVISION NEIGHBORHOOD CONDITIONS 2006 - 2007



ELDON SUBDIVISION SOUTHEASTERLY PROPERTY LINE



ELDON SUBDIVISION EAST PROPERTY LINE

## Summary of Meeting of the Alaska Trailblazing and Concerned Neighbors

2:30 PM, October 25, 2006, Room # 423 Department of Health and Human Services

### Participants:

DHHS: Steve Morris, Chris Tofteberg, Jason Froehle, Chris Salerno

AK Trailblazing: Jeff Dinwiddie, Duke Tibbetts

Concerned Neighbors: Joe Alston, Jim & Carole Bosch, Mireya de la Pena, Mike Grant

RE: RESOLUTION OF DUST AND NOISE VIOLATIONS/PROBLEMS FROM ALASKA TRAILBLAZING SOIL OPERATION AT 120<sup>TH</sup> JUST OFF OLD SEWARD HWY

### Summary of Meeting

**Steve Morris** thanked all for attending and introductions were made.

**Jason Froehle** described on-going violations of the Noise Code. He noted that he was monitoring noise levels most weekdays and that he was finding regular violations of the receiving property line limits. He has found that noise levels exceed standards whenever front end loader buckets shake. Noise levels are much higher than limits when rocks are loaded in the back of trucks. Jason said he had issued six charging documents through the Municipality Administrative Hearing Process. Alaska Trailblazing has not contested the charging documents and Jason said that he would be requesting that the Administrative Hearing Officer write an order that would require AK Trailblazing to develop a noise mitigation plan for approval by DHHS and not operate until that plan is in place. AK Trailblazing would be required to abide by the Noise Code when they resume operations.

**Chris Salerno** described track out issues on 120<sup>th</sup> and noted that AK Trailblazing has a water truck and kick broom available on-site. Chris said that they seem to be doing a mostly satisfactory job when he has been on-site. AK Trailblazing has also increased the length of asphalt apron at entrance of pit to reduce track-out. Chris noted that dust problems occur in early June and improve when rainy season begins. He said dust problems were severe in June when very strong southeast winds picked up dust from silt piles and blew it into the neighborhood to the west. AK Trailblazing agreed to cap silt piles with peat to eliminate problems during wind; this might work but has yet to tested because we haven't seen dry conditions combined with strong winds since the piles were capped. Chris noted that he had issued a Notice of Violation on June 28<sup>th</sup> for dust which requested that AK Trailblazing submit a dust mitigation plan. Although Trailblazing has made some changes to help reduce dust (i.e. capped silt piles and extended paved apron) they never submitted a dust plan.

**Joe Alston** provided comments on behalf of the neighborhood. He provided extensive maps and photos of area affected by pit activities (thanks Joe!). Joe said that there have been on-going noise and dust problems for years. The trees between the Trailblazers pit and neighborhood have been cut down and this has made things worse. He and his neighbors are concerned that contaminated soils from the military bases has been hauled in and this could affect their on-site wells which are fairly shallow. The effect on water quality in Furrow

Creek which runs along the end of Trailblazers property is also a concern. Activity at Trailblazers degrades their quality of life during summer; they can't open windows because of dust and noise, barbeque, lounge or garden in the yard, or talk to neighbors outside without shouting. Also, he is sure that property values are depressed because of AK Trailblazing. Most importantly, the dust is a health issue. It aggravates problems for those with asthma and bronchitis and the dust fills attics. The noise of banging equipment causes stress all day long through the summer. Joe said there have also been complaints from Ocean View residents about pit activity; this problem affects more than those right next to AK Trailblazing.

**Jeff Dinwiddie** stated that he had cut back hours of operation and number of trucks hauling in and out of pit and that he had water truck and kick broom onsite available and that he had increased the length of the paved apron leading out to 120<sup>th</sup> by approximately 100 feet. He said that dust is bad only early in the season and that there was not much anyone could do when strong winds blow. He said that every industry like his has same problems; he says ASG is just as dusty as Trailblazing but they don't have neighbors nearby.

In response to Mr. Alston's comments, Jeff said he never has had any complaints from Oceanview residents and that he only brings in virgin soil so there is no possibility of contamination. The military has strict rules and their dirt does not leave the bases. A water quality test performed on outfall of Furrow Creek showed it to be OK; he uses bales of hay for sediment filtration and they use a holding pond to trap sediment.

He said his property has been zoned I-2 for 30 years. He said that the city made a mistake when they zoned I-2 right next to residential property. He said this was not his fault but said he was sorry that neighbors had to put up with industrial activity next door. He said he has tried to be a good neighbor; he constructed a berm to reduce noise but apparently it hasn't worked completely. To reduce dust he lengthened paved apron, capped silt piles with peat, waters roadways in pit, and has a kick broom sweeper to deal with for track out on 120<sup>th</sup>.

He said that he did not contest the charging documents for noise violations but thinks he might win in court if he chose to contest. He said that he had gotten good use of the property and thinks that now it is becoming more of a hassle than it is worth. He has also had problems with municipal Right of Way (ROW) and the Alaska Railroad. He said he is interested in selling the property because it is by far the biggest hassle of all his operations, and he has a separate 100 acre tract to move the topsoil soils operation to. He said he was not bringing in any more soil to the 120<sup>th</sup> site and that the pile is down to about 20,000 yards. He expects that all soil will be gone by early July 2007. If he sells would get non-compete clause for 10 years that would prohibit topsoil operations in the pit. He is also looking into a rezone of the property that would allow residential development at the site.

**Chris Tofteberg** said that DHHS will be seeking action in court to resolve this situation.

**Steve Morris** said the purpose of this meeting was to resolve noise and dust issues as quickly as possible and thanked all for attending. He said that if the problems could be resolved satisfactorily before mid-January, then the long and time-consuming process of going to court could be avoided. He said that his biggest concern about getting a voluntary resolution to the

problem is getting solid commitments from AK Trailblazers that are acceptable to his neighbors before they get started with operations again next spring. He said that written commitments from Mr. Dinwiddie would be necessary.

Mr. Dinwiddie agreed to prepare a dust and noise mitigation plan by January 1, 2007 and to attend another meeting in early January with the neighbors and DHHS to discuss it. The neighbors said they were willing to participate in the meeting. DHHS agreed to organize the meeting and invite all who participated in this meeting to attend.

# EXISTING SITE CONDITIONS MOA DHSS 2007 PUBLIC HEARING MOA SUMMARY



# **ELDON SUBDIVISION NEIGHBORHOOD CURRENT CONDITIONS 2021**



**Jack Street looking east**

# Eldon Subdivision Neighborhood Water Conditions 2021



Water quality conditions



Water quality conditions - Frequent filter changes





**Well Pump and Tubing Replacement  
Summer 2020  
601 Jack Street**



**Well Blowout Winter 2021-22  
611 Jack Street – Pitless Adapter**












Maps Not to Scale



**Re-Ballot 1 of Benefitting Properties for Proposed Eldon Subdivision  
Water Distribution Improvement District (WDID)  
Lateral Improvement District (LID)**

**LEGEND**

-  Proposed Water Main
-  Proposed Sewer Main
-  Existing Public Water
-  Existing Public Sewer
-  Proposed Benefitting Properties WDID only
-  Proposed Benefitting Properties WDID & LID
-  WDID Project Boundary

Drawn on 05/3/2022

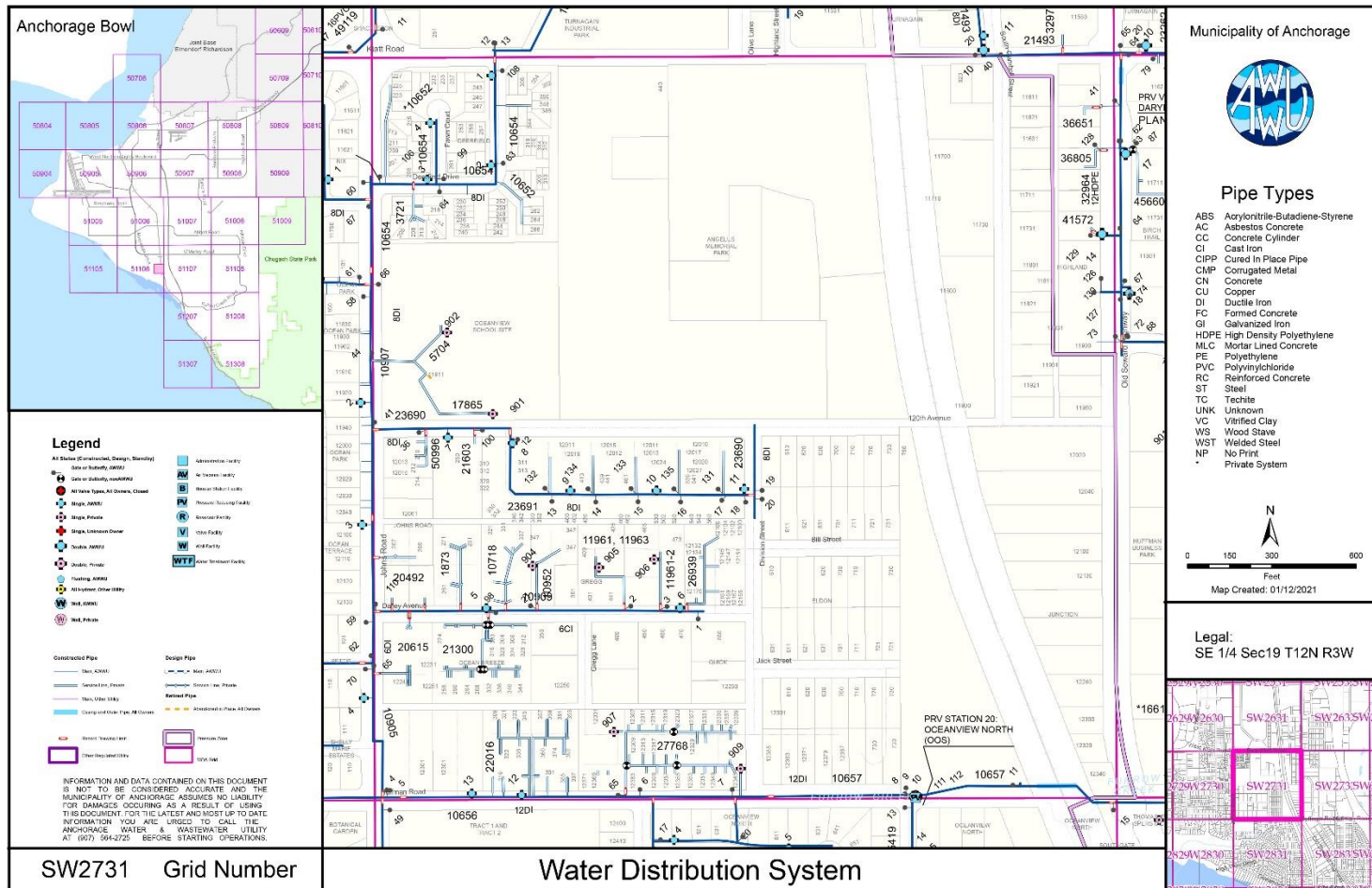


Vicinity

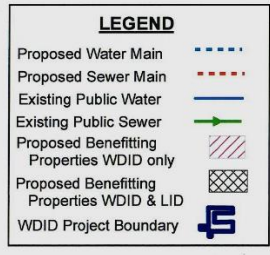




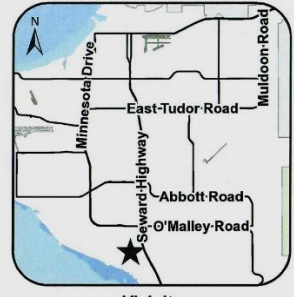
**Eldon Subdivision Vicinity Existing Water Line Coverage**







Drawn on 05/3/2022

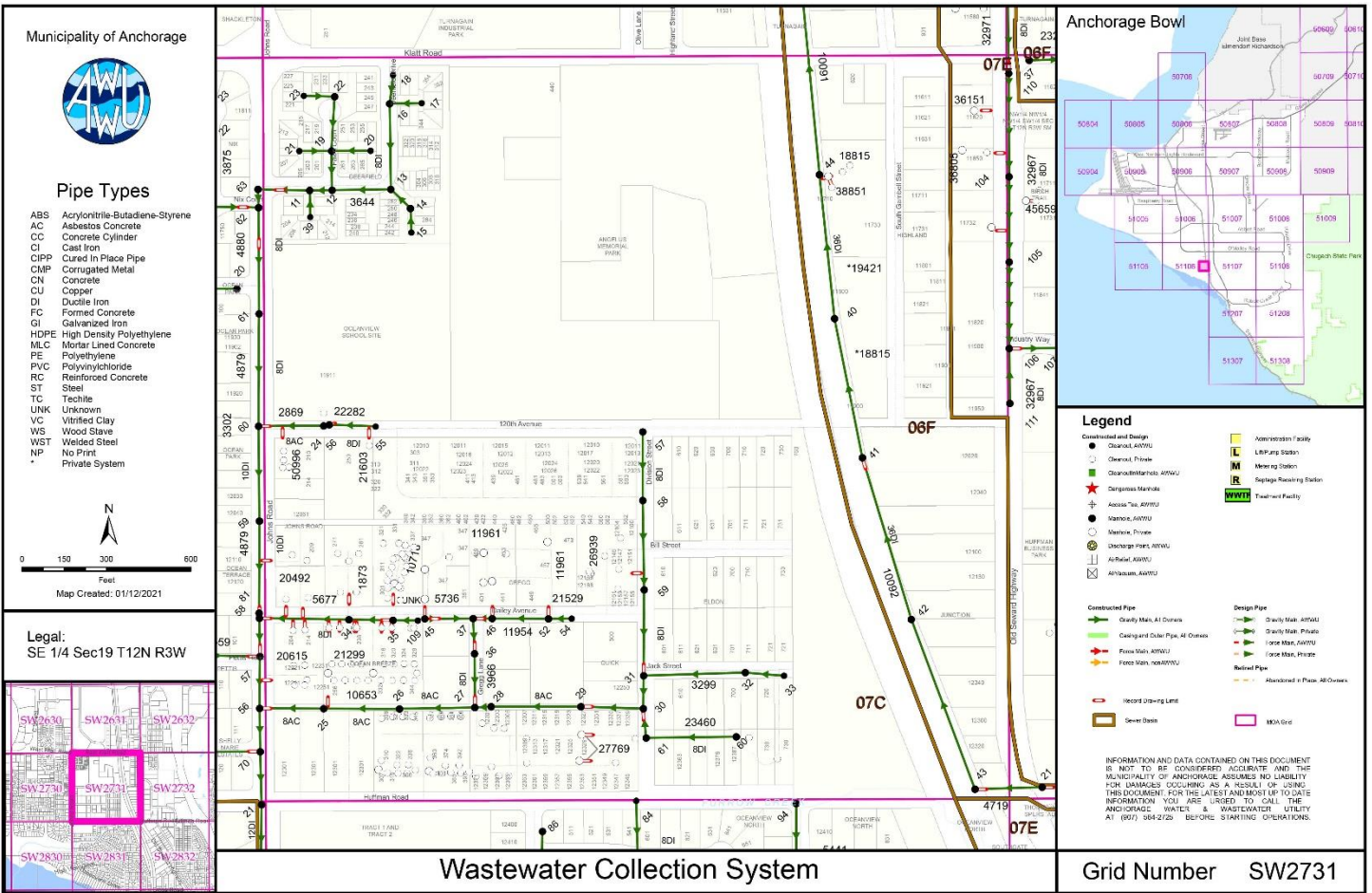


**Re-Ballot 1 of Benefiting Properties for Proposed Eldon Subdivision Water Distribution Improvement District (WDID) Lateral Improvement District (LID)**

Maps Not to Scale

**Eldon Subdivision Water Distribution Improvement District (WDID)**

**Sanitary Sewer / Lateral Improvement District (LID)**



**Municipality of Anchorage Wastewater Collection Map – Eldon Subdivision Vicinity**

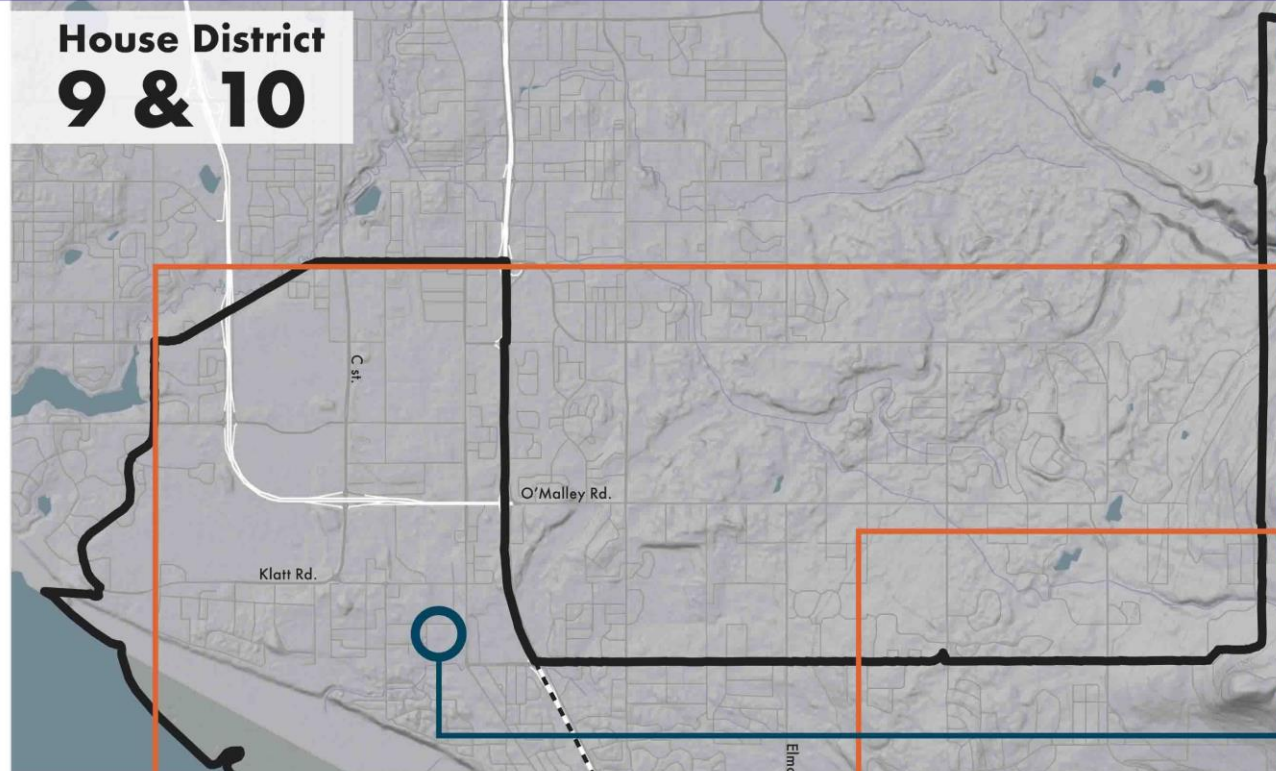


# Senate E

## Major Projects

Oceanview/Klatt/South Anchorage/Turnagain Arm/Whittier

House District  
**9 & 10**



### Local Road Rehabilitation \$3,000,000

This funding will resurface local roads and upgrade pedestrian facilities to current ADA standards. Road rehabilitation will improve the quality of life of the residents of Anchorage by providing safer, more drivable neighborhood streets. The potential for vehicle damage will be reduced by eliminating potholes, cracks, and frost heaves.

### Girdwood RSA Road and Drainage System Rehabilitation \$250,000

This grant funding will be combined with local mill levies to rehabilitate road and drainage facilities within the Girdwood Road Service Area (GRSA). Specific projects will be identified by the local road service board. Improvements are expected to include culvert installation and/or replacement, improved ditching, and road grading.

### 140th Ave/Buffalo St. Culvert Replacement \$2,000,000

This project will replace an undersized culvert at the corner of 140th Ave and Buffalo Street. Down-stream residential homes and the road are threatened by the current flooding during heavy precipitation events.

### Eldon Subdivision Water Access Project \$2,750,000

This project, located in South Anchorage, will construct 1,500 feet of water pipeline to provide public water access to under-served residential lots with failing private wells. This project will provide reliable and safe water service, improving public health, and property values.



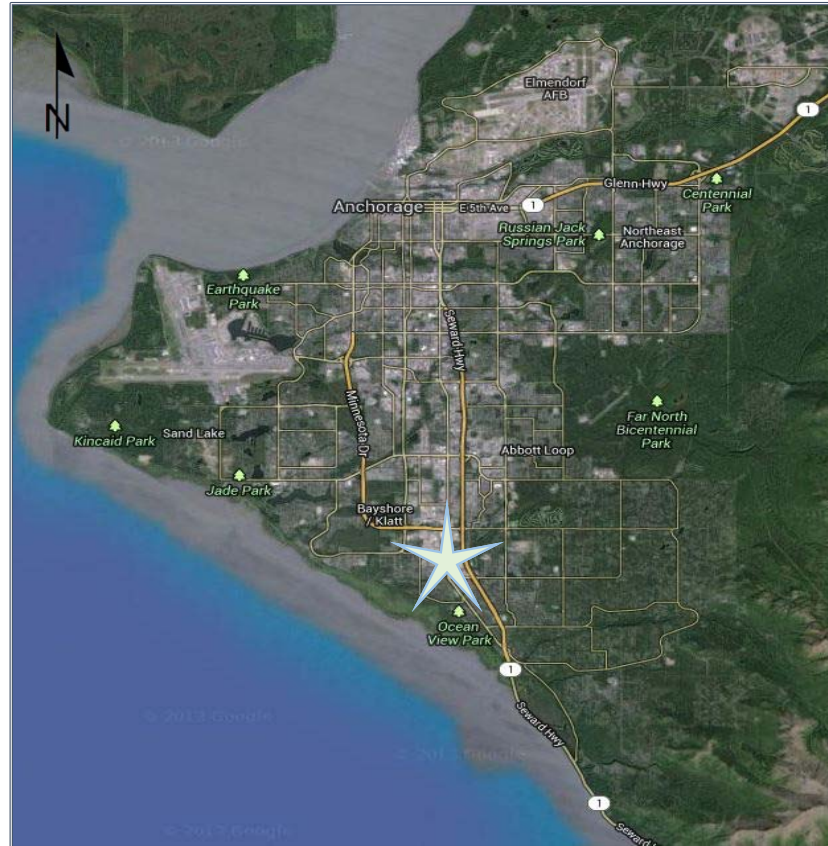
# Eldon Subdivision Proposed Water Distribution Improvement District (WDID) & Sewer Lateral Improvement District (LID) Public Information Meeting Ballot II

*Presentation to Property Owners  
December 14, 2022*





# Eldon Subdivision Vicinity



Anchorage Water & Wastewater Utility



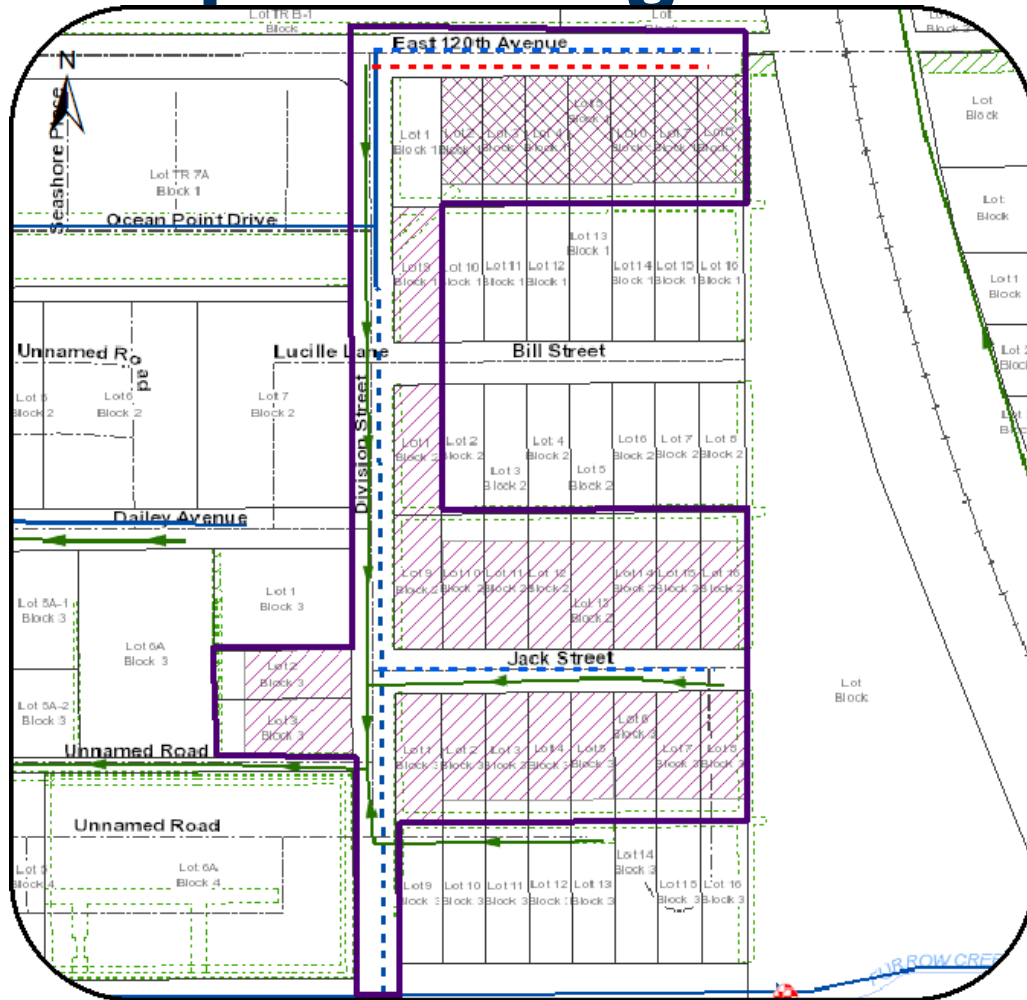
Clearly



# Proposed Alignment and Benefitted Area

## District Details

- ❖ Approximately 1,980 Linear Feet (LF) of Water Main and 535 LF of Sewer Lateral
- ❖ 27 Parcels benefitted for water; 7 for sewer
- ❖ Diagonal hatch shows benefitted areas of properties for water; crosshatch for water and sewer
- ❖ Proposed water pipe shown as blue dashed line; sewer is red dashed line





# Engineer's Cost Estimate for WDID

MASS Section	Item	Work Description	QTY	Unit	Unit Cost	Total Cost
20.02	1	Stormwater pollution prevention plan (Type 3)	1	LS	\$ 30,000.00	\$ 30,000.00
20.04	2	Clearing & Grubbing	1	LS	\$ 35,000.00	\$ 35,000.00
20.12	3	Dewatering (LS)	1	LS	\$ 40,000.00	\$ 40,000.00
20.13	4	Trench Excavation & Backfill (various depths)	2,070	LF	\$ 75.00	\$ 155,250.00
20.16	5	Bedding Material (Class E) LF	1,980	LF	\$ 33.00	\$ 65,340.00
20.21	6	Classified Fill & Backfill Type IIA	940	TON	\$ 26.00	\$ 24,440.00
20.21	7	Classified Fill & Backfill Type II	2,790	TON	\$ 18.00	\$ 50,220.00
20.22	8	Leveling Course	320	TON	\$ 38.00	\$ 12,160.00
20.26	9	Insulation Board (R-20)	0	SP	\$ -	\$ -
20.27	10	Disposal of Unusable or Surplus Material	2,160	CY	\$ 21.00	\$ 45,360.00
20.28	11	Reconstruct Driveway Asphalt (Class E)	100	SY	\$ 80.00	\$ 8,000.00
20.28	12	Reconstruct Driveway Gravel	680	SY	\$ 70.00	\$ 47,600.00
20.28	13	Reconstruct Driveway Concrete (AA-3)	54	SY	\$ 200.00	\$ 10,800.00
40.11	14	Remove & Replace Asphalt Surfacing (2", Class E)	2,130	SY	\$ 62.00	\$ 156,860.00
60.02	15	Connect To Existing Water Line 8"	2	EA	\$ 4,750.00	\$ 9,500.00
60.02	16	Connect To Existing Water Line 12"	1	EA	\$ 5,500.00	\$ 5,500.00
60.02	17	F&I Pipe (Water) (8" PVC, DR-18)	1,980	LF	\$ 225.00	\$ 445,500.00
60.03	18	F&I 8" Gate Valve	7	EA	\$ 3,500.00	\$ 24,500.00
60.04	19	F&I Fire Hydrant Assembly Single Pumper	4	EA	\$ 16,000.00	\$ 64,000.00
60.05	20	F&I 1" Water Service Line	24	EA	\$ 5,800.00	\$ 139,200.00
60.06	21	F&I Anode	41	EA	\$ 400.00	\$ 16,400.00
60.07	22	Temporary Water System	1	LS	\$ 10,000.00	\$ 10,000.00
60.08	23	Decommission Water System	0	LS	\$ -	\$ -
65.02	24	Construction Survey Measurement	1	LS	\$ 20,000.00	\$ 20,000.00
65.02	25	Water Connect Permit Redlines	1	LS	\$ 1,000.00	\$ 1,000.00
70.11	26	Standard Sign	74	SP	\$ 105.00	\$ 7,770.00
70.12	27	Traffic Maintenance	1	LS	\$ 65,000.00	\$ 65,000.00
70.14	28	Remove Guardrail	30	LF	\$ 30.00	\$ 900.00
70.15	29	Guardrail (Gauge)	30	LF	\$ 50.00	\$ 1,500.00
70.17	30	Temporary Mailbox Group	1	LS	\$ 1,500.00	\$ 1,500.00
75.02	31	Trees	6	EA	\$ 1,000.00	\$ 6,000.00
75.03	32	Topsoil (4")	27	MSP	\$ 1,350.00	\$ 36,450.00
75.04	33	Seeding (Schedule A)	27	MSP	\$ 820.00	\$ 22,140.00
						\$ -
						\$ 1,557,890.00

Normalized Non-Construction Cost	% of Construction	Cost
Study	1%	\$ 15,578.90
Soils	2%	\$ 31,157.80
CADD Survey	3%	\$ 46,736.70
Administration	5%	\$ 77,894.50
Design	10%	\$ 155,789.00
Right-of-Way	1%	\$ 15,578.90
<b>Total</b>	<b>22%</b>	<b>\$ 342,735.80</b>

Normalized Construction Cost	% of Construction	Cost
Contingency	15%	\$ 233,683.50
Soils	1%	\$ 15,578.90
Survey	0%	\$ -
Administration	5%	\$ 77,894.50
Inspection	10%	\$ 155,789.00
Equipment	0%	\$ -
<b>Total</b>	<b>31%</b>	<b>\$ 482,945.90</b>

Description	%	Cost
Non-Construction Cost:		\$ 342,735.80
Construction Cost:		\$ 2,040,835.90
<b>SUBTOTAL</b>		<b>\$ 2,383,571.70</b>
<b>Water</b>		
Overhead	10.2%	\$ 243,124.31
Capitalized Interest	5.7%	\$ 135,625.23
<b>Sewer</b>		
Overhead	12.5%	\$ -
Capitalized Interest	6.1%	\$ -
<b>TOTAL PROJECT COST:</b>		<b>\$ 2,762,321.24</b>
Cost per/LF:		\$ 1,395.11

Prepared by: Alex Proszak  
Date: 10/25/2022



# Engineer's Cost Estimate for LID

MASS Section	Item	Work Description	QTY	Unit	Unit Cost	Total Cost
20.02	1	Stormwater pollution prevention plan (Type 2)	1	LS	\$ 5,000.00	\$ 5,000.00
20.04	2	Clearing & Grubbing	1	LS	\$ 2,000.00	\$ 2,000.00
20.12	3	Dewatering (LS)	1	LS	\$ 15,000.00	\$ 15,000.00
20.13	4	Trench Excavation & Backfill (various depths)	565	LF	\$ 75.00	\$ 42,375.00
20.16	5	Bedding Material (Class E) LF	535	LF	\$ 33.00	\$ 17,655.00
20.21	6	Classified Fill & Backfill Type IIA	240	TON	\$ 26.00	\$ 6,240.00
20.21	7	Classified Fill & Backfill Type II	700	TON	\$ 18.00	\$ 12,600.00
20.22	8	Leveling Course	80	TON	\$ 38.00	\$ 3,040.00
20.26	9	Insulation Board (R-20)	0	SF	\$ -	\$ -
20.27	10	Disposal of Unusable or Surplus Material	130	CY	\$ 21.00	\$ 2,730.00
20.28	11	Reconstruct Driveway Asphalt (Class E)	60	SY	\$ 80.00	\$ 4,800.00
20.28	12	Reconstruct Driveway Gravel	130	SY	\$ 70.00	\$ 10,500.00
40.11	13	Remove & Replace Asphalt Surfacing (2", Class E)	700	SY	\$ 62.00	\$ 43,400.00
50.02	14	F&I Pipe (Sewer) (8" PVC C900, DR-18)	535	LF	\$ 225.00	\$ 120,375.00
50.03	15	Construct Sanitary Sewer Manhole (Type A)	2	EA	\$ 20,000.00	\$ 40,000.00
50.04	16	Sanitary Sewer Connection (4" PVC C900 DR-18)	7	EA	\$ 3,500.00	\$ 24,500.00
50.05	17	Sewer Main (8"-16" diameter) Flow Control	0	LS	\$ -	\$ -
50.06	18	Connect to Existing Sanitary Sewer Manhole	1	EA	\$ 2,700.00	\$ 2,700.00
65.02	19	Construction Survey Measurement	1	LS	\$ 8,000.00	\$ 8,000.00
65.02	20	Sewer Connect Permit Redlines	1	LS	\$ 1,000.00	\$ 1,000.00
70.12	21	Traffic Maintenance	1	LS	\$ 25,000.00	\$ 25,000.00
70.17	22	Temporary Mailbox Group	0	LS	\$ -	\$ -
75.02	23	LANDSCAPING	0	LS	\$ -	\$ -
75.03	24	Topsoil (4")	2	MSP	\$ 1,350.00	\$ 2,700.00
75.04	25	Seeding (Schedule A)	2	MSP	\$ 820.00	\$ 1,640.00
						\$ -
						\$ 391,255.00

Itemized Non-Construction Cost	% of Construction	\$ Cost
Study	1%	\$ 3,912.55
Soils	2%	\$ 7,825.10
CADD Survey	3%	\$ 11,737.65
Administration	5%	\$ 19,562.75
Design	10%	\$ 39,125.50
Right-of-Way	1%	\$ 3,912.55
<b>Total</b>	<b>22%</b>	<b>\$ 86,076.10</b>

Itemized Construction Cost	% of Construction	\$ Cost
Contingency	15%	\$ 58,688.25
Soils	1%	\$ 3,912.55
Survey	0%	\$ -
Administration	5%	\$ 19,562.75
Inspection	10%	\$ 39,125.50
Equipment	0%	\$ -
<b>Total</b>	<b>31%</b>	<b>\$ 121,289.05</b>

Description	%	Cost
Non-Construction Cost:		\$ 86,076.10
Construction Cost:		\$ 512,544.05
<b>SUBTOTAL</b>		<b>\$ 598,620.15</b>
<b>Water</b>		
Overhead	10.2%	\$ -
Capitalized Interest	5.7%	\$ -
<b>Sewer</b>		
Overhead	12.5%	\$ 74,827.52
Capitalized Interest	6.1%	\$ 36,695.42
<b>TOTAL PROJECT COST:</b>		<b>\$ 710,143.08</b>
Cost per/LF:		\$ 1,327.37

Prepared by: Alex Prosak  
Date: 10/27/2022

Anchorage Water & Wastewater Utility

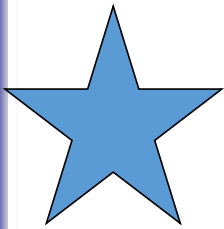


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# Estimated Prorated Share of the Total Project Cost per the Benefitted Area Methodology



*Estimates in following slides show a high and low –  
Some of your neighbors have more or less of an  
assessment amount based on their property's  
benefitted area*

# WDID Project Cost vs. Owner's Liability

	Estimated Total Project Cost (to property Owners)	Owner's Estimated Assessment prorated
Balloted	\$2,762,321	\$96,2111 – \$132,023



# WDID Assessment Payment Details

Estimated Water Assessment Principal (Pro-rata Share of Project)	Annual Installments	Estimated Annual Payment (Includes 5.69% interest)
\$96,2111 – \$132,023	30	\$6,395 - \$8,776 + *SAAF

**\*Note:** Special Assessment Administrative Fee (SAAF) per Rules 8.7 and 13.1 of the Anchorage Water Utility Tariff and is allowed by AMC 19.20.265(B) and shall be added annually to each special assessment installment.

# LID Project Cost vs. Owner's Liability

	<b>Estimated Total Project Cost (to property Owners)</b>	<b>Owner's Estimated Assessment prorated</b>
Balloted	\$710,143	\$100,255 - \$108,610



# LID Assessment Payment Details

Lateral Assessment Principal (Pro-rata Share of Project)	Annual Installments	Estimated Annual Payment (Includes 6.13% interest)
\$100,255 - \$108,610	30	\$6,959 - \$7,538 + *SAAF
Trunk Assessment Principal (\$0.03 * Total sq ft of property's area)	Annual Installments	Annual Payment
\$325 - 351	1	\$325 - \$351

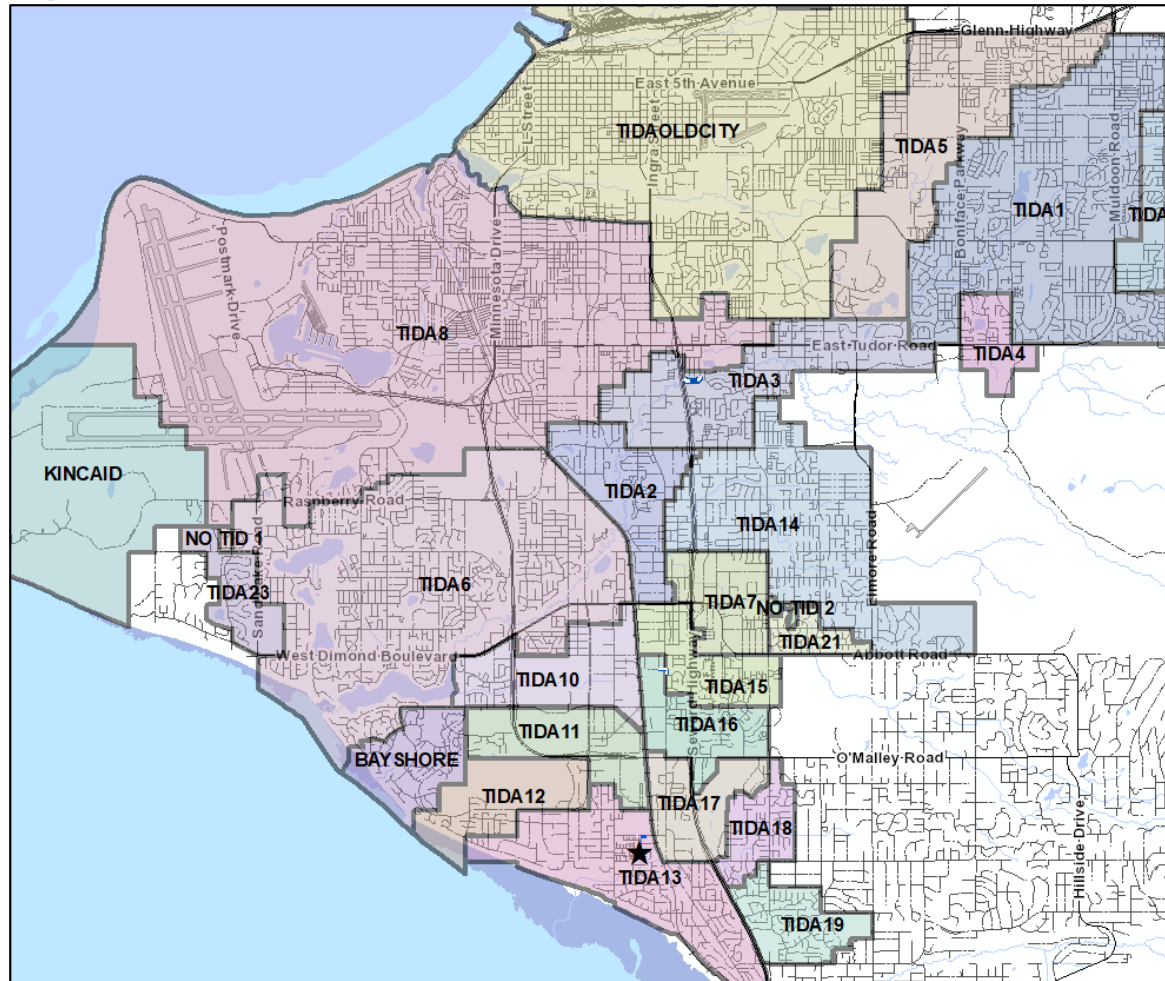
**\*Note:** Special Assessment Administrative Fee (SAAF) per Rules 8.7 and 13.1 of the Anchorage Water Utility Tariff and is allowed by AMC 19.20.265(B) and shall be added annually to each special assessment installment. Anchorage Water & Wastewater Utility



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# Anchorage Area Trunk Improvement Districts





# Proposed Project(s) Schedule

- Notice of Project Pass/Fail – January 2023
- Lobby State Legislators – January - March 2023
- Lobby US Legislators – March 2023
- Proposed Water Levy Upon Connection (LUC) project planning to begin March 2023.

*Begin public process per Alaska Rules of Civil Procedure as outlined in House Bill 43.05.385*

# 2023 State Grant Sponsors

Senate District E: Cathy Giessel

Email: [Senator.Cathy.Giessel@akleg.gov](mailto:Senator.Cathy.Giessel@akleg.gov)

Phone: (907) 269-0181

House District 10: Craig Johnson

Email: [Representative.Craig.Johnson@akleg.gov](mailto:Representative.Craig.Johnson@akleg.gov)

Phone: (907) 269-0200

US Senator Lisa Murkowski

Email: <https://www.murkowski.senate.gov/contact/email>

Phone: (907) 271-3735

US Representative Mary Peltola

Email: <https://peltola.house.gov/contact/>

Phone: (907) 206-7000

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# WDID/LID vs. LUC Process

Project Initiated by Owners

After Public Meetings/Ballots Approved

- Public Hearing and Assembly Approval to Create District/Construct Project
- Ordinance Recorded as a LIEN

After Project Completion -  
Assessments become due even if no  
on-property connection is made

Project Initiated by AWWU

After Public Notice / Meeting of  
Project with Assessments -

- Public Hearing and Assembly Approval to Construct the Project
- Resolution Recorded as MISC

After Project Completion -  
Assessments are not due until after  
an on-property connection is made



**Vote by Date:**

**January 6, 2023**

Notice of Project Pass/Fail – January 2023



# Questions or Comments?

## AWWU Planning and Development Services Contacts

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