

Wat Buddharatanaram Community Water & Sewer Main Extensions

In-person community construction meeting

Saturday, February 25, 2023 - 1 p.m.

13089 Wat Road

Agenda

- Introductions
- Project Overview
- Project Area
- Frequently Asked Questions
- Timeline



Contacts

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Plumbing Inspection: James Quinn

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Contractor: Woody Contractors

- Tanner Woody

Engineering Design Consultant: TranSystems Corporation

- Brent Shimanek and Mike Hobbs

Why are we doing this project?

The residents of the Wat Buddharatanaram Community in north Fort Worth petitioned the Fort Worth Water Department to extend water and sewer mains to the community.

The community currently has private wells for water and private septic tanks for sewer.

Fort Worth will construct public water and sewer mains in Wat Road and north of Wat Road to provide water and sewer service to customers in the community.

Project Overview

Water and sanitary sewer mains will be installed on all roads in the Wat community.

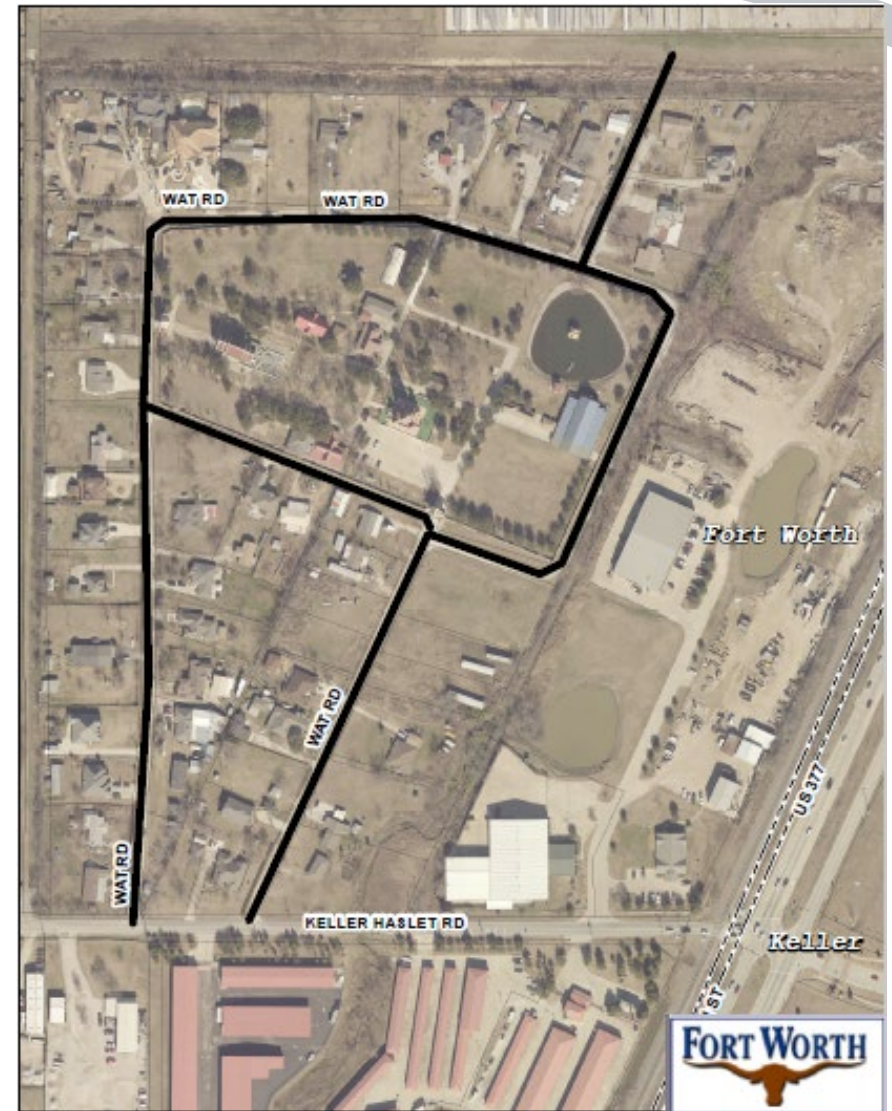
After City water and sewer mains are installed, the City will reconstruct the roadway.



Project Overview

This project is currently in Fort Worth City Council District 7 and the North Fort Worth neighborhood alliance.

After the May 2023 City of Fort Worth city council election, the Wat Buddharatanaram property will be in Council District 10.

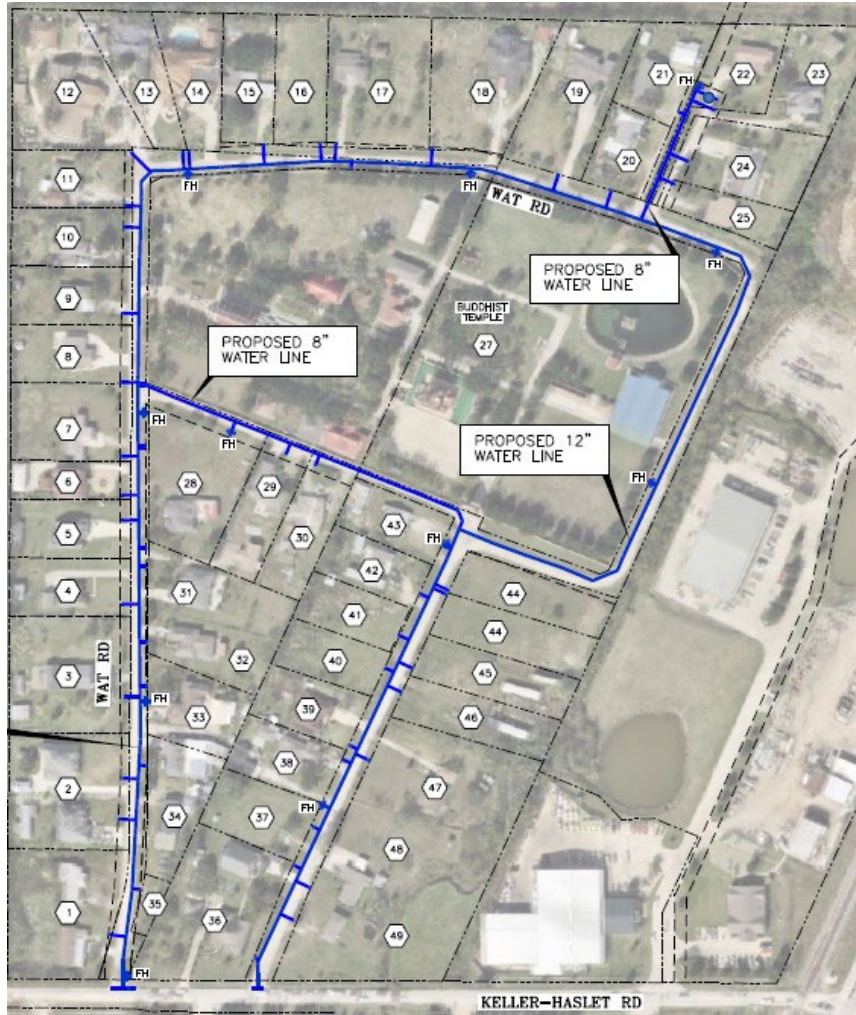




Project area

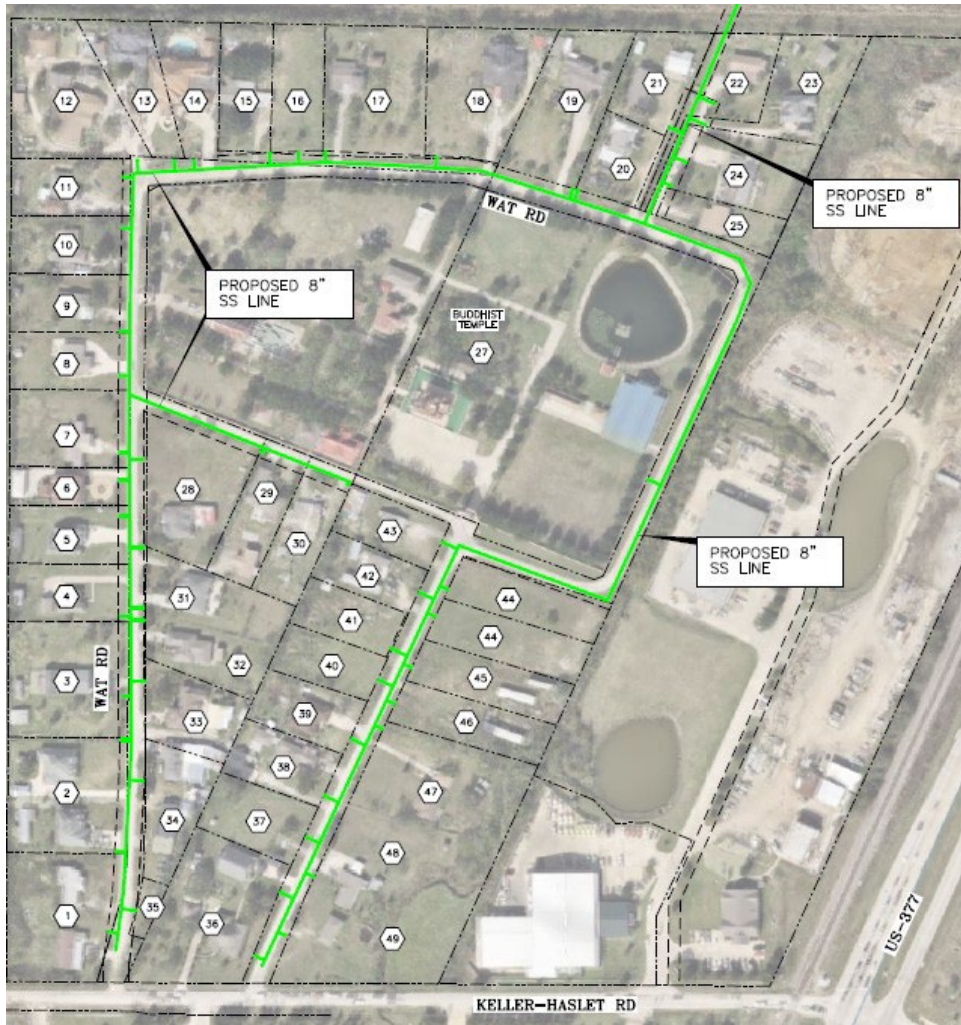
The Wat Road sanitary sewer extension will connect to the City's existing sewer line to the north of the community.

The Wat Road water extension will connect to the City's existing water line on Keller Haslet Road.



Public water mains

A 12-inch diameter water main will be installed on Wat Road and connect to an existing water main at Keller Haslet Road.



Public sewer mains

An 8-inch in diameter sanitary sewer main will be extended on Wat Road and extended to the existing sewer main north of the community.

How will we know construction is starting?

You will receive two door hangers. The first one says “Construction Starts in 7 days.”

The second door hanger says “Construction Starts Tomorrow.”

The inspector will include his/her business card and contact information on the door hanger.

WATER UTILITY IMPROVEMENTS

Construction Starts in 7 Days

WATER AND/OR WASTEWATER improvements are coming to your neighborhood. Crews are scheduled to begin work within the next SEVEN days, weather permitting.

Residents will have access to homes at all times. Water service will only be interrupted for short periods of time and advance notice will be provided as to when this will occur. There is never an interruption to wastewater service.

Residents are asked to keep all vehicles off both sides of the street during the week from 7 a.m. to 6 p.m. Travel and driveway access will be limited at times during construction.

For questions, please call 817-392-8306.

WATER UTILITY IMPROVEMENTS

Construction Starts TOMORROW

WATER AND/OR WASTEWATER improvements are coming to your neighborhood. Crews are scheduled to begin work TOMORROW, weather permitting.

Residents will have access to homes. Water service will only be interrupted for short periods of time and advance notice will be provided as to when this will occur.

Residents are asked to keep all vehicles off both sides of the street during the week from 7 a.m. to 6 p.m. Travel and driveway access will be limited at times during construction.

For questions, please call 817-392-8306.

Will the contractor need access to our property?

We will be installing public water mains mostly in the easements, on the customer's side of the easement line. We will need access to your front yard to install a water meter box.

If Fort Worth Water needs access to anywhere else on your property we will contact you prior to the start of construction.





Will I have access to my driveway?

The inspector and the contractor will work with residents who need driveway access during active construction hours.

Will we have access to the roadway during construction hours?

Access will be provided to your property during construction.

The hours of construction are:

- 7 am to 6 pm, Monday - Friday

And, if requested by the contractor

- 9 am to 4 pm, or 5 pm, on Saturdays

Signs will be posted to alert motorists.



Will the city's trash truck be able to pick up my trash and recycling during construction?

If your side of the street is closed on your scheduled trash collection day, the contractor will take your trash and recycling carts to the opposite side of the street so the trash collection vehicle can pick it up.





We're almost done with the water main, but we have to flush it first

The contractor cannot connect your services to the new water line until the new line is flushed.

The water flow – from flushing the line – is continuous until the inspector gets the samples for that day.

Two consecutive samples have to pass the bacteriological test.

No water service lines will be allowed to connect to the City water meter until cleared by the city.

What happens if my property is damaged?

Your property will be restored after construction is complete.

The contractor will take pictures and video of the property before breaking ground.

We also encourage property owners to take pictures and video (with a date stamp) of their property prior to construction.

Damage resulting from the contractor's activities during construction is the responsibility of the contractor.



Timeline

Construction will begin March 27, 2023.

The contractor will start at Keller Haslet Road with construction of the sanitary sewer main.

The project is expected to wrap up in early 2024.

When can we connect to the water and sewer mains?

Customers can connect after:

- The City has completed installation of the public water and sewer mains;
- The City gives the OK to connect;
- The required water and sewer tap and impact fees have been paid;
- And a master plumber has obtained a permit and extended the private water and sewer service lines to the lot line.

Decommission and abandon

The City strongly advises homeowners to decommission their existing private water system.

The City requires residents who wish to connect to the public sanitary sewer main to abandon their existing private septic tanks.





Checklist for Connecting

- ✓ Pay the water and sewer impact fees
- ✓ Pay the water and sewer tap fees
- ✓ Homeowner identifies locations for water and sanitary sewer connections on their property
- ✓ City installs the water and sewer mains and reconstructs the roadway
- ✓ Master plumber obtains a plumbing permit
- ✓ Master plumber extends private water and sewer lines to the City water and sewer mains
- ✓ Master plumber coordinates with the city to inspect the connection to the City's water and sewer mains
- ✓ Master plumber abandons private well and septic tank

City cost to extend water and sewer services

- Extend water main
 - Approximately \$2.3 million
- Extend sewer main
 - Approximately \$2 million
- Upgrade existing road to an all-weather asphalt surface that can support all emergency vehicles
 - Approximately \$600,000

Total estimated cost to the City - \$4.9 million

Homeowner's current cost to connect to City of Fort Worth

Water and Sewer impact fee (2023) based on a 5/8x3/4 meter

- Sewer impact fee - \$1,796
- Water impact fee - \$1,981
- Total impact fee - \$3,777 (paid to city)

Water/sewer tap fee – based on the contractor's bid price

- 1" Water Service: \$2,500; 1.5" Water Service: \$6,800; 2" Water Service: \$7,000
- 4" Sewer Service: \$2,200
- Reducer fee (fitting to set small meter on 1-inch service line) - \$40
- *If you don't pay your water/sewer tap fee before construction ends you will not be able to connect to the City mains until construction is complete and the two-year warranty has expired.*

- Plumbing permits (starting at \$60/permit)
 - Water permit and sewer permit needed
- Private water and sewer lines to connect to public water and sewer mains (third party)
- Abandon septic tanks (third party)
- Seal/permanently close existing well (third party)
- Backflow preventer (plumbing permit needed - third party, if necessary)
- Thermal expansion tank (plumbing permit needed - third party, if necessary)
- Pressure reducing valve (third party, if necessary)

What are water impact fees?



Water impact fees are assessed based on the size of the water meter installed. The standard for residential homes is a 5/8-inch water meter.

You are being charged an impact fee for water because you are not currently connected to a public water system.

What are sewer impact fees?

An impact fee is charged to help offset the expense of new or increased demands that will require additional capacity improvements on the existing Fort Worth sewer system.

- If any existing development presently utilizes a water well, septic tank or individual waste disposal system - and the property owner requests to connect to the city's wastewater system - the customer will pay the current impact fee prior to connecting to the system.
- If larger than 5/8-inch meter is requested, the sewer impact fee will be higher based on the desired meter size.

What is a sewer/water tap fee?

A sewer tap fee is a service fee that is charged for installing the service line from the public sewer main to the property line.

A water tap fee is a service fee that is charged for installing the water service line from the public water main to the City's water meter.

For the Wat Buddharatanaram Community water and sewer extension, the sewer/water tap fee was determined by the bids for construction.

The water tap fee for a 1-inch meter is \$2,500; \$6,800 for a 1.5 inch meter; and \$7,000 for a 2-inch meter. The sewer tap fee is \$2,200 (*see Slide 21*).

Who has paid their impact fees?

Properties shaded in brown on the map to the right have paid their impact fees.



Does the City offer financial assistance for impact and tap fees?

Residents who are not able to immediately pay the water and sewer impact fee and tap fee can sign a promissory note with the City to cover both costs.

This agreement, subject to City approval, provides a mechanics lien (including 6 percent interest) payable to the City within 5 years for these fees.

For additional information, call 817-392-8250 or email WaterApps@FortWorthTexas.gov.



Can we keep our septic tank?

The public sewer line that is being installed will allow customers to connect to Fort Worth's sanitary sewer system.

In order to connect to Fort Worth's wastewater system you will be required to abandon your existing septic tank system.

What is involved in abandoning a septic system?

All tanks, boreholes, cesspools, seepage pits, holding tanks and pump tanks shall:

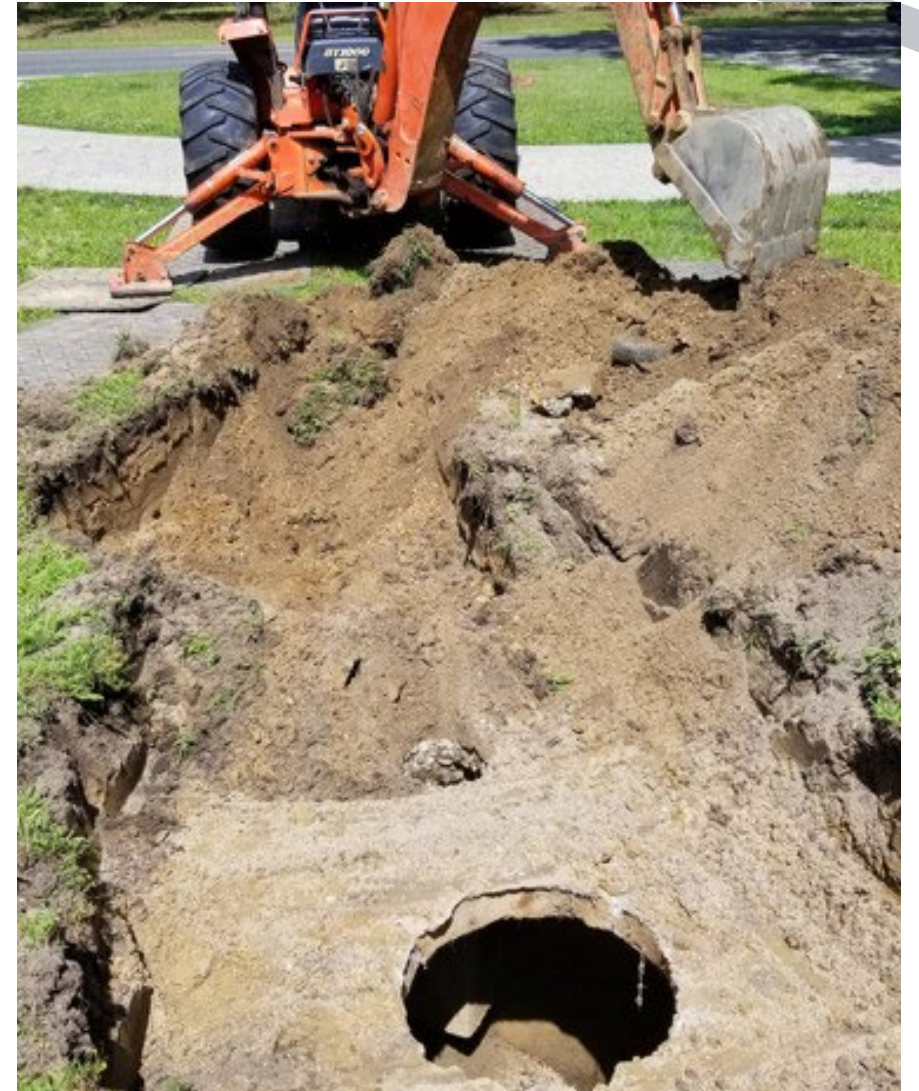
- Have the wastewater removed by a liquid waste transporter registered with the Texas Commission of Environmental Quality (TCEQ);
- Be filled with fill material that is less than three inches in diameter and free of organic and construction debris.



What do you need to prove that the tank was abandoned?

Residents shall provide the following to the city inspector:

- Receipt that wastewater has been removed by a waste transporter;
- Proof that the tank has been filled (photo or visual inspection).



Who will get a sewer and water service line tap?



Water and sewer service line taps will be provided to residents who have paid water and sewer impact fees and tap fees.

After City water and sewer mains are installed, the City will reconstruct the roadway.

What is a sanitary sewer cleanout?



Sewer cleanouts will be installed at your property line/easement line. The sewer cleanout provides crews easy access if a backup or blockages occur.

The sewer line from the cleanout to the house is the owner's responsibility.

Can I divide my lot and get two taps?

An owner has a one-acre lot but wants to divide that lot into two lots in the future. Can they request taps for the future lots as part of this project?

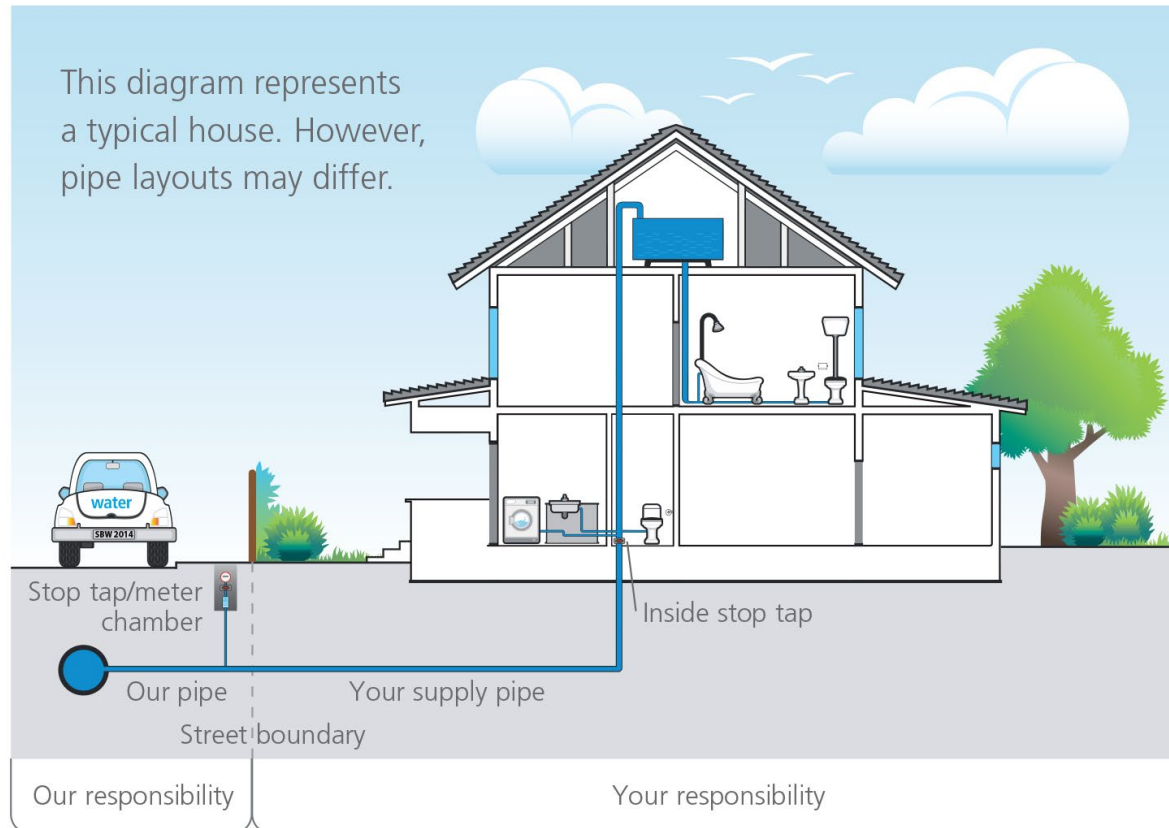
- No. Service cannot be provided to lots that do not currently exist.

The Wat Buddharatanaram community was annexed into the City in December 2008. Most of the lots in the community were not platted at the time the community was annexed.

When a property is redeveloped, such as subdividing a property for additional structures, the property must be brought into compliance. This includes zoning and platting the property in conformance with the City's ordinances.

For more about platting, please contact Water Development at 817-392-8027. The link is <https://www.fortworthtexas.gov/departments/development-services/platting>.

What do we need to do to connect to the City water main?

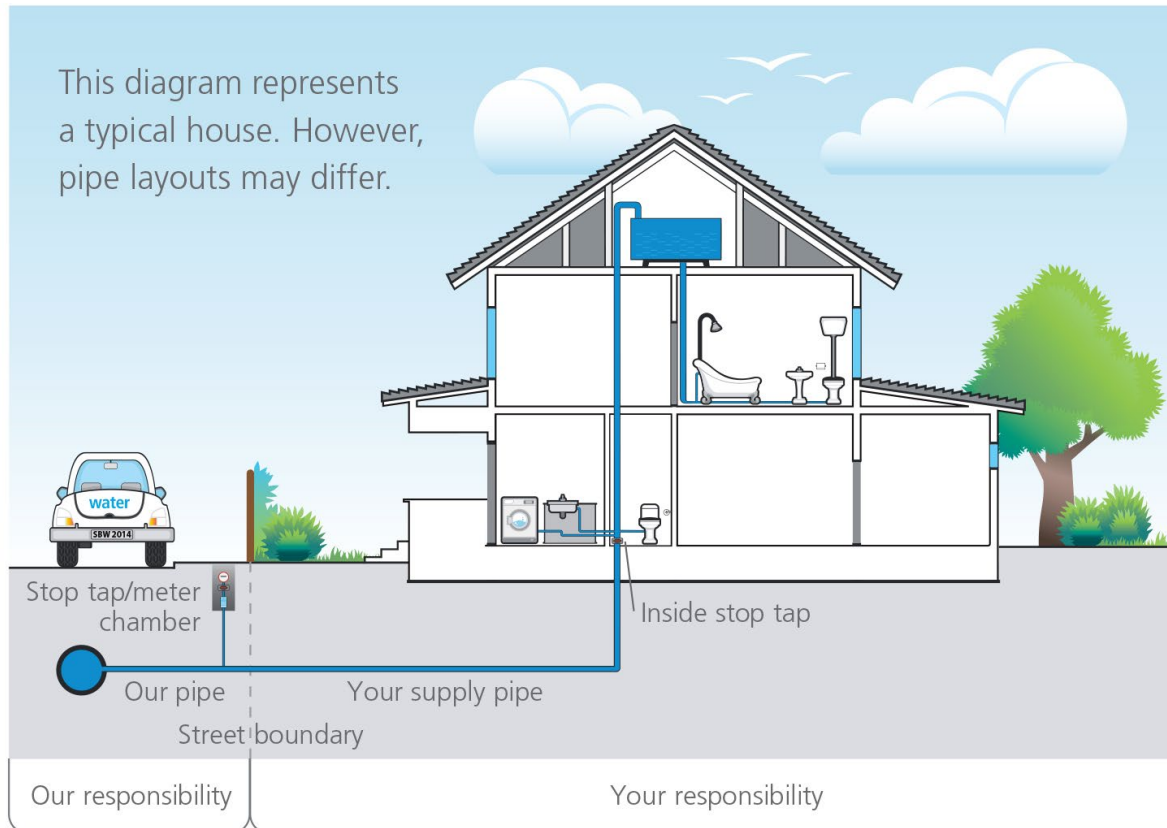


The customer side of the water line goes from the meter to the house and includes all plumbing inside the house.

Disconnecting from the private water system and connecting to Fort Worth's public water main is at the owner's expense.

A master plumber is required to install a private water line from the residence to connect to the City's water meter at the property line.

What part of the water service line are customers responsible for?



A plumbing permit is required when water plumbing is installed, changed, moved or repaired. The application fee for the permit starts at \$60.

Homeowners will be required to have the water removed from the internal plumbing in order to connect to the City's water main.

Call 817-392-2222 or email devcustomerservice@FortWorthTexas.gov.

What else is the customer responsible for?



- The City needs to know who has a private water well and if the private well is being taken out of service
- Install an RPZ (reduced pressure zone backflow preventer) if you have a water well or maintain connection to the existing community system
- Install a PRV (pressure reducing valve) if needed
- Installing a thermal expansion tank is needed if you have a RPZ



Do we need an RPZ if we aren't connected to a private well?

If all of the residents connect to the City's public water main - and water wells are taken out of service - the possibility of contamination is removed and backflow preventers are not necessary.

If residents want to connect to the City's public water main but want to keep their private water wells for irrigation, they can do so. However, a backflow preventer (RPZ) will be required at each water service that maintains a connection to the second source of water.

What are cross connections?

A cross-connection is an actual or potential connection between a public water system and:

- A supply of unknown quality;
- Any source which may contain contaminating or polluting substances;
- Or, any source of water treated to a lesser degree than the treatment process of a public water system.

Water from a private well is water that is treated to a lesser degree than the treatment processes of Fort Worth and would constitute a cross-connection.

For these two systems to coexist, there must be adequate protection for the public water system against any potential hazards. This is accomplished through the use of a backflow prevention assembly (specifically an RPZ).

What are the requirements for a backflow assembly?

The requirements include:

- The backflow assembly must be labeled as USC approved;
- Installing a Reduced Pressure Zone Valve Assembly (RPZ) at the meter;
- Installing a thermal expansion tank (required on a closed system to protect the private plumbing from damages resulting from internal pressure build up).

All backflow preventers are required to be tested annually by a licensed Backflow Prevention Assembly Tester (BPAT). These tests are not conducted by the City so the resident would bear that cost.

For inquiries involving the annual backflow assembly testing and enforcement program call 817-992-0135 or email wtrbackflowenforcement@FortWorthTexas.gov. For inquiries involving new installation, backflow replacement and permitting, call 817-392-8375.

What is involved in abandoning a well water system?

- Before beginning the process of plugging the well, it is strongly advised that the landowner seek advice from a licensed water well driller and/or pump installer.
- Disconnect private individual water system.
- Remove all of the well components, pressure tanks, the well head and all electrical to the well, then cap the well.
- Residents must show proof – to the city inspector – that the well water system was decommissioned either by submitting pictures or by a visual inspection.

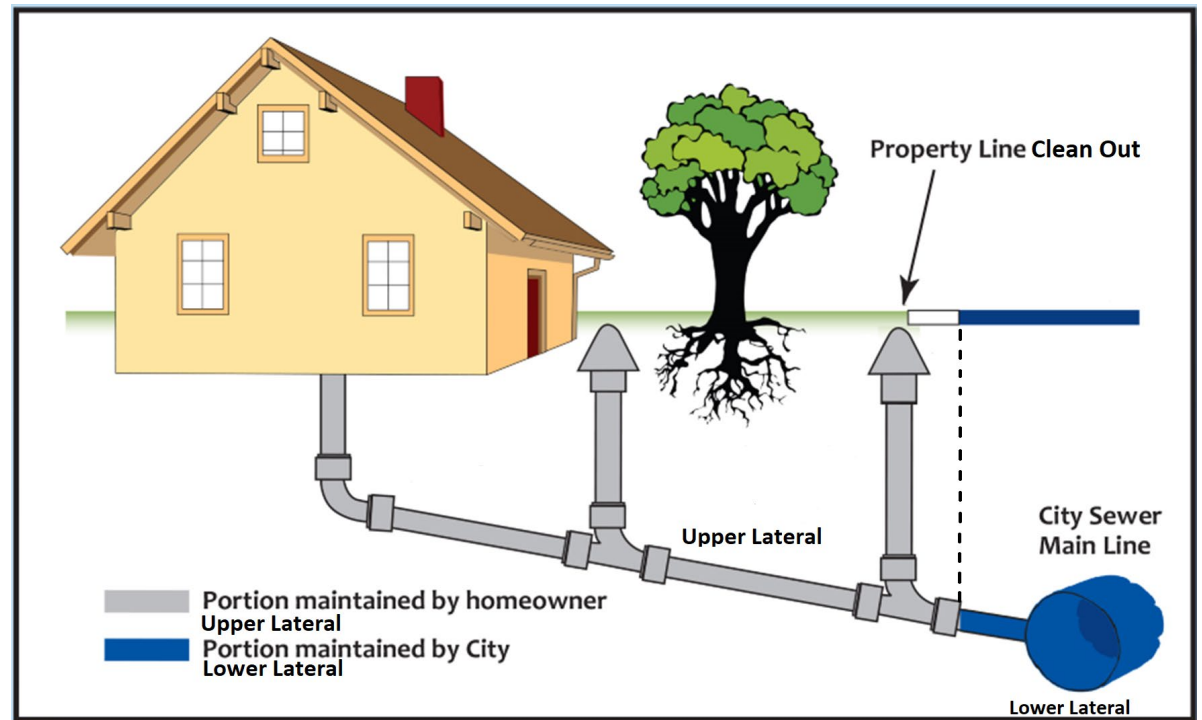


What part of the sewer line are customers responsible for?

The City side of the line starts at the main in the street and goes to the customer's sewer cleanout.

The customer's side of the service line goes from the sewer cleanout to the house and includes all plumbing inside the house.

Disconnecting the septic tank and reconnecting to Fort Worth's public sewer main - is at the owner's expense.

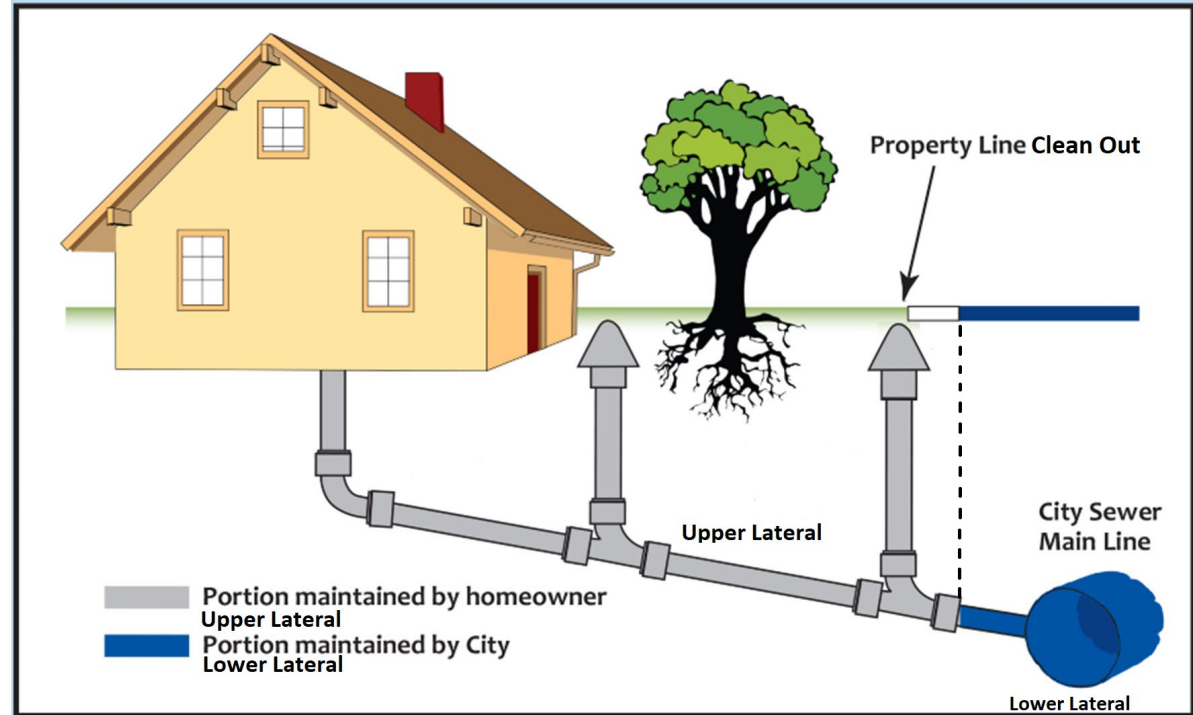


Do we need a plumber to install our private sewer service line?

A master plumber is required to install a private sewer service line from the residence to connect to the two-way cleanouts (pictured) at the property line that drain in to the sewer main.

A plumbing permit is required when sewer plumbing is installed, changed, moved or repaired. The application fee for the plumbing permit starts at \$60.

Call 817-392-2222 or email devcustomerservice@FortWorthTexas.gov.



Do we have to connect to City of Fort Worth water and sewer?

If you have not paid your water/sewer tap fee before construction ends you cannot connect to the City's mains until construction is complete, and, the project's two-year warranty has expired.

If you have paid your impact and tap fees you will get a water service line and meter box, and a sewer service line and 2-way sewer cleanout stub-out, for future connections to City of Fort Worth water and sewer.

Unauthorized connections to the City's water and sanitary sewer system are prohibited.

Please be advised that after the extension project is completed, a different tap fee will apply because the fee will no longer be based on the contractor's bid. The future tap fee will be higher than the fee that is established from the project bid prices.

How do I add water and sewer services to my bill if I already have an account for garbage collection?

Contact Water Applications at 817-392-8250 or email WaterApps@FortWorthTexas.gov.

The office is located on the lower level of Fort Worth City Hall at 200 Texas Street.

Hours are 8 a.m.-5 p.m., Monday-Friday.

Where can I get more information?

Go to www.FortWorthTexas.gov and type in the project number – 102994 - in the search bar on the home page. That will take you to the Wat Buddharatanaram Community Water & Sewer Main Extensions project page.

To get project page updates, scroll down to the bottom of the project page and click on “Subscribe to this page.”

The link to this PowerPoint and project summary/frequently asked questions will be linked to this project page.

How do I report an emergency or non-emergency?

Emergencies

Water main breaks, sewer backups - 24 hours a day
817-392-4477, Select Option 1

Water Call Center (non-emergency)

7 am to 7 pm Monday through Friday
817-392-4477
Closed City holidays



Download the MyFW app from the App Store or Google Play. You can report sewer overflows, leaks and water main breaks, missing or broken meter lids, water theft, water violations, no water service, water pressure issues and other sewer concerns.

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Thank you



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