

Toho Water Authority

Utility Line Extension Program Builder's Meeting

NOVEMBER 2, 2021

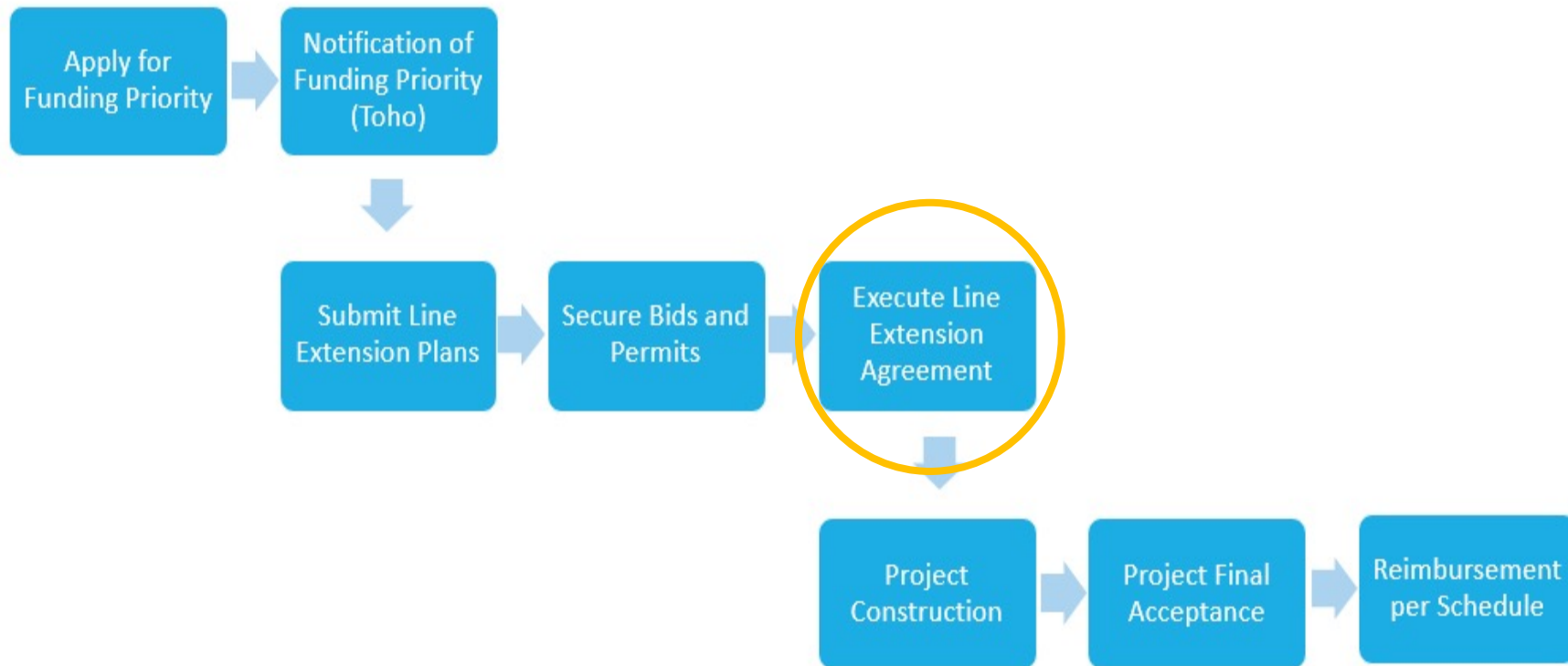


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Agenda

- Utility Line Extension Program Updates
 - Builder Line Extension Agreements
 - Schedule and Next Steps
 - Other
- Discussion

Builder Reimbursement Process



First Cycle Prioritization Results

Line indicates threshold for projected available reimbursement funding

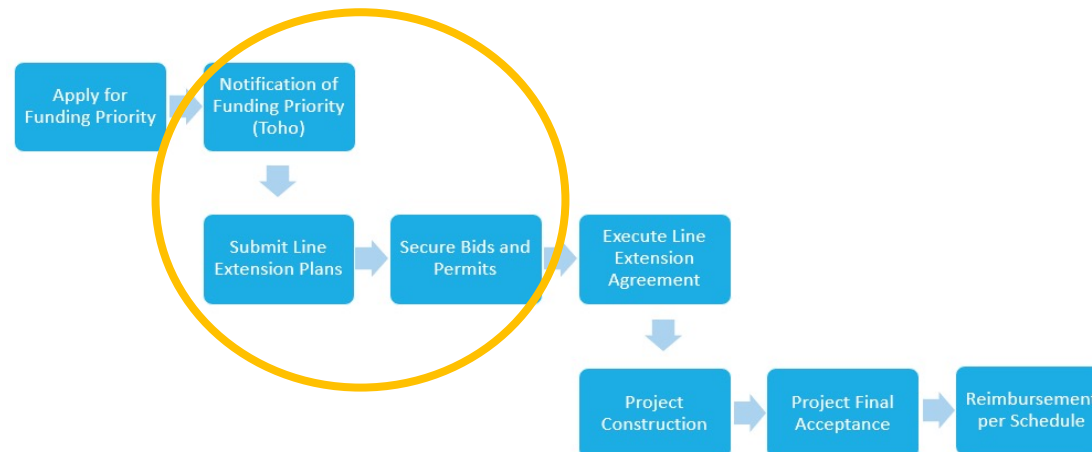
Line can move up or down based on actual bids submitted and CIAC fees received

Prioritization Assessment For Poinciana Utility Line Extension - (SEPTEMBER 2021)

APPLICATION	Proportion of builder-owned lots	Project readiness	Immediate connection commitment	Number of lots served/LF sewer	Project completes area	Complete appli- cation	RANK
Score scale: 1 - 5 points							
Arielle Dvlpmnt Corp - Rio Grande Dr	5	2	1	5	1	3	1
Maronda Homes - Vero Beach Way	4	2	1	4	2	3	2
Capital Hometrtrust Group - Sparrow Ct	5	2	1	4	1	2	3
Holiday Builders - Sparrow Ct	5	1	1	4	2	2	4
Maronda Homes - Athabasca Ct	4	2	1	4	2	2	5
K&B Art Craft Cabinets - Tern Ct	4	2	1	4	2	2	5
Holiday Builders - Spoonbill Dr	5	1	1	3	2	2	7
Holiday Builders - Spoonbill Ln	5	1	1	3	2	2	7
Maronda Homes - Rio Grande Dr	2	2	1	5	2	3	9
Maronda Homes - Carribbean Ct	4	2	1	2	2	3	9
Maronda Homes - Hillsborough Dr	2	2	1	5	1	3	11
Maronda Homes - Tench Ct	4	2	1	2	1	3	12
Five Bear Homes - Congo Dr	3	1	1	5	2	2	13
Maronda Homes - Tallahassee Ct	4	2	1	1	1	3	14
Maronda Homes - Rainbow Ct	1	2	1	5	1	3	15
Maronda Homes - St John's Ln	2	2	1	3	2	3	16
Maronda Homes - St John's Ct	3	2	1	2	1	3	16
Maronda Homes - Wahneta Dv	1	2	1	4	2	3	18
Maronda Homes - Baltic Ct	3	2	1	1	1	3	19
Maronda Homes - Teal Dr	2	1	1	3	1	3	20
Maronda Homes - Alafia Way	1	2	1	2	2	3	21
Maronda Homes - Orlando Ct	1	1	1	3	1	3	22
Maronda Homes - Starling Ct	1	2	1	2	1	3	23
Maronda Homes - Eloise Court	2	1	1	1	1	3	24
Maronda Homes - Warmouth Ln	1	1	1	2	2	3	25
Maronda Homes - Sarasota Ln	1	1	1	2	1	3	26
Stone Bay Construction - Sarasota Ct	3	1	1	1	2	1	27
Maronda Homes - Mediterranean Way	1	1	1	1	1	3	28

Agreement Execution with Toho Water

- Builder requirements before a Utility Line Extension Agreement will be executed:
 - Apply for funding reimbursement prioritization via Toho application process
 - Toho approved line extension plans
 - Secure three competitive construction bids from licensed underground contractors
- Draft Builder Line Extension Agreement is posted on Toho website



Builder Utility Line Extension Agreement – Construction Requirements

- Construction will begin within 90 days of Agreement execution
- Performance bond and payment bond in the amount of the value of the construction contract (proof of bonds to be provided to Toho prior to construction)
- Permits – Builder to secure all environmental resource, right of way utilization, FDEP utility construction and any other government permits and approvals required for the project prior to start of construction
- Insurance – Builder to procure and maintain per limits in Section 14 of Agreement
- Pre-construction meeting scheduled at least seven business days prior to commencement of construction (via CIACBuilder@tohowater.com)
- Maintenance surety with Toho's current standards and specifications

Builder Utility Line Extension Agreement – Inspections, Transfer of Project, Reimbursement

- Toho will perform inspections and witness testing during construction and after installation of Facilities is complete
- Builder will be reimbursed once the following events have occurred:
 - Inspection, approval and acceptance by Toho of the Facilities
 - Receipt and approval by Toho of the Maintenance Surety and Bill of Sale
 - Receipt and approval by Toho of the record drawings for the Facilities
 - Receipt by Toho of any utility easement or right of way in favor of Toho
 - Receipt of clearance from the FDEP for the Facilities
 - Builder's completion and Toho's acceptance of a completed and executed CIAC closeout checklist
- Fees due by Builder before Facilities are connected for service

Builder Utility Line Extension Agreement – Checklist for Completion

- To be provided at pre-construction meeting

Toho Water Authority CIAC Line Extension Closeout Checklist

Project Name: _____ Project Number: _____

	YES	N/A	Document	Notes	Date
Permits, Plans & Meetings	<input type="checkbox"/>	<input type="checkbox"/>	Builder's Utility Line Ext. Agreement	I	
	<input type="checkbox"/>	<input type="checkbox"/>	Approved Construction Plans		
	<input type="checkbox"/>	<input type="checkbox"/>	Three Bids Submitted		
	<input type="checkbox"/>	<input type="checkbox"/>	Certificate(s) of Insurance		
	<input type="checkbox"/>	<input type="checkbox"/>	Performance Bond		
	<input type="checkbox"/>	<input type="checkbox"/>	FDEP Water Permit		
	<input type="checkbox"/>	<input type="checkbox"/>	FDEP Wastewater Permit		
	<input type="checkbox"/>	<input type="checkbox"/>	Approved Shop Drawings		
	<input type="checkbox"/>	<input type="checkbox"/>	Florida Underground Utility License		
	<input type="checkbox"/>	<input type="checkbox"/>	FDEP Water Clearance		
	<input type="checkbox"/>	<input type="checkbox"/>	FDEP Wastewater Clearance		
	<input type="checkbox"/>	<input type="checkbox"/>	Private Lift Station License		
	<input type="checkbox"/>	<input type="checkbox"/>	Pre-Construction Meeting		
Fees	YES	N/A	Document	Notes	Date
	<input type="checkbox"/>	<input type="checkbox"/>	Performance Bond		
	<input type="checkbox"/>	<input type="checkbox"/>	Payment Bond		
	<input type="checkbox"/>	<input type="checkbox"/>	Sewer System Development Charge		
	<input type="checkbox"/>	<input type="checkbox"/>	Water System Development Charge		
	<input type="checkbox"/>	<input type="checkbox"/>	Sewer Connection Fee		
	<input type="checkbox"/>	<input type="checkbox"/>	Potable Water Meter Fee		
	<input type="checkbox"/>	<input type="checkbox"/>	Irrigation / Reuse Meter Fee		
Testing	YES	N/A	Document	Notes	Date
	<input type="checkbox"/>	<input type="checkbox"/>	Gravity Sewer - TV Inspection		
	<input type="checkbox"/>	<input type="checkbox"/>	Gravity Sewer - Low Air		
	<input type="checkbox"/>	<input type="checkbox"/>	Manhole Liner/Spark Test		
	<input type="checkbox"/>	<input type="checkbox"/>	Potable Water - Hydrostatic Pressure		
	<input type="checkbox"/>	<input type="checkbox"/>	Potable Water - Disinfection		
	<input type="checkbox"/>	<input type="checkbox"/>	Potable Water - BT Sample		
	<input type="checkbox"/>	<input type="checkbox"/>	Tracer Wire - Continuity		
	<input type="checkbox"/>	<input type="checkbox"/>	Density Reports		
	<input type="checkbox"/>	<input type="checkbox"/>	Pre-Final Inspection (Inspector Only)		
<input type="checkbox"/>	<input type="checkbox"/>	Final Inspection			
Closeout Items	YES	N/A	Document	Notes	Date
	<input type="checkbox"/>	<input type="checkbox"/>	Final Record Drawings		
	<input type="checkbox"/>	<input type="checkbox"/>	Recorded Utility Easements		
	<input type="checkbox"/>	<input type="checkbox"/>	Certified Cost of Construction		
	<input type="checkbox"/>	<input type="checkbox"/>	Maintenance Bond		
	<input type="checkbox"/>	<input type="checkbox"/>	Bill of Sale		
	<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Completion		
<input type="checkbox"/>	<input type="checkbox"/>	Joinder & Consent			

Fee Summary

- **Constructor owned lot**

- No CIAC
- Typical Water SDC - \$2,415
- Water Meter - \$325
- Admin Water - \$488
- Typical Sewer SDC - \$3,450
- Sewer Connection - \$125
- Admin Sewer - \$488
- Agreement Recording - \$28.50

- **Non-constructor owned lot**

- **Water CIAC - \$5,151**
- Typical Water SDC - \$2,415
- Water Meter - \$325
- Admin Water - \$488
- **Sewer CIAC - \$12,763**
- Typical Sewer SDC - \$3,450
- Sewer Connection - \$125
- Admin Sewer - \$488
- Agreement Recording \$28.50

Notes:

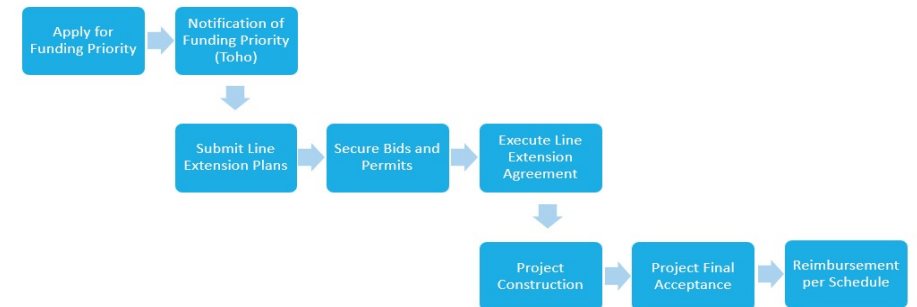
- System Development Charge (SDC) values assume single family home 4 bedrooms and less
- SDCs and connection fees are currently under review and may change before next application round

Next Cycle – Tentative Dates & Schedule

- December 7, 2021 – December Builder Meeting
- January 11, 2022 – January Builder Meeting
- *January 18, 2022* – Applications open for second round
- March 1, 2022 – Funding applications due
- March 2022 – Toho review/prioritization of funding applications
- April 1, 2022 – Toho approval of second round of funding prioritization

Builder Next Steps

- If participant from first application cycle:
 - Get construction plans approved
 - Secure three competitive bids
 - Prepare for Builder Line Extension Agreement and responsibilities
 - Execute Agreement by March 1, 2022 to maintain reimbursement prioritization spot
- If preparing a project not included in first application cycle:
 - Utility Availability Letter (dated after March 2021)
 - Get construction plans approved
 - Seek letters of intent to submit with application
 - Prepare for next application round (opens late January 2022)



Other Program Updates

- Toho-led Updates
 - Village 7 Neighborhood 2 East
 - Punta Gorda Drive
- Line Extension Program Contact Details
 - Email: ciacbuilder@tohowater.com
 - Phone: 407.483.3854

Questions?

CIACBUILDER@TOHOWATER.COM

407.483.3854



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