



July 12, 2023

Project: Huguenot Hills Public Sewer and Water Service Project

RE: Project Update & Anticipated Construction Schedule

Dear Property Owner:

This letter is to inform you that the first phase of the public water and sewer improvements for the Huguenot Hills neighborhood will soon be moving towards construction. A brief project background, explanation of construction phasing, and the construction bid schedule for this project are summarized below. Additionally, attached to this letter is an exhibit showing the alignments of the new water and sewer lines throughout the neighborhood.

Project Overview & Background

Due to the age of neighborhood waterlines, lack of fire flow capabilities, and lack of access to public sewer services, the Huguenot Hills neighborhood was identified as needing water system upgrades and sewer system installation in the County's Utility Master Plan and was subsequently included in the Department of Public Utilities' (DPU) Capital Improvement Plan. Preliminary engineering for the project began in 2021 followed by engineering design and field services in 2022. So far this year, the project design team has completed permitting and easement acquisition, and the project was recently released for construction bidding.

Explanation of Construction Phasing

Phase 1: County Water & Sewer Improvements

The first phase of this project is to replace the existing neighborhood water system and install new public sewer lines for future connection availability. The new waterlines will be sized adequately for fire protection and hydrants are planned throughout the neighborhood. Additionally, new water service lines will be installed from the new water mains to the meters of existing customers. The new water service connections will be installed at no cost to existing water service customers. All public water and sewer lines installed for this project will be located within existing right-of-way and/or utility easements. Customers may experience brief service interruptions as the new connections are made and the contractor will be required to notify you in advance of the timing and duration.

Phase 2: Private Sewer Connections

The new neighborhood sewer system will consist of a low-pressure sewer system (LPSS) as outlined in the Preliminary Engineering Report; therefore, each connection to the LPSS will require the customer to install and maintain a grinder-pump system. As explained at the last project community meeting, the county will provide these pump systems to existing neighborhood residents and businesses who wish to connect to the new sewer system as part of this project, however, please note that there is no sewer connection requirement for existing neighborhood residents and businesses.

Once a contract for Phase 1 has been awarded, additional details and guidance on how to apply for a public sewer connection will be provided in future correspondence and will address sewer connection fees, financing options for connection fees, installation responsibilities of property owners and the county, and bi-monthly billing procedures for public sewer services.

Construction Bid Schedule

Below is the current bid schedule for Phase 1 construction. Once a contract has been awarded and more information regarding the construction schedule is available, current area property owners will be notified.

Construction Bidding Date Activity/Event:

- June 30, 2023 – Invitation for Bid (IFB) Issued/Posted
- August 1, 2023 – Sealed Bids Due
- September 6, 2023 – Contract Award

If you have any questions regarding this project, please contact our office at (804) 556-5835 or utilities@goochlandva.us, and thank you in advance for your cooperation.

Sincerely,



Matt Longshore, PE
Director of Public Utilities

Cc: Krystal Onaitis, Deputy County Administrator
Victor Carpenter, County Administrator
Ken Peterson, District 5 Supervisor

