



YOUR GOALS. OUR MISSION.

ETSA-G1501

February 4, 2016
info@theesa.org

Authority Commissioners
Eatontown Sewerage Authority
Municipal Building
47 Broad Street
Eatontown, NJ 07724

Re: Engineer's Status Report – January 2016

Dear Commissioners:

Enclosed herein is my report on project status and issues for the month of January.

The following is the status of Capital Projects in progress:

1. **Capital Improvement Program Year 2:** Aqua Infrastructure continued rehabilitation work in areas off of Highway 35 during the month and has initiated the lining work. Aqua continued coordination with NJDOT for performing additional cleaning and TV work on Route 35 and for the lining to be installed the week of February 8, 2016. We have reviewed the contractor's first payment request and are awaiting the signed Payment Certificate No. 1 for transmittal to the Authority.

A change order extending the contract period at no additional cost to ESA has been prepared and executed. It has been forwarded to ESA under separate cover.

2. **Highway 35 Sewer Repair:** In late December, Kiely completed final paving associated with the filling and abandonment of the 2 sewer sections on Highway 35. T&M is awaiting a payment request for review and approval.
3. Potential Future Capital projects were discussed at the Authority's January meeting:
 - a) **Manhole Rehabilitation:** Under the Authority's current Capital Program, the final items included under Year 3 of the easement sewers are still to be completed. These items include various types of manhole rehabilitation such as frame and cover work, bench and channel reconstruction, grouting of manholes and lining of manholes. The construction cost of this work was previously estimated at \$205,000. Authority staff have recently requested additional manhole work be added to this project to address frame and cover problems throughout the Borough. Authority staff have identified over 200 manholes requiring frame and/or cover work which could add approximately \$200,000 to the project construction cost.
 - b) **Lining of all Sanitary Sewer in Easements:** Based upon our records, there are approximately 45,200 LF of sewer located in easements. Of this total, approximately 12,200 LF has been previously lined, which leaves 33,000 LF unlined. This 33,000 LF of pipe has been television



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inspected within the past six years. Most of the pipe was found to be in good condition except for approximately 2,100 LF which are proposed to be lined under the current Year 2 capital project. An estimated construction cost to line the remaining 31,000 LF is in the range of \$2,500,000 to \$3,000,000. Lining easement sewers will extend the useful life of the pipes and minimize the chances of potential collapse.

- c) **Brookwood Pump Station Upgrades:** The Authority wishes to upgrade this station including replacing the aging wet well mounted vacuum primed pumps with new submersible pumps and replacing the generator with a natural gas unit. The estimated construction cost for this project is \$400,000. A proposal was previously provided to the Authority; however, the work did not include the generator replacement.
- d) **Force Main Inspections:** ESA has 13 pump stations/force mains in its collection system. The force mains are generally 4" to 6" diameter. The Authority wishes to investigate options to inspect the force mains to determine condition of the piping.
- e) **Generator Upgrades:** ESA currently has old diesel generators at its Deepwood and Old Deal Road Pump Stations. The Authority desires to replace these generators with new natural gas generators which will be more reliable and require less maintenance. The Authority has also requested consideration for installing a new generator and ATS for the DPW garage. Additional information is required to determine size and cost of the generator and ATS for the garage; however, the estimated construction cost for the generator replacement at the two pump stations is approximately \$150,000.

Pending direction from the Authority, T&M can prepare engineering services proposals for the Manhole Rehabilitation work, the Brookwood Pump Station Upgrades, and the Generator Upgrades. Regarding the lining of sewers in easements, it was our recommendation that this work be considered a lower priority and deferred for more critical repairs. Lastly, T&M is gathering information regarding force main inspection technology alternatives and costs and will provide a letter report under separate cover.

- 4. **Old Deal Road Pump Station (ODRPS):** As a result of electrical issues, the ESA pumps at ODRPS were damaged and required major repair. At the request of ESA, T&M met with the Superintendent at the station to review electric service, panels, controls, etc. Based on our inspection, a letter was prepared recommending installation of phase protection, contacting JCP&L to request service change, and revisions to the settings of the automatic transfer switch (ATS) for the generator. It is understood the phase protection is installed and settings for the generator ATS have been changed. Additionally, T&M has requested, on behalf of ESA, that JCP&L modify the service to the station. Note this process will likely take several months to complete.
- 5. **Sanitary Sewer Bypass Pump Equipment:** As requested by the Authority, T&M investigated acquisition of a sewage bypass pump to replace ESA's existing unit. The work entailed review of



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pumping conditions at the Authority's 13 pump stations, evaluation of options and solicitation of quotes. Findings are summarized in a letter transmitted to ESA under separate cover.

No development projects were reviewed during this reporting period:

The following projects were reviewed during previous reporting period(s) with continuing comment or awaiting inspection.

6. **Audi of Eatontown (Block 2401, Lot 55)**: T&M reviewed the video of the additional lateral that was installed to confirm construction was satisfactory. The lateral installation was found to be acceptable although there was some sand in the line that requires cleaning. A letter has been forwarded to the applicant requesting cleaning of the lateral pipe. Construction of the O/W separator at the rear of the building remains to be completed.
7. **Lightbridge Academy** – The applicant's engineer resubmitted documents in accordance with the second engineering review letter which was issued August 27, 2015. The revised documents were reviewed and found to be acceptable. Under separate cover, T&M issued a letter dated recommending final approval subject to receipt of final plans and payment fees.
8. **Michaels Plaza Habit Burger** – The applicant's engineer finalized and submitted the requested updated as built plans reflecting the minor changes made to the final plans and also submitted certification that GI capacity is sufficient to eliminate the need for a flow control device. T&M subsequently prepared and transmitted a final closeout letter dated November 30, 2015 to ESA.
9. **Monmouth County SPCA Food Pantry**: Sewer lateral construction for the food pantry addition has been completed and the connection to the system was observed by the Borough Building Department. Based on the inspection, the construction was determined to be acceptable and T&M transmitted a letter to ESA on November 30, 2015 recommending project closeout. The letter also advised that due to the nature of the improvements being on private property, a maintenance bond would not be required.
10. **Enterprise**: Under this project, the Applicant proposes to add an oil/water separator in a car preparation bay. T&M reviewed submittals and issued a final review letter dated October 20, 2015 and recommended approval of the project subject to receipt of final sealed plans.
11. **Affordable Housing Alliance-Spring House (Block 1401, Lot 32)**: The project is to construct a multi-family building with 7 units and a new 6 inch lateral. Additional information has been received in support of the application and in response to our July 31, 2015 letter. A letter was issued October 1, 2015 recommending final approval subject to receipt of final plans and payment of fees. Final plans were received.
12. **PHO 99 (Block 2304, Lot 62)**: No change since T&M issued final review letter dated September 24, 2015 and recommended approval of the project subject to receipt of final sealed plans and a final estimate.



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13. **7 Meridian:** T&M has reviewed a video of the lateral for this facility provided by ESA staff. The lateral connects to a drop manhole. Our review indicates the lateral is in satisfactory condition and no defects were observed.
14. **Voyager's Schools** – No change since third engineering review letter was issued August 27, 2015.
15. **Commercial Plaza 35, LLC (Eatontown Shopping Center-Block 3801, Lots 21 and 22):** No change since the second engineering review letter issued on August 25, 2014.
16. **Quick Chek (Block 2302, Lot 1):** No change since the first engineering review letter issued on December 23, 2014.
17. **MVs Best, 132 Lewis Street:** No change since last review letter issued on April 17, 2015.
18. **Atlas Cafe (Block 201, Lots 6):** At the request of the Authority, T&M issued a collections letter to the applicant on June 3, 2015.
19. **Park Estates (Block 2803, Lots 19 and 22):** This project includes 9 residential homes with sewer service via a new 8 inch sanitary sewer extension and 4 inch lateral. The project was approved at the July Monthly Board Meeting subject to compliance with the Engineer's comments and payment of fees. No further action is required at this time.

If you have any further questions, please do not hesitate to contact me.

Very truly yours,

CHRISTINE A. BALLARD, P.E.
EATONTOWN SEWERAGE AUTHORITY
ENGINEER



JOHN J. MCKELVEY, PE
SUPERVISING ENGINEER

CAB:JJM:scb

cc: Theodore Lewis, Executive Director
Richard Johnson, Superintendent
John Bonello, Esq., Authority Attorney