

# **Alachua County Recovery Plan**

## **State and Local Fiscal Recovery Funds**

County Government Santa Fe Hills  
Water System

## GENERAL OVERVIEW

### **Executive Summary**

A completely upgraded water supply system within the Santa Fe Hills subdivision, complete with new water mains, meters, and services lines along residential frontages, with the intent to consider turning over the entire system to the City of Alachua.

### **Uses of Funds**

*Santa Fe Hills is a subdivided neighborhood located in unincorporated Alachua near the city limits of Alachua. The subdivision entrance is located on NW 168th Ave. at the intersection with NW 173rd St. (CR 235A), just west of Santa Fe High School. The entire subdivision is approximately 30 acres in size and contains 87 lots, several of which are vacant. The residents of Santa Fe Hills primarily receive their potable water from the Santa Fe Hills Water System, whose water plant is located on Lot 46 (Alachua County Tax Parcel 03043-046-000) within the subdivision.*

*Originally a privately owned facility, the Santa Fe Hills Water System was constructed in 1966 with the intent to provide potable water to local residents who had no other available water source at the time. The system was originally constructed by an owner/developer who subdivided his property in 1957 to create Santa Fe Hills. The owner/developer operated the system until 2002 when they notified Alachua County with their intent to abandon the facility. Alachua County took over operation and maintenance of the system in 2002. The County inherited an aged water system that was lacking in detailed design information. The system has been operated by Alachua County ever since, and the system has proven to be maintenance intensive and there have been some issues with source water quality with the presence of fecal coliform.*

*A judge, in 2002 ordered that the County be placed in receivership of the water system, the County has maintained the system and struggled to keep it in compliance with Florida Department of Environmental Protection (FDEP) requirements due to the age of the system and potential contaminants to the well source. Frequently during the monthly testing of the water system, one or both wells have tested positive for fecal coliform and the plant has had to switch wells or issue boiled water notices till the well can be purged with decontaminants and the wells test negative for fecal coliform. Changing the source of the drinking water by upgrading the system and connecting it to the City of Alachua's water system should improve the public health (EC 1) for the residents of Santa Fe Hills. Additionally, the infrastructure (EC 5) is deteriorating due to the age of most of the system being over 50 years old and that much of the original Santa Fe Hills water main was constructed with PVC electrical conduit. Using PVC electrical conduit for water main construction can pose several significant problems. For example, the electrical conduit is not designed to be pressurized as it is less flexible than preferred PVC water main material. Without the flexible PVC plasticizers of a Schedule 40 or C900 water main, an electrical conduit runs a much higher risk of failure. The fire hydrants are not in compliance with Alachua County fire code. Additionally, since it was built as a privately owned*

facility, the water meters were placed in the back of the properties which causes access issues for maintenance and meter reading.

### **Promoting equitable outcomes**

*This is the only water system that Alachua County oversees the operations for so there was not multiple equity factors in the selection of this project but based upon the fact that most of this subdivision was built in the middle 1960's and the regular inability of the customers to pay their water bills timely, the upgrading of the water system in this subdivision is expected to help the historically underserved, marginalized, or adversely affect groups of citizens in the neighborhood.*

### **Community Engagement**

*Because this infrastructure project will directly affect the essential delivery of water services and the citizens properties, it is expected that the citizens of this neighborhood will be involved through every step in this process from design, bidding, and construction. This engagement will be done through stakeholder interviews, sharing of project proposals, and public notices at the current water plant as well as written notifications with their water bills. This project is to follow the County's Equal Opportunity mission and goals of the program and adhere to a standard of excellence in customer service to employees and citizens. The Office promotes the County's Diversity and Inclusion Standard as follows:*

*"Alachua County government embraces diversity and values the unique distinctions among our employees and the people we serve. Our goal is to create an environment that supports a legacy of respect for people and place."*

### **Labor Practices**

*ACBoCC supports quality workforce practices. In 2016, ACBoCC Established by Ordinance #16-15 of the County's Purchasing Code the Alachua County Government Minimum Wage (GMW) requirement for certain contractors and subcontractors providing selected services to Alachua County Government.<sup>67</sup> A contractor or subcontractor providing a covered service to the County shall pay to all of its covered employees the established GMW. For fiscal year 2022, the GMW is \$16 per hour with qualifying health benefits amounting to at least \$2 per hour. For contractors not offering health benefits, the GMW is \$18 per hour.*

### **Use of Evidence**

*Since this project is an upgrade of existing infrastructure to improve public health by upgrading an aging water system, there will be no evidence-based interventions and or program evaluations other than the progress of the construction project.*

### **Performance Report**

*The performance of this project will be tracked through milestones during the design, bid and construction phases of the project. The milestones for the design phase are 30%, 60% and*

90% designed. The milestones for bidding are ready for bid, out to bid, and bid/contract awarded. Construction is tracked as a percentage of project complete till attaining substantial completion and final completion.

## **PROJECT INVENTORY**

*In this section, jurisdictions should provide a description of each project undertaken. See Section C(8) on page 39 and 40 of the Reporting Guidance for additional information. Below is an example of how to present the information noted in the Reporting Guidance, which incorporates project details as well as evidence and performance measure information outlined in the relevant sections above. This information should be replicated for all of the jurisdiction's projects.*

*Recipients have flexibility in the presentation and format of their Project Inventory, provided it includes the minimum required information. Recipients have the option of downloading a spreadsheet of the information entered into their Project and Expenditure Report to assist them in creating the Project Inventory in their Recovery Plan. However, recipients must ensure that their Project Inventory contains the additional information required by this guidance, including but not limited to information about performance measures and evidence/evaluation for each project. In all cases, recipients must post publicly (and submit to Treasury) a single PDF file of their Recovery Plan, which includes the Project Inventory.*

### **Project**

Project: Santa Fe Hills Water System

Identification Number: TBD

Funding amount: \$1,250,000

Project Expenditure Category: Public Health (EC 1), Water, sewer, and broadband infrastructure (EC 5)

### **Project Overview**

- *A completely upgraded water supply system within the Santa Fe Hills subdivision, complete with new water mains, meters, and services along residential frontages, to consider turning over the entire system to the City of Alachua.*
- *The upgrading of the water system in this subdivision is expected to help the historically underserved, marginalized, or adversely affect groups of citizens in the neighborhood.*

### **Use of Evidence**

- *Since this project is an upgrade of existing infrastructure to improve public health by upgrading an aging water system, there will be no evidence-based interventions and or program evaluations other than the progress of the construction project.*

### **Performance Report**

- *The performance of this project will be tracked through milestones during the design, bid and construction phases of the project. The milestones for the design phase are 30%, 60% and 90% designed. The milestones for bidding are ready for bid, out to bid, and*

*bid/contract awarded. Construction is tracked as a percentage of project complete till attaining substantial completion and final completion.*

*Timeline for Project*

- *October 2022: adjust scope for consultant for compliance with Federal requirements submitted through OpenGov to procurement*
- *November 2022-March 2023: Issue RFP for Professional Services for the Design, Permitting, and Construction Engineering & Inspection (CEI)*
- *April 2023 – June 2023: Review and Rank responses to RFP for Professional Services and Award contract for Professional Services for the Design, Permitting, and Construction Engineering & Inspection (CEI).*
- *June 2023 – January 2024: Design and Permitting of project.*
- *January 2024 – April 2024: Bid and Award of Construction project.*
- *May 2024 – December 2024: Construction of Water Lines and all necessary connections as per design requirements.*
- *January 2025 – March 2025: Transfer of Utility to City of Alachua.*