



WSSC Sewer and Storm Line Improvements at Elizabeth Square

(P092301)

Category	Housing Opportunities Commission	Date Last Modified	01/03/23
SubCategory	Housing (HOC)	Administering Agency	Housing Opportunities Commission
Planning Area	Silver Spring and Vicinity	Status	Final Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Site Improvements and Utilities	1,225	-	-	1,225	1,225	-	-	-	-	-	-
TOTAL EXPENDITURES	1,225	-	-	1,225	1,225	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	1,225	-	-	1,225	1,225	-	-	-	-	-	-
TOTAL FUNDING SOURCES	1,225	-	-	1,225	1,225	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	-	Year First Appropriation	FY23
Cumulative Appropriation	1,225	Last FY's Cost Estimate	1,225
Expenditure / Encumbrances	-		
Unencumbered Balance	1,225		

PROJECT DESCRIPTION

Sewer Line Upgrades-

HOC's original 2017 Sewer and Storm Line improvement plans were approved by WSSC for Elizabeth Square and included the replacement of the 10-inch sewer line with 12-inch line. The sewer line to be replaced was on the west portion of the Washington Metropolitan Area Transit Authority ("WMATA") and CSX tracks and did not go under the tracks. The current proposed Purple Line Development sewer line replacement conflicted with the approved HOC sewer plan from 2017. The Purple Line was required to design an alternate route under the tracks. The Purple Line Plan ("PLP") was approved by WSSC for this alternative route, and is a 10-inch line replacement. WSSC will no longer accept the HOC 2017 plans and is now requiring HOC to install at minimum a 15-inch sewer line along the alternate route to meet the capacity of the Elizabeth Square and the proposed HOC Headquarters building at Fenwick Lane and Second Avenue. They have instructed HOC to work with the PLP to ensure the revised plans are in effect before The Leggett, formerly known as Elizabeth House III, and the South County Regional Recreation and Aquatic Center ("SCRRAC") building obtain final occupancy permit.

Temporary Storm Line Installation-

The current approved contract documents indicate that the new Capital Crescent Trail (located in between Elizabeth House and CSX/Washington Metropolitan Area Transit Authority (WMATA) tracks), including the associated retaining wall, trail and storm systems will be completed by the Maryland Transportation Authority (MTA)/Purple Line. The HOC project will eventually connect into these Capital Crescent Trail storm systems in order to achieve final inspections. However, MTA/Purple Line is not scheduled to install these Capital Crescent Trail storm systems until after the HOC project completion date. As a result, HOC must install a temporary 15-inch storm line to accommodate the Elizabeth House III and South County Regional Recreation and Aquatic Center (SCRRAC) project until MTA/Purple Line is completed.

LOCATION

1315 Apple Avenue, Silver Spring MD. 20910

COST CHANGE

Cost increase due to additional costs for installing the upgraded sewer line and temporary storm line at the Elizabeth Square development.

PROJECT JUSTIFICATION

There is a need to replace the 10-inch sewer line with a minimum 15-inch line because the flows are too low to meet capacity for Elizabeth Square, including the SCRRAC, and HOC office building. The storm work was previously to be undertaken by MTA per the Purple Line project. However, the MTA work has been delayed beyond HOC's projected occupancy date. The sewer and storm line upgrades must be implemented prior to Elizabeth House III and SCRRAC receiving a final certificate of occupancy.

FISCAL NOTE

The total estimated projected costs for installing the upgraded sewer line and temporary storm line is \$1,225,000. Installation of the minimum 15-inch sewer line is estimated at \$950,000 and includes hard costs of \$750,000, soft costs of \$100,000, and a contingency of \$100,000. Installation of the 15-inch temporary storm line is estimated at \$275,000 which includes hard costs of \$100,000, soft costs of \$75,000, and a contingency of \$100,000.

FY23 supplemental in Current Revenue: General for the amount of \$520,000.

COORDINATION

Department of Finance, Department of Housing and Community Affairs, Department of Permitting Services, Department of General Services, and Maryland Transportation Authority.