



TOWNSHIP OF NORTH FAYETTE

ORDINANCE NO. 526

AN ORDINANCE OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING SEWER CONNECTION AND TAPPING FEE SCHEDULES FOR THE ROBINSON RUN WATERSHED SEWERAGE FACILITIES AND FOR THE MONTOUR RUN WATERSHED SEWERAGE FACILITIES.

WHEREAS, the Township of North Fayette ("Township") provides wastewater collection services to its residents in accordance with the Second Class Township Code and applicable provisions of the Municipal Authorities Act, including Act 57 of 2003;

WHEREAS, the Township, pursuant to the authority vested in it by law, has developed and operates a wastewater collection and interceptor sewer system (System) which services certain built-up areas of the Township;

WHEREAS, the System is divided into two separate watersheds; namely, the Robinson Run Watershed and the Montour Run Watershed;

WHEREAS, as provided by law, this ordinance establishes distinct and separate rate schedules for areas of the Township served by the Montour Run Watershed and for the areas of the Township served by the Robinson Run Watershed.

WHEREAS, as required by law, the Township must establish rates and fees for use of and connection to its wastewater collection and interceptor sewage facilities based on a prescribed formula as provided under Act 57 of 2003;

WHEREAS, Act 57 of 2003 requires that upfront fees established for use of and connection to its sewage facilities be comprised of various components, including a Capacity Part and a Collection Part, which are derived from a duly commissioned study of same by the Township Engineer;

WHEREAS, the Township has commissioned its duly appointed Engineering consultant to perform rate studies both for areas of the Township within the Montour Run Watershed and for areas of the Township within the Robinson Run Watershed and to calculate separately for each Watershed the allowable basis for such fees within each area in accordance with Act 57, the findings and conclusions of which are set forth in Exhibit 'A' hereof, which is attached hereto and made a part hereof.

WHEREAS, in accordance with Act 57, the Township wishes to establish updated schedules of fees for use of and connection to its two separate sewage facilities, specifically, for areas of the Township within the Montour Run Watershed and for areas of the Township within the Robinson Run Watershed;

NOW, THEREFORE, as authorized by Act 57, and based upon the duly authorized and commissioned rate study findings set forth in Exhibit 'A' hereof, the Township of North Fayette hereby ordains and adopts, and establishes as the updated schedules of fees for use of and connection to its two separate sewage facilities, specifically, (1) for areas of the Township within the Montour Run Watershed and (2) for areas of the Township within the Robinson Run Watershed, the maximum rates permitted under law as set forth in Exhibit 'A' hereof, which Exhibit 'A' is incorporated herein and made a part hereof. The rates may be revised from time to time by resolution of the Board of Supervisors and as stated in the Township Fee Schedule.

REPEALER.

This Ordinance shall repeal and replace all prior ordinances or parts thereof which are inconsistent herewith, including but not limited to Ordinance No. 248 of 1992, as amended by Ordinance No. 260 of 1992 (pertaining to the Robinson Run Watershed), Ordinance No. 252 of 1992, as amended by Ordinance No. 261 of 1992 (pertaining to the Montour Run Watershed), and Ordinance No. 391 of 2008 (pertaining to both the Robinson Run Watershed and Montour Run Watershed).

SEVERABILITY.

That if any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

EFFECTIVE DATE.

That this Ordinance shall take effect immediately upon enactment as provided by law.

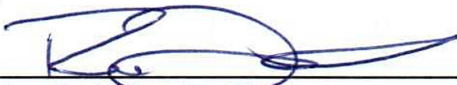
ENACTED AND ORDAINED into Law this the 11th day of June 2024.

ATTEST:

TOWNSHIP OF NORTH FAYETTE


James R. Mangan
Township Manager


James Morosetti, Chairman


Robert Doddato, Vice Chairman


Mark O'Donnell, Treasurer

APPROVED AS TO FORM:


Michele McPeak Cromer, Esquire
Township Solicitor

EXHIBIT 'A'

PENNSYLVANIA LEGISLATIVE ACT 57

CAPITAL CHARGES STUDY



LSSE: (412) 264-4400
Rabell: (814) 756-4384
Senate: (412) 826-5454
www.lsse.com

LSSE

Rabell

Senate

May 6, 2024

S. O. No. 0448-66

VIA EMAIL ONLY
(manganj@northfayettepa.gov)

Mr. James R. Mangan
Township Manager
Township of North Fayette
400 North Branch Road
Oakdale, Pennsylvania 15071

**Subject: Pennsylvania Legislative Act 57
Capital Charges Study
Service Connection Fee Analysis (Draft)**

Dear Mr. Mangan:

Transmitted herewith is the Act 57 Service Connection Fee Analysis (Draft) for the Township’s review and comment.

LSSE recommends the following tap fee amounts:

- ◆ Montour Run \$7,500.00 / EDU
- ◆ Robinson Run \$8,500.00 / EDU

Should you have any questions, please contact me directly.

Sincerely,

Kevin A. Brett, P.E.

KAB/nlk

Attachment

cc/att: Andrew H. Hartwell, Assistant Manager - North Fayette Township (hartwella@northfayettepa.gov)
Marilyn Jordan, Township Admin Secretary - North Fayette Township (jordanm@northfayettepa.gov)
Michele Cromer, Township Solicitor (mcromer@grnlaw.com)

- Coraopolis, PA (Headquarters)
- Aliquippa, Beaver County, PA
- Greensburg, Westmoreland County, PA
- Dublin, Franklin County, OH

- Albion, Erie County, PA

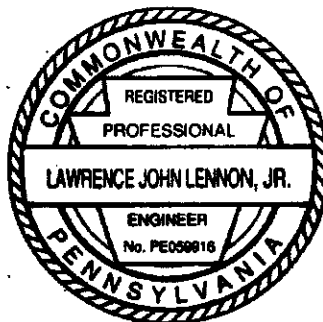
- Pittsburgh, Allegheny County, PA
- White Oak, Allegheny County, PA
- Kittanning, Armstrong County, PA
- Washington, Washington County, PA

PENNSYLVANIA LEGISLATIVE ACT 57 CAPITAL CHARGES STUDY

Prepared For

TOWNSHIP OF NORTH FAYETTE
400 North Branch Road
Oakdale, Pennsylvania 15071

APRIL 2024



LSSE • Rabell • Senate

848 Fourth Avenue, Coarsopolis, PA 15108
(412) 264-4400 • (412) 264-1200 Fax

**HB NO. 51
ACT NO. 2003-57
SERVICE CONNECTION FEE ANALYSIS
FOR THE
TOWNSHIP OF NORTH FAYETTE**

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**HB NO. 51
ACT NO. 2003-57
SERVICE CONNECTION FEE ANALYSIS
FOR THE
TOWNSHIP OF NORTH FAYETTE**

Prepared By:

LSSE, Inc.
846 Fourth Avenue
Coraopolis, Pennsylvania 15108-1522

April 24, 2024

INTRODUCTION:

The Township of North Fayette (Township) authorized LSSE, Inc. (LSSE) to update the service connection fees relative to revisions in the regulations in accordance with the current Pennsylvania Act 57 of 2003 (Act 57) requirements. This update is a revision to the 2008 adopted Act 57 Analysis prepared by HDR Engineering, Inc. (HDR) for the Township, and was conducted for connection to the Township of North Fayette sanitary sewer system.

Act 57 identifies three components of the service connection fee: (1) connection fee, (2) customer's facility fee, and (3) tapping fee. These components are defined as follows:

- 1) Connection Fee: Recoverable costs for connection from mainline to the site tee, property line, right-of-way, easement boundary line, etc. This fee component must be based on actual costs to the Township
- 2) Customer's Facilities Fee: Customer Facilities Fees are for costs from the site tee/property line to the building being served. This fee component must be based on actual costs to the Township.
- 3) Tapping Fee: The Tapping Fee encompasses all capital costs pertaining to the construction of capacity related infrastructure such as the collection system, interceptors, lift stations, treatment plants, etc. Under the Act, the Tapping Fee is computed in separate "parts";

- (1) Capacity Part
 - (a) Existing Facilities
 - (b) Future Facilities
- (2) Collection Part
- (3) Special Purpose Part
- (4) Reimbursement Part

SANITARY SEWER SYSTEM

Connection Fee Component – This fee component must be based on actual costs to the Township. The Township of North Fayette customers are responsible for constructing the sewer lateral from the mainline to the site tee (property line) for the building being served. A representative of the Township inspects and observes testing prior to backfill. The Township charges a flat rate of \$250.00 for Application, Inspection, Testing, and Administrative costs, Table 1.

TABLE 1 CONNECTION FEE	
Application, Inspection, Testing & Admin. Costs	\$250.00
TOTAL	\$250.00

Customer Facilities Fee Component – This fee component must be based on actual costs to the Township. The Township of North Fayette customers are responsible for constructing (or replacement of) the sewer lateral from the site tee (property line) to the building being served.

The Township does not assess a Facilities Fee for new structure connection, as the inspection portion of the line and associated permitting is administered by the Allegheny County Health Department (ACHD). This fee is not applicable to the Township of North Fayette, Table 2.

TABLE 2 CUSTOMER FACILITIES FEE	
Township Inspection	Not Applicable

Tapping Fee Component - Encompasses all capital costs pertaining to the construction of capacity related infrastructure such as the collection system, interceptors, lift stations, treatment plants, etc. As enumerated in the Act, *“The cost of capacity related facilities... shall be based upon their historical cost trended to current costs using published cost indices or upon the historical cost-plus interest and other financing fees paid on debt financing such facilities.”*

Capacity Part: Capital Replacement Costs – The Capacity Part is typically applied when the Township owns/maintains, or is planning the acquisition or construction and subsequent ownership of, wastewater treatment facilities, interceptor sewers, etc.

The Township of North Fayette does not own/maintain wastewater treatment facilities. Flows from the Township’s collection system are conveyed for downstream treatment by third-party Authorities based on sewershed. The

Township of North Fayette has two general sewer service areas, the Montour Run sewershed and the Robinson Run sewershed.

Sewage flows from the Montour Run sewershed are conveyed to the Moon Township Municipal Authority (MTMA) system for treatment via conveyance through MTMA's Montour Run interceptor sewer under a Sewer Treatment Service Agreement dated February 3, 1972.

The Robinson Run portion of North Fayette's sewage system is separated into two sub-sewersheds based on Point of Connection to the Allegheny County Sanitary Authority (ALCOSAN) system. Sewage flows from the two sub-sewersheds, Robinson Run West and North Branch Robinson Run, are conveyed to ALCOSAN via the Robinson Run interceptor sewer. The Robinson Run interceptor receives flows from by the Township of North Fayette, Township of South Fayette, Municipal Authority of the Township of South Fayette, Borough of Oakdale (successor to the Oakdale Municipal Authority), Borough of McDonald, and McDonald Sewage Authority, and was owned and maintained by said parties through a Sewer Service Agreement dated May 15, 1989.

The Township of North Fayette does not assess a Capacity Part, as flows from the Township's collection system are conveyed for downstream treatment by third-party Authorities based on sewershed with costs for Robinson Run West and North Branch Robinson Run included in the Special Purpose Component.

Collection Part: Capital Replacement Costs – The Collection Part is typically applied to facilities required to provide service, including the collection system, lift stations, etc., and only applies to existing facilities.

The cost of the Collection Part was determined by preparation of an Engineer's Estimate of current replacement costs for both the Montour Run sewershed and Robinson Run sewershed. Pipe diameters, lengths, and number of manholes were obtained from North Fayette Township GIS data. Portion of the collection system constructed by Developers and contributed to the Township, such as The Pointe, Hawthorne Village, Canterbury Woods, Fayette Farms, Stonebridge, Seabright and Princeton Place (including North Branch sewer extension), Pointe West, and Holly Hill, were excluded from this analysis to compute the Capital Replacement Costs.

Service laterals from the Township sanitary main to the property line for all connections outside of Developments contributed to the Township were included in the collection Capital Replacement Cost analysis. A 25' average service lateral length from the Township sanitary main to the property line was estimated for all customer service laterals.

In 2024, the Township was awarded \$1.2M in H₂O PA Program funding from the Commonwealth Financing Authority (CFA) for the North Branch Road Interceptor Upsizing Project. The North Branch Interceptor Upsizing Project, located within

the North Branch Robinson Run sewershed, proposes approximately \$2.2M in upgrades to the existing sanitary sewer. The proposed upgrades are currently under design, and were factored into the Capital Replacement Cost analysis with grant award funding removed.

There is approximately \$5,600,000.00 of debt on the collection/conveyance system based on Bond Debt Service Series 2019. As such, debt was proportionally factored into the analysis for each sewershed.

Table 3 below provides a tabulation of the estimated Capital Replacement Costs less Outstanding Debt and H2O PA Grant award.

**TABLE 3
COLLECTION PART
ESTIMATED CAPITAL REPLACEMENT COSTS
LESS OUTSTANDING DEBT & GRANTS**

	2024 COST BASIS
Estimated Sewer System Capital Replacement Costs	
Montour Run	\$75,167,651
Robinson Run West	\$24,771,334
North Branch Robinson Run	\$47,805,638
Less Outstanding Debt	
Montour Run	\$2,849,098
Robinson Run West	\$938,914
North Branch Robinson Run	\$1,811,988
Less Grants	
Montour Run	\$0.00
Robinson Run West	\$0.00
North Branch Robinson Run	\$1,200,000
TOTAL	\$140,944,623

Equivalent EDU Household Sewage Flow – The EDU household flow for sewage is calculated two ways (Option 1 and Option 2) in accordance with Act 57 requirements.

Option 1; using the statutory 90 gallons per capita per day (gpcd); and

Option 2; Average Domestic Water Consumption from Pennsylvania Department of Environmental Protection (PADEP) Water Use Reports, plus 10% for inflow and infiltration.

Option 1 using 2020 American Community Survey (ACS) 5-year estimates data from the U.S. Census Bureau for an average household size (Owned and Renter Occupied, see Table 4) of 2.43 persons per household and the statutory 90 gpcd yields 219 gallons per EDU per day. It should also be noted that the 2009 Township of North Fayette Act 537 Plan, one EDU household flow was found to be 231 gpd/EDU.

**TABLE 4
NORTH FAYETTE TOWNSHIP AVERAGE HOUSEHOLD SIZE**

OCCUPANCY TYPE	ESTIMATE	AVERAGE HOUSEHOLD SIZE
OWNED	3,550	2.43
RENTAL	3,494	2.43
AVERAGE		2.43

The Township of North Fayette purchases water from the Western Allegheny County Municipal Authority (WACMA). Option 2 uses Average Domestic Water Consumption obtained from PADEP Water Use Reports (<http://cedatareporting.pa.gov>) for the Township's 2023 water usage, with the 10% allowance for inflow and infiltration yields 113 gallons per EDU per day, see Table 5.

**TABLE 5
NORTH FAYETTE TOWNSHIP
2023 AVERAGE DOMESTIC WATER CONSUMPTION**

Fiscal Year	Number of Residential Customers	Average Domestic Water Consumption (GPD)
2018	6,663	697,975
2019	6,876	679,867
2020	6,876	726,944
2021	6,991	699,436
2022	7,048	708,891
Five Year Average	6,891	702,623
Inflow and Infiltration Allowance	10%	70,263
Subtotal (GPD)		772,886
GALLONS PER RESIDENTIAL CUSTOMER PER DAY		113

System Design Capacity – In 1991, the Township of North Fayette entered into an agreement to purchase 0.735 MGD of capacity from ALCOSAN for the Robinson Run sewershed. In 2024, 0.531 MGD of additional capacity was purchased from ALCOSAN. Total purchased capacity for the Robinson Run sewershed is 1.266 MGD. System design capacity for the Robinson Run West and North Branch Robinson Run sub-sewersheds were calculated proportionally based on the total Robinson Run sewershed purchased capacity.

System design capacity of 1.1 MGD was carried forward from the 2008 Act 57 Analysis prepared by HDR for the Montour Run sewershed.

Collection Component Unit Cost - To determine Unit Capital Cost(s) (i.e. cost per gallon), the total Capital Replacement Cost was divided by the sewershed’s system design capacity. The Unit Capital Cost was multiplied by the EDU flow rate for each Option 1 and Option 2, thus yielding the Maximum Tap Fee per EDU per Option for each sewershed. Collection Part calculations by sewershed are summarized below, and provided in tabular form as Appendix A.

**TABLE 6
SEWERSHED DESIGN CAPACITY & COLLECTION
COMPONENT BY OPTION**

SYSTEM DESIGN CAPACITY	
Robinson Run West System Design Capacity	354,480 GPD
<i>Unit Capital Cost</i>	\$67.23
<i>Option 1 Max. Tap Fee per EDU (219 gpd/EDU)</i>	\$14,723.82
<i>Option 2 Max. Tap Fee per EDU (113 gpd/EDU)</i>	\$7,597.22
North Branch Robinson Run System Design Capacity	911,520 GPD
<i>Unit Capital Cost</i>	\$49.14
<i>Option 1 Max. Tap Fee per EDU (219 gpd/EDU)</i>	\$10,762.03
<i>Option 2 Max. Tap Fee per EDU (113 gpd/EDU)</i>	\$5,553.01
Montour Run System Design Capacity	1,100,000 GPD
<i>Unit Capital Cost</i>	\$65.74
<i>Option 1 Max. Tap Fee per EDU (219 gpd/EDU)</i>	\$14,397.97
<i>Option 2 Max. Tap Fee per EDU (113 gpd/EDU)</i>	\$7,429.09

Special Purpose Component – The Special Purpose Part encompasses all costs associated with infrastructure needed to serve a particular collection area or specific group of customers. This Part would only apply to customers within the area being served by the additional infrastructure.

For the Robinson Run sewershed, the Special Purpose Component is the current ALCOSAN “Additional Capital Fee”. Per the 2024 Amended Agreement, the current “Additional Capital Fee” is \$8.67M for each 1 (one) MGD purchased. The Special Purpose Component is applicable only to new customers within the Robinson Run sewershed. The Special Purpose Component is not applicable to customers within the MTMA sewershed. MTMA does not assess Tap Fees for new connections made within the Township’s Montour Run sewershed. However, any future upgrades to the MTMA-owned interceptor or treatment plant for increases in capacity (growth, etc.) would be proportionately shared by each service area.

To determine the Special Purpose Component for all new customers within the Robinson Run sewershed, the ALCOSAN “Additional Capital Fee” is multiplied by the EDU flow rate for each Option 1 and Option 2.

**TABLE 7
ROBINSON RUN SEWERSHED
SPECIAL PURPOSE COMPONENT BY OPTION**

SPECIAL PURPOSE COMPONENT – ROBINSON RUN	
Option 1 - 219 gpd/EDU	\$1,898.73
Option 2 - 113 gpd/EDU	\$979.71

Reimbursement Component – The Reimbursement Part encompasses costs involved in re-capturing cost incurred by a property owner or entity at whose expense the facilities were constructed. The Reimbursement Component is not applicable to any sewer service areas of Township of North Fayette at this time.

Tapping Fee – The total tapping fee is the sum of all Components applicable to each sewershed. These costs differ by calculation option and sewershed. Proposed tapping fees for each sewershed are summarized below, and included as Appendix B.

SUMMARY (1 EDU) – MONTOUR RUN SEWERSHED

The following tapping fees for the Montour Run Sewershed are permitted under Act 57. For consumption greater than one EDU, the tapping fee would be adjusted according to proposed water use/demand. Calculation of tapping fee maximums for Option 1 and Option 2 for the Montour Run sewershed are shown within the table below.

**TABLE 8
MONTOUR RUN SEWERSHED
TAPPING FEES BY OPTION**

	OPTION 1 (Cost per EDU)	OPTION 2 (Cost per EDU)
Connection Fee ¹	\$250.00	\$250.00
Customer Facilities Fee	N/A	N/A
Tapping Fee		
Capacity Component	\$0.00	\$0.00
Collection Component	\$14,397.97	\$7,429.09
Special Purpose Component	\$0.00	\$0.00
Reimbursement Component	\$0.00	\$0.00
TOTAL	\$14,647.97	\$7,679.09

¹Customer Facilities Fee may be assessed for special inspections at the Township's discretion, and shall be based on the direct hourly cost to the Township.

SUMMARY (1 EDU) – ROBINSON RUN SEWERSHED

The following tapping fees for the Robinson Run Sewershed are permitted under Act 57. For consumption greater than one EDU, the tapping fee would be adjusted according to proposed water use/demand. Calculation of tapping fee maximums for Option 1 and Option 2 for the Robinson Run West and North Branch Robinson Run sub-sewersheds are shown within the table below.

**TABLE 9
ROBINSON RUN WEST SUB-SEWERSHED
TAPPING FEES BY OPTION**

	OPTION 1 (Cost per EDU)	OPTION 2 (Cost per EDU)
Connection Fee ¹	\$250.00	\$250.00
Customer Facilities Fee	N/A	N/A
Tapping Fee		
Capacity Component	\$0.00	\$0.00
Collection Component	\$14,723.82	\$7,597.22
Special Purpose Component	\$1,898.73	\$979.71
Reimbursement Component	\$0.00	\$0.00
TOTAL	\$16,872.55	\$8,826.93

¹Customer Facilities Fee may be assessed for special inspections at the Township’s discretion, and shall be based on the direct hourly cost to the Township.

**TABLE 10
NORTH BRANCH ROBINSON RUN SUB-SEWERSHED
TAPPING FEES BY OPTION**

	OPTION 1 (Cost per EDU)	OPTION 2 (Cost per EDU)
Connection Fee ¹	\$250.00	\$250.00
Customer Facilities Fee	N/A	N/A
Tapping Fee		
Capacity Component	\$0.00	\$0.00
Collection Component	\$10,762.03	\$5,553.01
Special Purpose Component	\$1,898.73	\$979.71
Reimbursement Component	\$0.00	\$0.00
TOTAL	\$12,910.76	\$6,782.72

¹Customer Facilities Fee may be assessed for special inspections at the Township’s discretion, and shall be based on the direct hourly cost to the Township.

APPENDICES

APPENDIX A

COLLECTION PART

**NORTH FAYETTE TOWNSHIP
ACT 57 CALCULATIONS - SEWER SYSTEM**

MAXIMUM TAP FEE CALCULATION - COLLECTION - MONTOUR RUN

Total Sewer System Replacement Costs	\$75,167,651
<i>Less Grants</i>	\$0
<i>Less Contributed Facilities</i>	\$0
<i>Less Outstanding Debt*</i>	\$2,849,098
Remaining Capital Cost Basis	\$72,318,554
System Design Capacity	1,100,000 gpd
Unit Capital Cost	\$65.74
Option 1 Household Flow	219 gpd/EDU
Option 1 - Max. Tap Fee per EDU	\$14,397.97
Option 2 Household Flow	113 gpd/EDU
Option 2 - Max. Tap Fee per EDU	\$7,429.09

*Total Outstanding Debt is approximately \$5,600,000 from Bond Debt Service Series 2019. Debt proportionally subtracted from each sewershed.

CAPITAL REPLACEMENT COST - COLLECTION SYSTEM¹			
Size	Linear Feet	Unit Cost	Total Cost
2" (Force Main)	972	\$150.00	\$145,800.00
6" (Service Connections) ³	66,075	\$205.00	\$13,545,375.00
6"	110	\$205.00	\$22,550.00
8"	172,443	\$230.00	\$39,661,890.00
10"	4,912	\$255.00	\$1,252,560.00
Manholes	1,130	\$9,500.00	\$10,735,000.00
Total Replacement Cost			\$65,363,175.00
Soft Cost & Contingency (15% of Construction Costs)			\$9,804,476.25
COLLECTION SYSTEM TOTAL			\$75,167,651.25

¹Quantities obtained from GIS sewer mapping.

²Engineering Estimate based on recent relevant projects.

³ Assumed 25' service lateral from Township main to property line. House counts obtained from GIS sewer mapping.

**TOWNSHIP OF NORTH FAYETTE
ACT 57 ANALYSIS - SEWER SYSTEM**

MAXIMUM TAP FEE CALCULATION - COLLECTION - ROBINSON RUN WEST

Total Sewer System Replacement Costs	\$24,771,334
<i>Less Grants</i>	\$0
<i>Less Contributed Facilities</i>	\$0
<i>Less Outstanding Debt *</i>	\$938,914
Remaining Capital Cost Basis	\$23,832,420
System Design Capacity	354,480 gpd
Unit Capital Cost	\$67.23
Option 1 Household Flow	219 gpd/EDU
Option 1 - Max. Tap Fee per EDU	\$14,723.82
Option 2 Household Flow	113
Option 2 - Max. Tap Fee per EDU	\$7,597.22 gpd/EDU

* Total Outstanding Debt is approximately \$5,600,000 from Bond Debt Service Series 2019. Debt proportionally subtracted from each sewershed.

Size	Linear Feet	Unit Cost ¹	Total Cost
6" (Service Connections) ²	25,500	\$205.00	\$5,227,500.00
8"	54,567	\$230.00	\$12,550,410.00
24"	201	\$380.00	\$76,380.00
Manholes	388	\$9,500.00	\$3,686,000.00
Total Replacement Cost			\$21,540,290.00
Soft Cost & Contingency (15% of Construction Costs)			\$3,231,043.50
COLLECTION SYSTEM TOTAL			\$24,771,333.50

¹ Quantities obtained from GIS sewer mapping.

² Engineering Estimate based on recent relevant projects.

³ Assumed 25' service lateral from Township main to property line. House counts obtained from GIS sewer mapping.

**NORTH FAYETTE TOWNSHIP
ACT 57 CALCULATIONS - SEWER SYSTEM**

MAXIMUM TAP FEE CALCULATION - COLLECTION - NORTH BRANCH ROBINSON RUN

Total Sewer System Replacement Cost	\$47,805,638
<i>Less Grants</i>	\$1,200,000
<i>Less Contributed Facilities</i>	\$0
Less Outstanding Debt*	\$1,811,988.60
Remaining Capital Cost Basis	\$44,793,649
System Design Capacity	911,520
Unit Capital Cost	\$49.14
Option 1 Household Flow	219 gpd/EDU
Option 1 - Max. Tap Fee per EDU	\$10,762.03
Option 2 Household Flow	113 gpd/EDU
Option 2 - Max. Tap Fee Per EDU	\$5,553.01

*Total Outstanding Debt is approximately \$5,600,000 from Bond Debt Service Series 2019. Debt proportionally subtracted from each sewershed.

CAPITAL REPLACEMENT COST - COLLECTION SYSTEM¹			
Size	Linear Feet	Unit Cost ²	Total Cost
2" (Forcemain)	1,663	\$150.00	\$249,450.00
6" (Service Connections) ³	38,850	\$205.00	\$7,964,250.00
6"	1,565	\$205.00	\$320,825.00
8"	58,025	\$230.00	\$13,345,750.00
10"	12,473	\$255.00	\$3,180,615.00
12"	24,765	\$280.00	\$6,934,200.00
15"	3,146	\$305.00	\$959,530.00
21"	6,500	\$355.00	\$2,307,500.00
24"	1,300	\$380.00	\$494,000.00
Manholes	612	\$9,500.00	\$5,814,000.00
Total Replacement Cost			\$41,570,120.00
Soft Cost & Contingency (15% of Construction Cost)			\$6,235,518.00
COLLECTION SYSTEM TOTAL			\$47,805,638.00

¹ Quantities obtained from GIS sewer mapping. Quantities have been updated to reflect line upsizing to be constructed as a part proposed North Branch Robinson Run Interceptor Upgrades project.

² Engineering Estimate based on recent relevant projects.

³ Assumed 25' service lateral from Township main to property line. House counts obtained from GIS sewer mapping.

APPENDIX B

PROPOSED TAPPING & CONNECTION FEES

**TOWNSHIP OF NORTH FAYETTE
SANITARY SEWAGE SYSTEM
TAPPING & CONNECTION FEES**

SEWER SYSTEM – 219 Gallons Per Equivalent Dwelling Unit (EDU)

CONNECTION FEE

2024 Adopted

Sewage Connection (Inspection, Testing & Admin.)	\$250.00
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*Estimated initial fee assessment/escrow for Connection Fee: Fee to be adjusted (reduced or increased) based on final expense for connection.

CUSTOMER FACILITIES FEE

2024 Adopted

Sewage Connection (Inspection)	N/A
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TAPPING FEE - Cost Per 1 EDU (Unless Otherwise Noted)

A. Capacity Component

2024 Adopted

Montour Run	\$0.00
Robinson Run West	\$0.00
North Branch Robinson Run	\$0.00

B. Collection Component

2024 Adopted

Montour Run	\$6,250.00
Robinson Run West	\$6,375.00
North Branch Robinson Run	\$6,375.00

C. Special Purpose Component

2024 Adopted

Montour Run	\$0.00
Robinson Run West	\$1,875.00
North Branch Robinson Run	\$1,875.00

D. Reimbursement Component

2024 Adopted

Montour Run	\$0.00
Robinson Run West	\$0.00
North Branch Robinson Run	\$0.00