



# COLONIAL PARK SEWER EXTENSION PROJECT

LOW-PRESSURE SEWER EXTENSION PROJECT UPDATE

MARCH 23, 2026

# HRG PRESENTERS



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# PRESENTATION OUTLINE

**LOW-PRESSURE SEWER EXTENSION DESIGN OVERVIEW**

**BID RESULTS & PROJECT CONSTRUCTION SCHEDULE**

**GRINDER PUMP OVERVIEW**

**HOMEOWNER RESPONSIBILITIES**

**FUNDING SOURCES**

**Q&A**

# LOW-PRESSURE SEWER EXTENSION OVERVIEW

## ALL LOW-PRESSURE SEWER SYSTEM (LPSS) MAINS WILL BE CONSTRUCTED WITHIN THE ROADWAY RIGHTS-OF-WAY

- No easements are required for construction on private property
- LPSS mains are generally constructed at a minimum depth of 4-feet – lower amount of roadway restoration when installed via excavation
  - Awarded contractor has presented request for use of horizontal directional drilling (HDD)
- Separation from water mains and other utilities is a priority

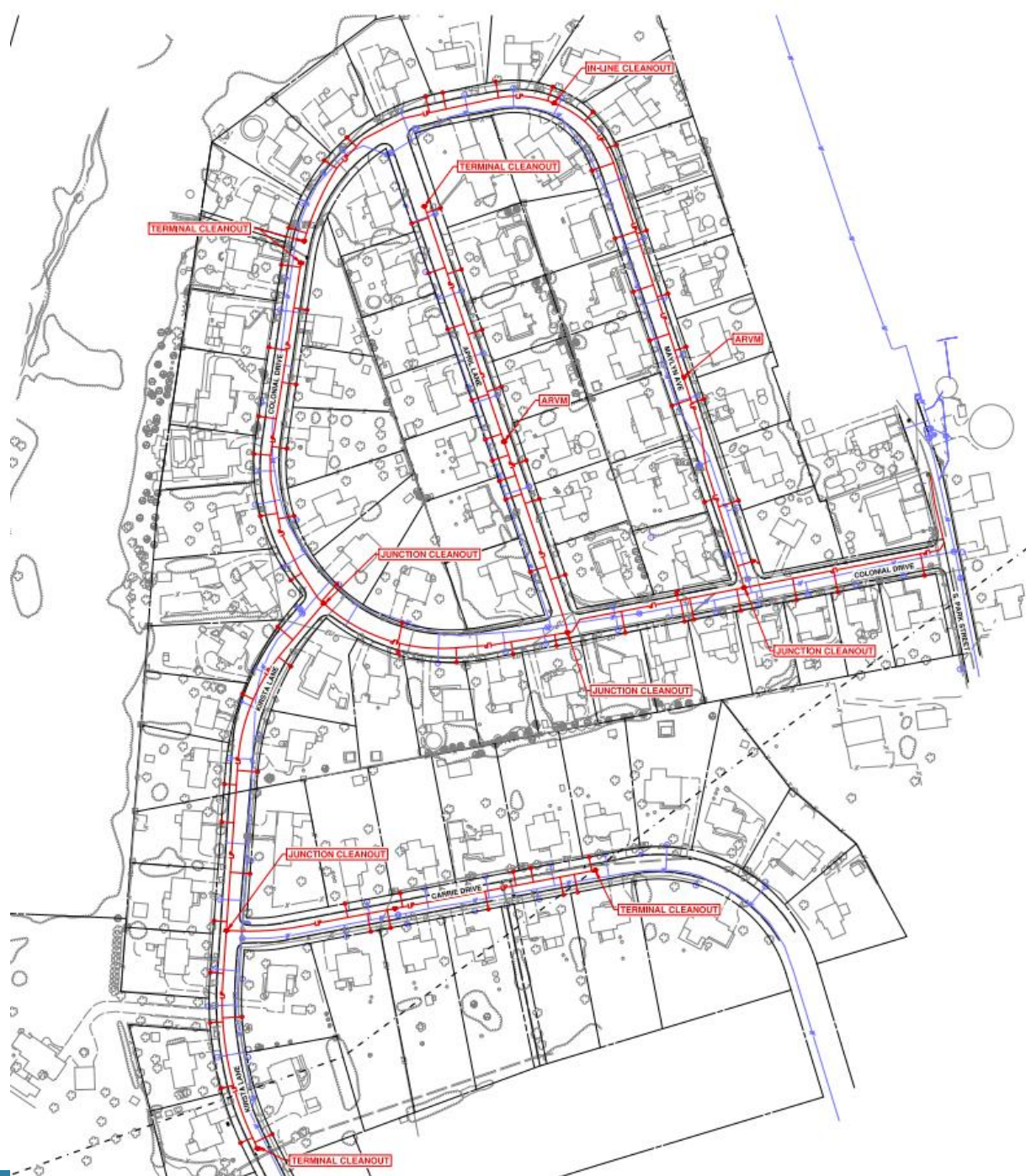
## ALL HOMES WILL CONNECT TO THE SYSTEM VIA USE OF AN INDIVIDUAL GRINDER PUMP

- Borough will purchase the grinder pumps to ensure proper system operation and equipment uniformity
- A LPSS lateral will be extended to the property ROW and terminated with a direct-bury check valve and shutoff valve assembly at the property line
- Existing LPSS main in the project area will be abandoned; homes currently served by grinder pumps will connect to the new system
- Additional information on grinder pump installation requirements and responsibilities will be provided in later slides

# LOW-PRESSURE SEWER EXTENSION OVERVIEW

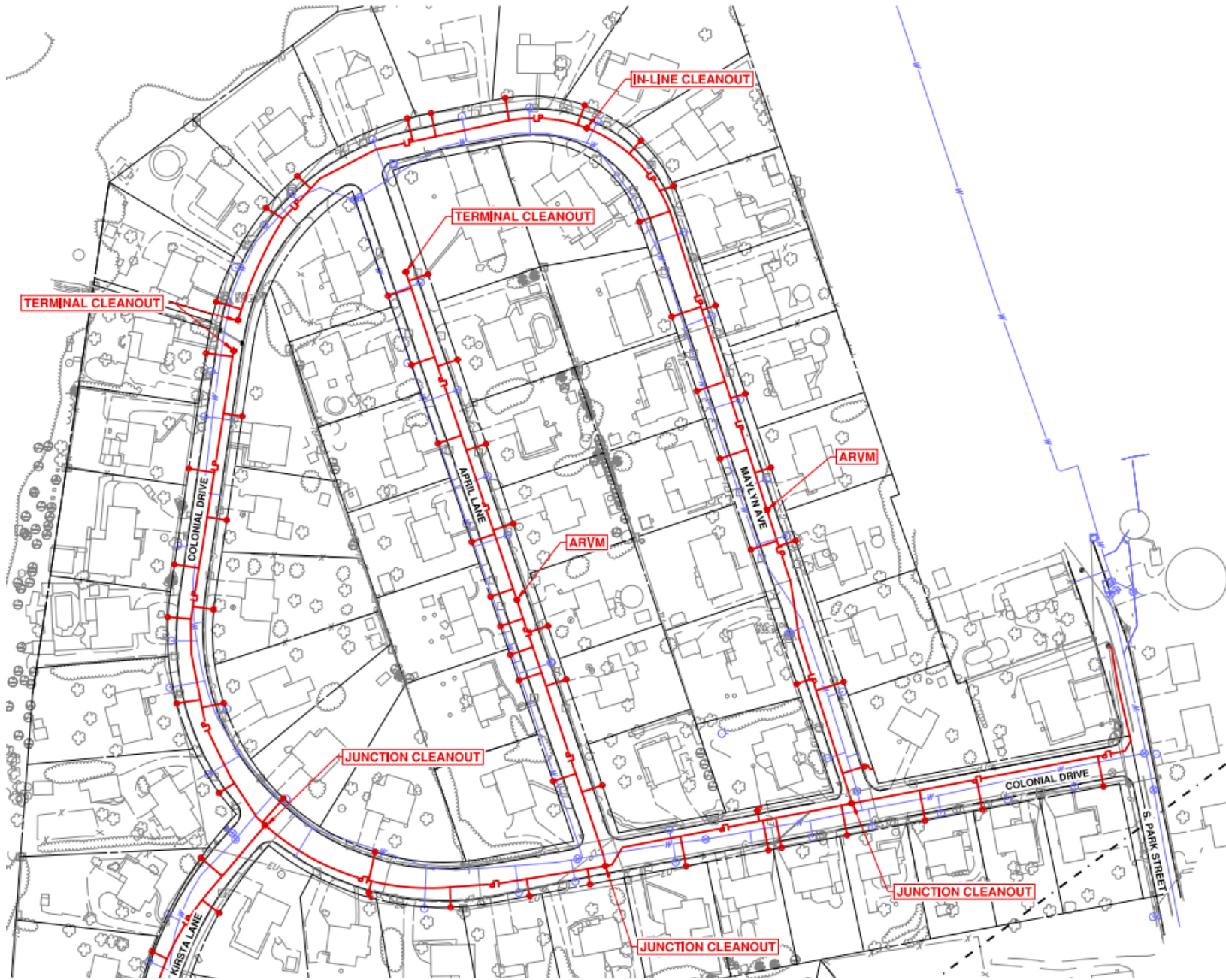
## LPSS SIZING

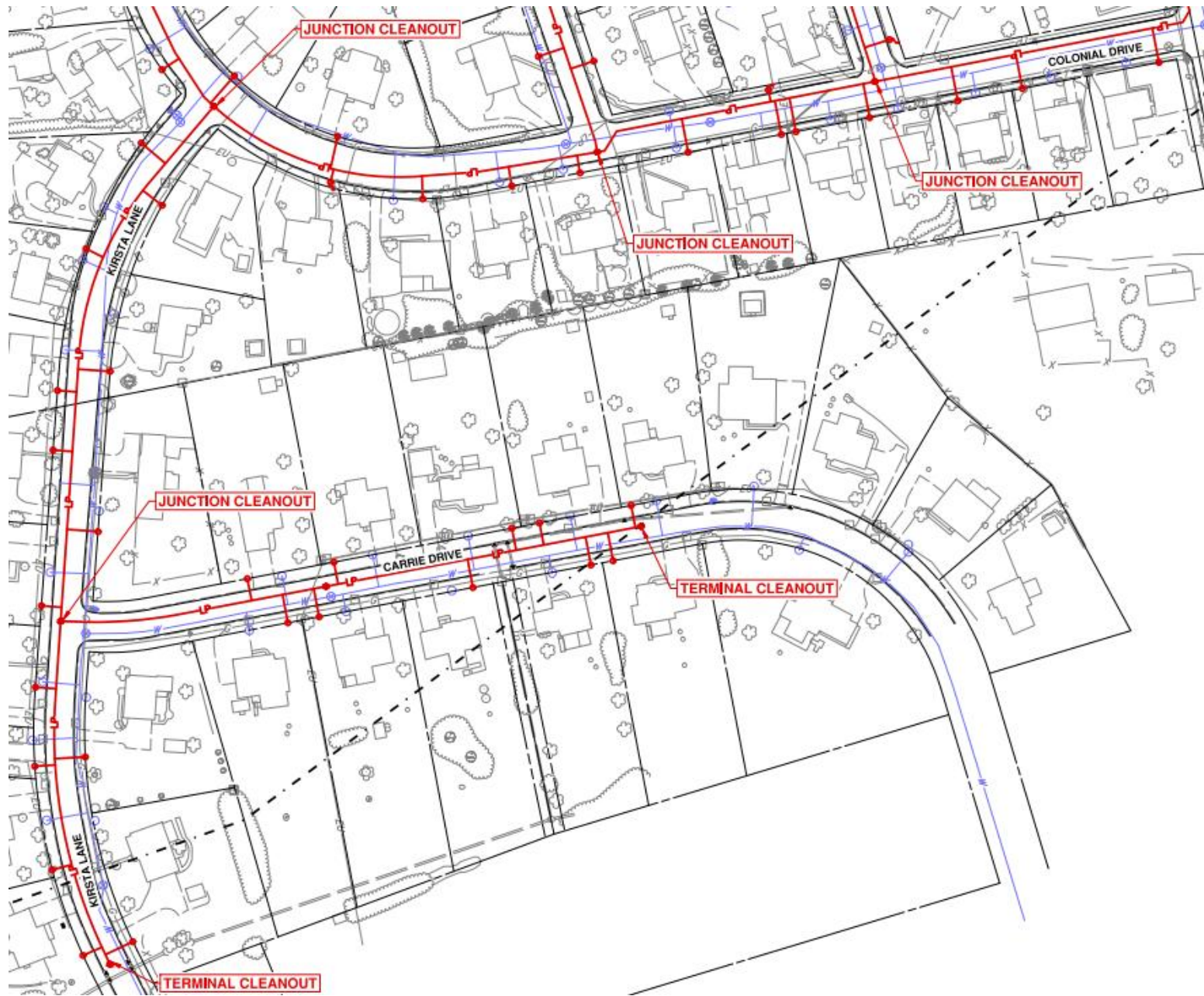
- As designed, LPSS mains range in size from 2-inch diameter to 4-inch diameter
  - Size generally increases based on number of grinder pumps connecting to the system
- Combination air release/vacuum break valves will be installed for air removal from the system
- Cleanout chambers will be installed to facilitate system maintenance (flushing) at ends of mains, interconnection chambers
- LPSS system will discharge to existing gravity sewer system in S. Park Street with additional measures taken to protect discharge and downstream manholes.



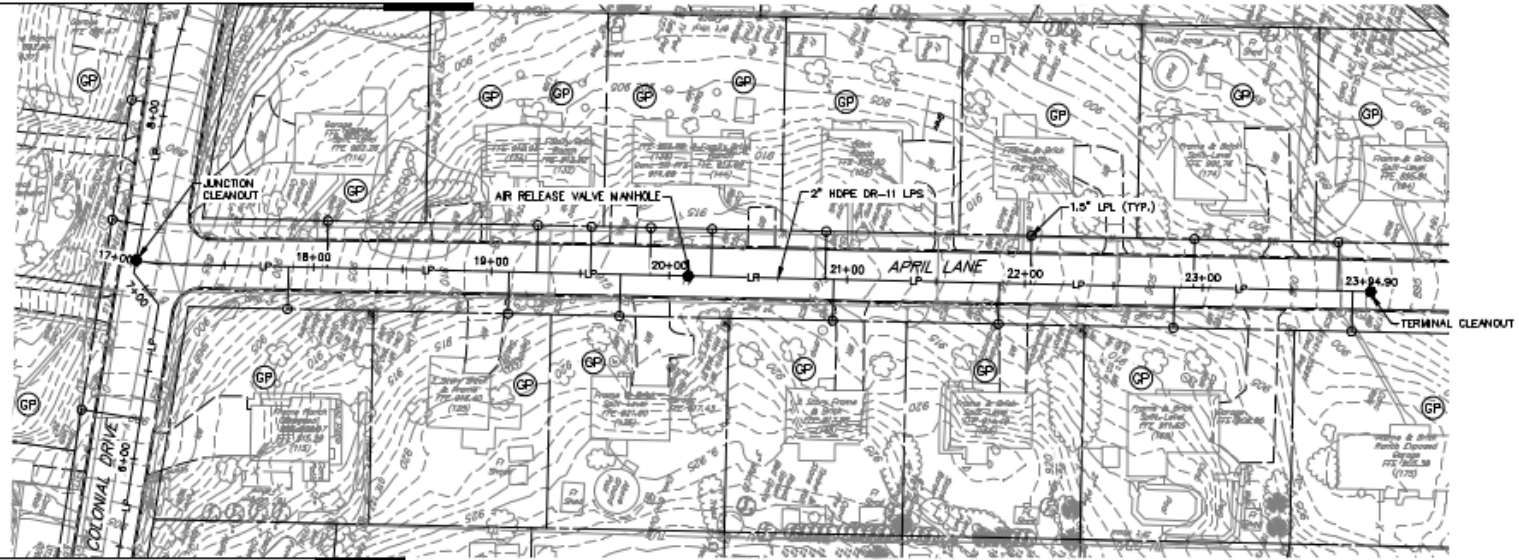
**OVERALL LOW PRESSURE SEWER PLAN**

SCALE: 1" = 80'





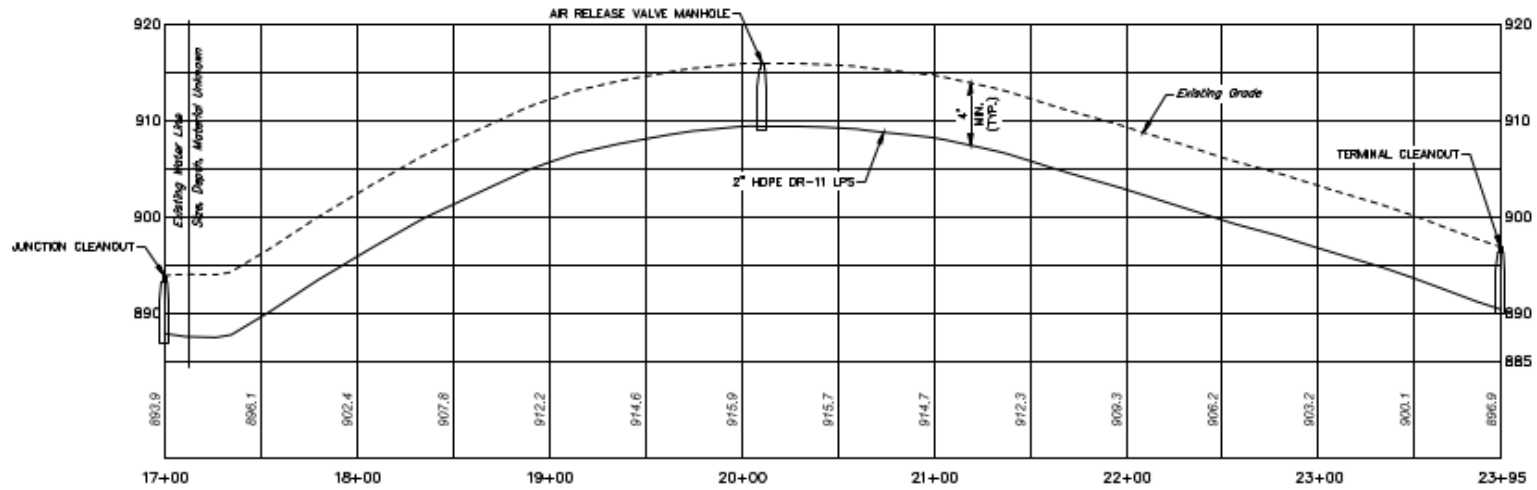
Continuation Line See Sheet PP-1



Continuation Line See Sheet PP-1

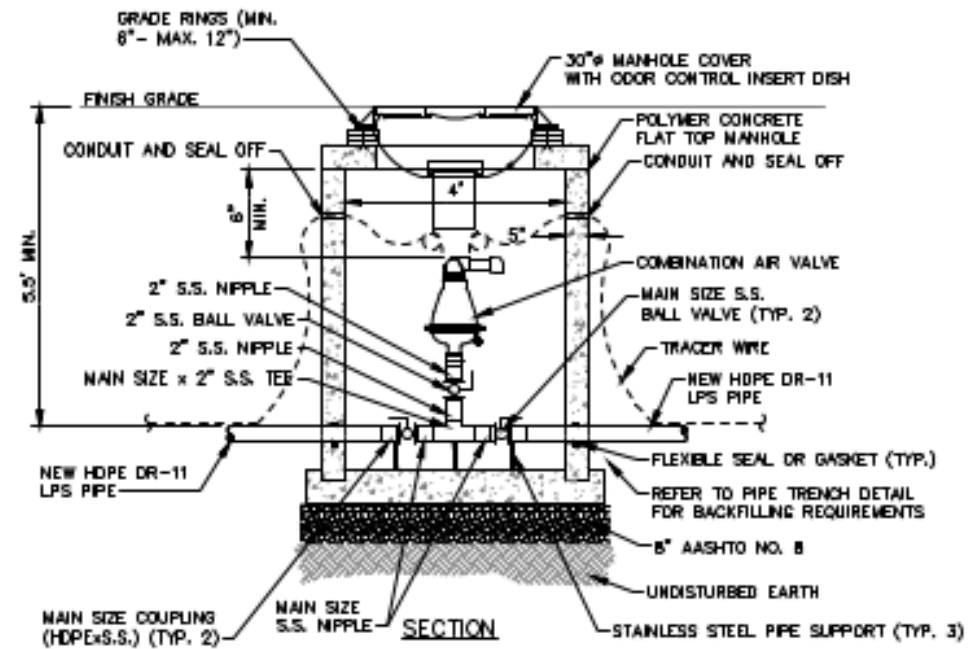
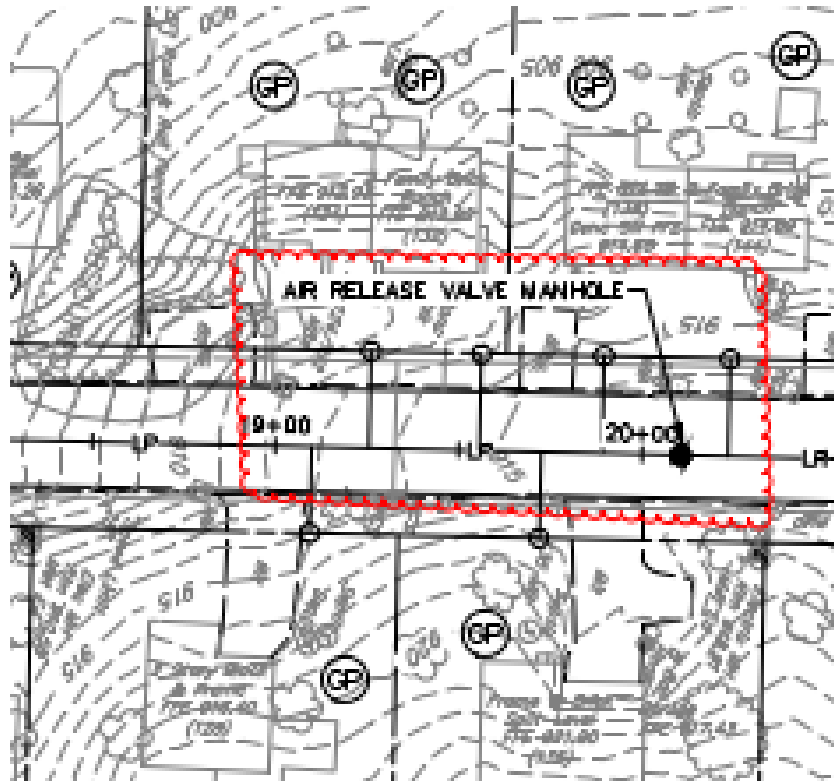
### LOW PRESSURE PLAN

SCALE: 1" = 50'



### LOW PRESSURE PROFILE

SCALE: 1" = 50'

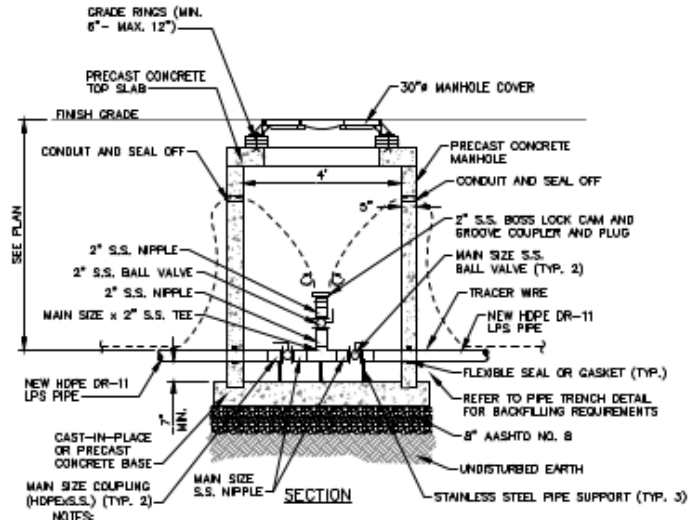
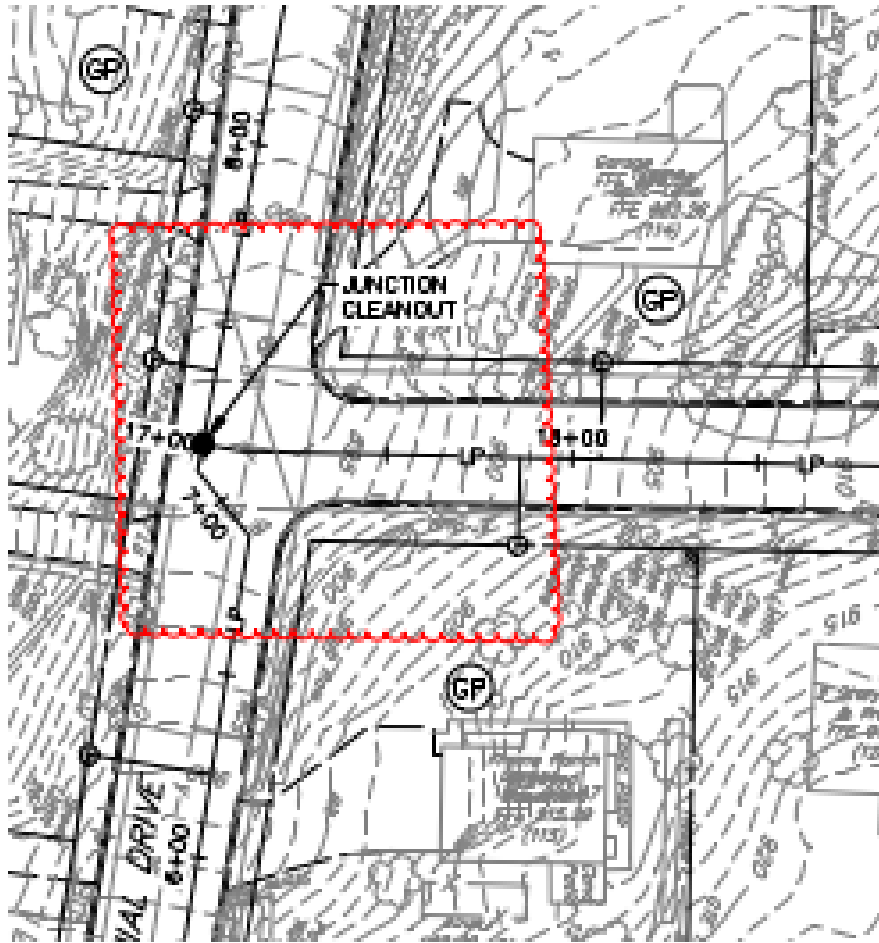


**NOTES:**

1. ALL PIPING, FITTINGS AND VALVES SHOWN ARE FOR 2" COMBINATION AIR VALVE INSTALLATION.
2. CONTRACTOR TO COORDINATE THE DEPTH OF THE LOW PRESSURE SEWERS AT THE AIR RELEASE VALVE MANHOLE TO ENSURE CLEARANCES ARE MET AND THE LOCATION IS AT THE HIGH POINT.
3. CONTRACTOR TO PROVIDE S.S. CLAMPS/BRACES AS NECESSARY TO SUPPORT CAV ASSEMBLY. ATTACH CLAMPS/BRACES TO MANHOLE AS NECESSARY.
4. TRACER WIRE SHALL BE LOOSELY AFFIXED TO SEWER MAIN UTILIZING ZIP TIES (OR SIMILAR METHODS) AND BROUGHT TO THE SURFACE AT THE MANHOLE. CONTRACTOR TO PROVIDE A MINIMUM 36" LENGTH CONTINUOUS LOOP AT EACH TERMINAL END TO FACILITATE LOCATOR CONNECTIONS. INSTALL SEAL NUT ON END OF TRACER WIRE.
5. CONTRACTOR HAS THE OPTION OF USING GROOVED S.S. FITTINGS AND VALVES.
6. INSTALL MANHOLE FRAME AND COVER  $\frac{1}{2}$ " BELOW FINAL PAVEMENT GRADE.
7. MANHOLE SHALL INCLUDE STEPS OR LADDER.

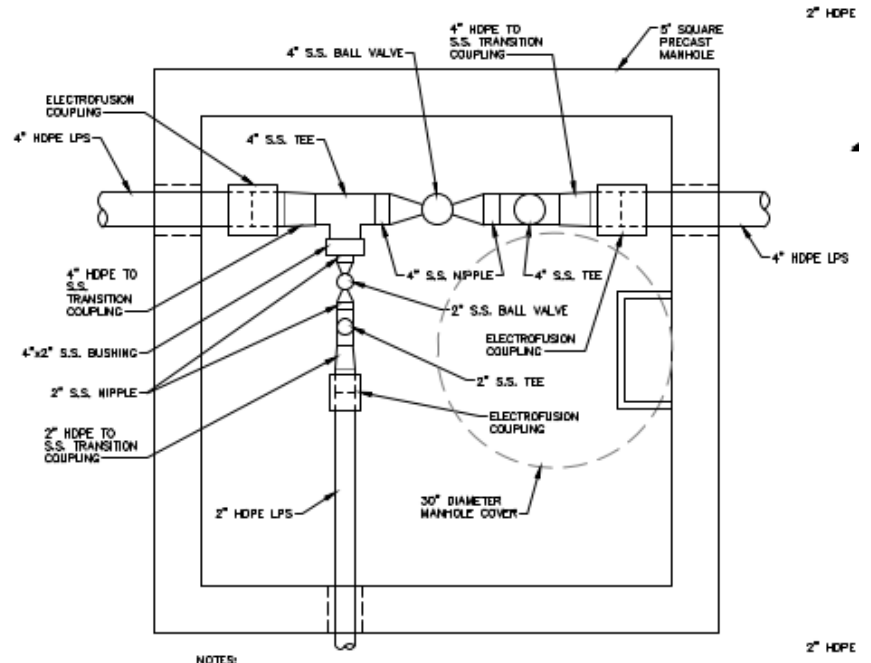
**AIR RELEASE VALVE MANHOLE - LOW PRESSURE**

NOT TO SCALE



- NOTES:**
1. SEE PENNDOT PUBLICATIONS 72M, RC-39M FOR ADDITIONAL DETAILS.
  2. TRACER WIRE SHALL BE LOOSELY AFFIXED TO SEWER MAIN UTILIZING ZIP TIES (OR SIMILAR METHODS) AND BROUGHT TO THE SURFACE AT THE MANHOLE. CONTRACTOR TO PROVIDE A MINIMUM 36" LENGTH CONTINUOUS LOOP AT EACH TERMINAL END TO FACILITATE LOCATOR CONNECTIONS. INSTALL SEAL NUT ON END OF TRACER WIRE.
  3. CONTRACTOR HAS THE OPTION OF USING GROOVED S.S. FITTINGS AND VALVES.
  4. INSTALL MANHOLE FRAME AND COVER  $\frac{3}{4}$ " BELOW FINAL PAVEMENT GRADE.
  5. MANHOLE SHALL INCLUDE STEPS OR LADDER.

**IN-LINE CLEANOUT**  
NOT TO SCALE



- NOTES:**
1. DETAIL IS FOR MAYLYN AVE. & COLONIAL DRIVE INTERSECTION. OTHER LOCATIONS SIMILAR. SEE INTERSECTION SCHEMATICS FOR SIZES AND ORIENTATIONS.
  2. ALL PIPES AND VALVES WITHIN JUNCTION CLEANOUT CHAMBERS SHALL BE PROPERLY SUPPORTED WITH STAINLESS STEEL PIPE SUPPORTS. SUPPORTS ARE NOT SHOWN FOR CLARITY OF REQUIRED PIPING AND VALVE ARRANGEMENTS.

**JUNCTION CLEANOUT**  
NOT TO SCALE

# BID RESULTS

## CONTRACT 2026-01: LOW-PRESSURE SEWER CONSTRUCTION

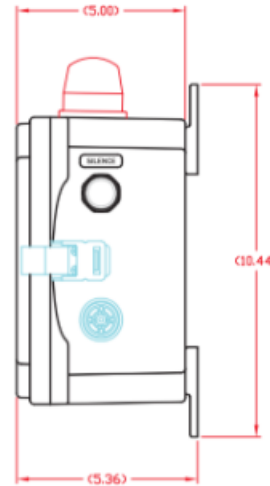
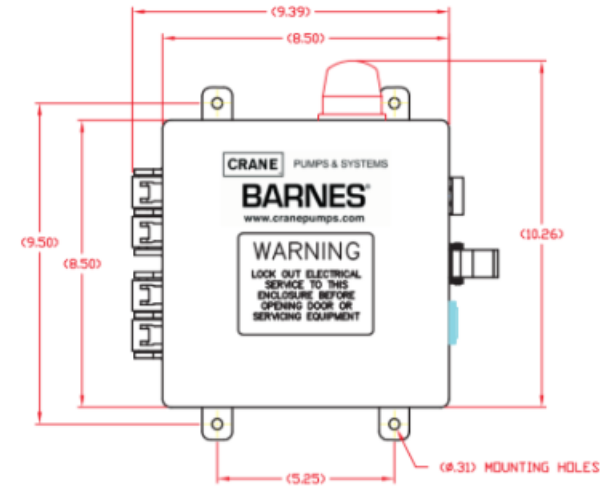
- PENNVEST funding offer was received by the Borough in October 2025 following PA DEP issuance of all Permits
- Bids were received on February 3, 2026
- Nine (9) contractors submitted a bid to the Borough
- Low bid received from Wexcon, Inc.
- Bid Total = \$1,097,225
  - Excludes cost of grinder pump purchase
- Engineer's Opinion of Probable Construction Cost was ~\$1.55M
- Borough has opted to decline the PENNVEST offer for the project due to the low bids received
  - Borough will utilize \$1M CFA Grant and Sewer Account Funds for project construction

# CONTRACT TIMES & CONSTRUCTION SCHEDULE

## CONTRACT 2026-01: LOW-PRESSURE SEWER CONSTRUCTION

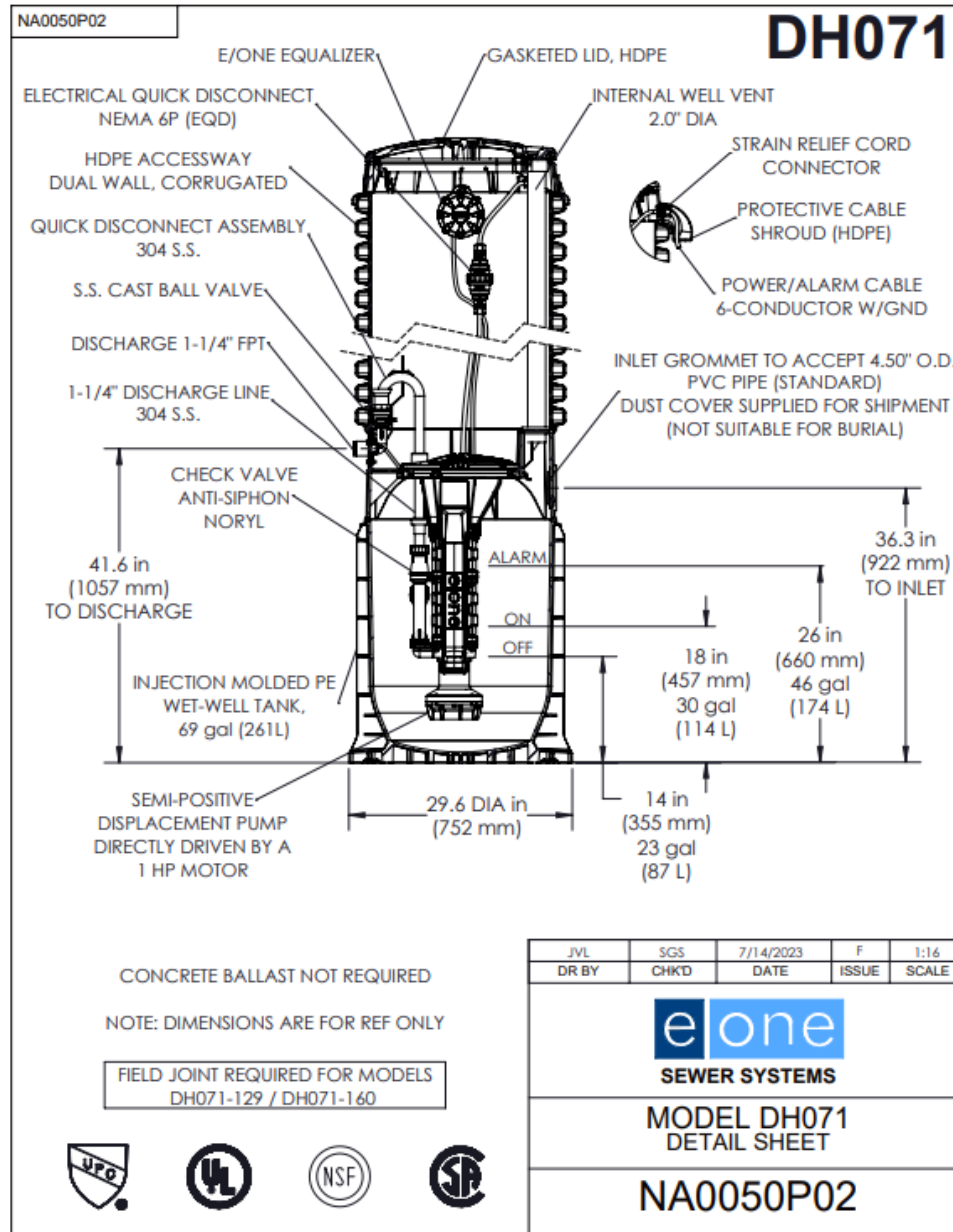
- Contract was executed by Borough at its March 9, 2026 Council meeting
- Contract Times
  - Substantial Completion within 300 days (from pending Notice to Proceed)
  - Ready for Final Payment within 360 days (from pending Notice to Proceed)
- Preliminary Construction Schedule from Wexcon:
  - Preconstruction meeting with Borough & HRG: April 2026
  - Mobilization: May/June 2026
  - Sewer Installation: June 2026 through September/October 2026
  - Substantially Complete by October 2026
  - Restoration: October/November 2026

# GRINDER PUMP SYSTEMS (PROVIDED BY BOROUGH)



Actual grinder pump model to be determined following bidding/procurement

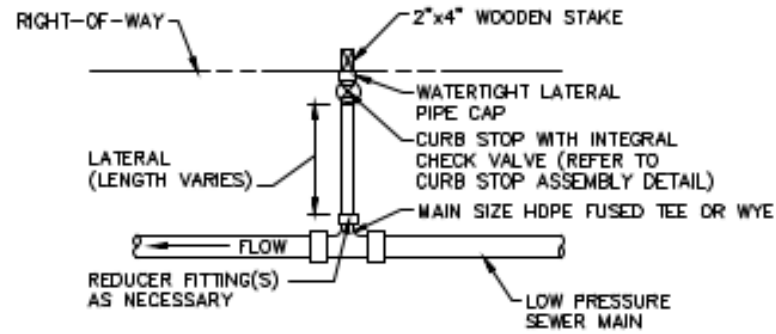
# GRINDER PUMP SYSTEMS (PROVIDED BY BOROUGH)



Actual grinder pump model to be determined following bidding/procurement



# LATERAL CONNECTIONS (INSTALLED BY BOROUGH)

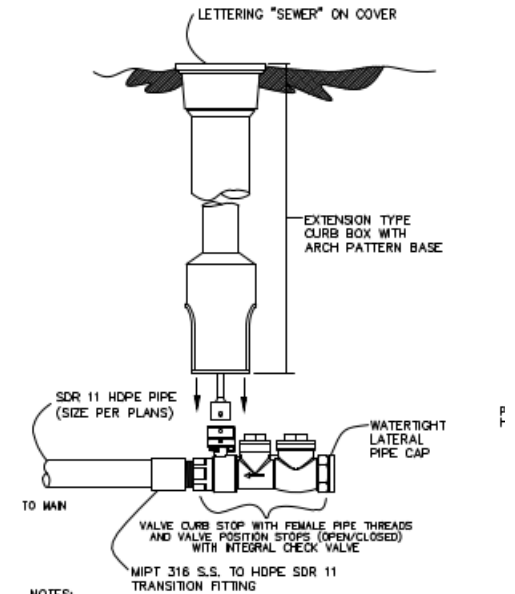


**NOTES:**

1. WOODEN STAKE SHALL EXTEND A MINIMUM OF 3' ABOVE FINISHED GRADE. PERMANENTLY NOTE DEPTH OF LATERAL ON THE WOODEN STAKE.
2. ALL LATERAL AND CURB STOP ASSEMBLIES SHALL BE 1.5-INCH DIAMETER UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

**LOW PRESSURE LATERAL CONNECTION**

NOT TO SCALE



**NOTES:**

1. REST CURB SERVICE BOX ON PRECAST CONCRETE BLOCK 4"x8"x16".
2. COVER ARCH OPENINGS WITH BUILDING PAPER TO EXCLUDE SELECT BACKFILL FROM BOX INTERIOR.
3. ALL CURB STOP ASSEMBLIES SHALL BE 1.5-INCH DIAMETER NOMINAL SIZE UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

**CURB STOP ASSEMBLY**

NOT TO SCALE



1-1/4" SS Curb Stop / Swing Check Valve FNPT

# BOROUGH/OWNER RESPONSIBILITIES

## LOW PRESSURE SYSTEM

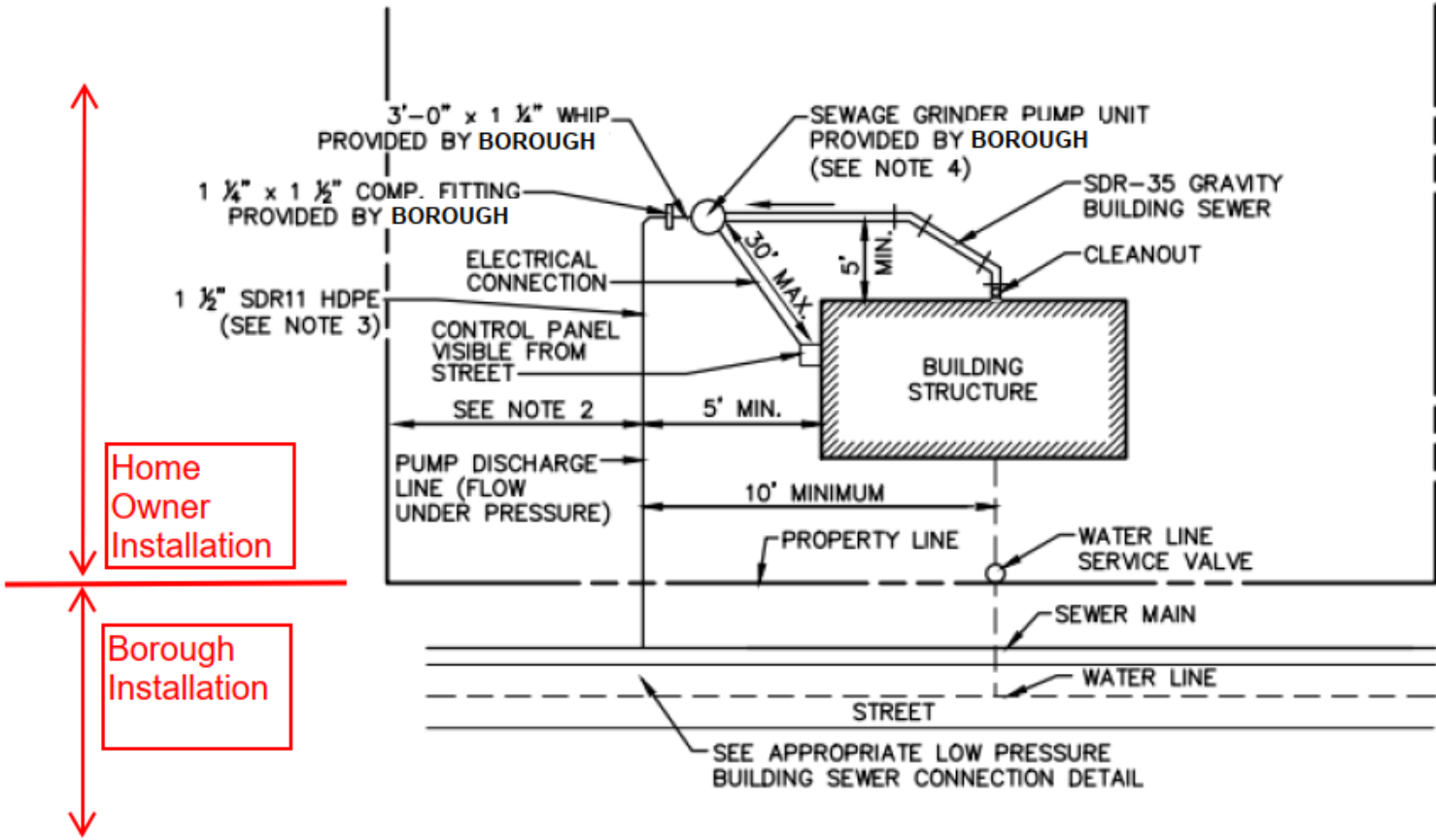
### Borough

- Construction of low-pressure main in the street
- Connection to the existing sanitary sewer system in S. Park Street
- Low-pressure sewer laterals from the main to the ROW, terminated at curb stop/check valve
- Road and lawn restoration in the ROW
- Purchase the grinder pumps and control panels; to be provided to the homeowners for installation

### Property Owner

- Install the grinder pump basin
- Construct gravity piping from the house plumbing to the grinder pump, and low-pressure discharge lateral from the grinder pump to the ROW connection
- Install and wire control panel supplied by the borough
- Abandon the OLDS, restore disturbed vegetative areas
- Maintenance, repair and/or replacement of grinder pumps

# BOROUGH & PRIVATE INSTALLATION

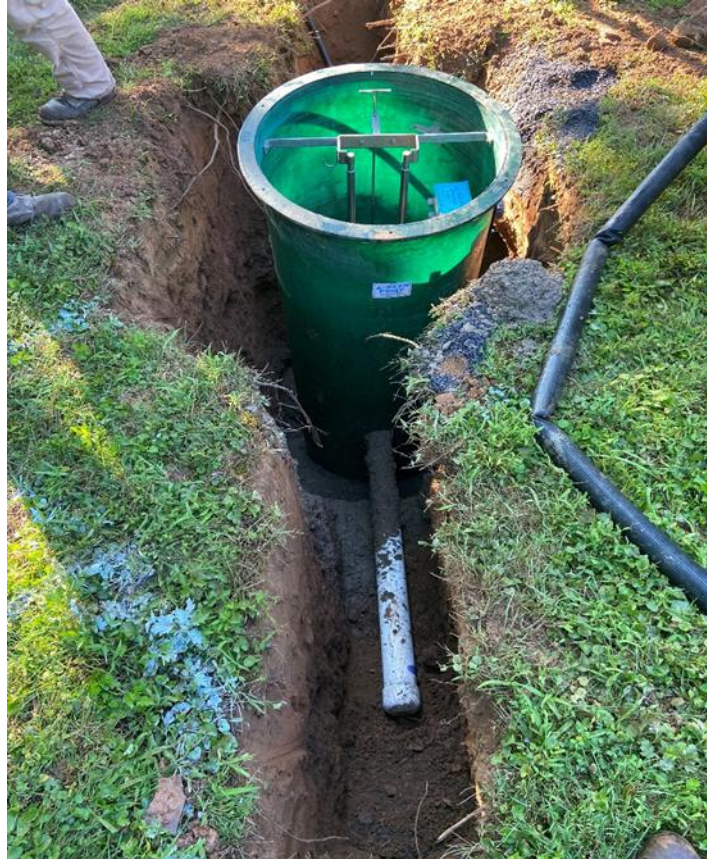


**LOW PRESSURE BUILDING SEWER SCHEMATIC**

NOT TO SCALE

# GRINDER PUMP INSTALLATION REQUIREMENTS – HOME OWNER

- The installation of a grinder pump system generally involves the following:
  - Installation of 1.5-inch low-pressure sewer lateral from public sewer to grinder pump basin
  - Installation of grinder pump, basin, and control panel
  - Connection of homeowner effluent to basin and electrical to control panel (240 VAC/ 1 Phase; 35 Amp)
  - Additional work may be necessary to reroute homeowner private sewer to grinder pump basin



Installation of grinder pump system

# GRINDER PUMP MAINTENANCE AND OPERATION – HOME OWNER

- To ensure optimum performance and lifespan:
  - Regularly inspect the system for any malfunctions
  - Ensure ease of access in case of necessary maintenance
  - Contact a plumber/contractor in the event of a pump failure
  - Do not flush solids, grease, or strong chemicals
  - Do not ignore any alarms or signs of failure



Top: Inside of a grinder pump basin; Right: easy access to grinder pump basin.

# GRINDER PUMPS FAQs

- Power Failure
  - Your grinder pump cannot dispose of wastewater without electric power. If electric power is interrupted, keep water usage to a minimum. You may have a high-water alarm upon power restoration, but this will end once the grinder pump is able to pump out the tank.
  - Whole-home generators can be sized to power the grinder pump
- Periodic Maintenance
  - It is recommended to remove the cover twice a year and hose down the inside of the basin to remove any grease and debris from the walls and level controls. Open the control panel door 3 or 4 times a year to check that there are no alarm lights on.
- Pump Failure Alarm
  - The Control Panel is provided with an alarm that will signal in the event of high water in the basin. This provides a warning to the user that service is required. Water usage must be limited until the grinder pump is serviced.
- Manufacturer's specific information will be provided during project construction upon Borough selection/purchase of grinder pumps and HRG approval of shop drawings

# OLDS ABANDONMENT PROCEDURES – HOMEOWNER

- Have a certified pumper/hauler remove contents of septic tank and dosing tanks (if applicable)
- Tanks should be abandoned in one of three ways:
  - Remove tank(s)
  - Fill tanks with concrete, sand, or stone & cap inlet and outlet piping
  - Crush tank in place; break up bottom of tank to avoid ponded water
- Backfill voids with suitable materials (stone, soil, clay)
- Disconnect power to any electrical motors, panels, or instrumentation (alarms)
- Restore vegetative cover
- Sand mounds can be regraded/leveled by applying lime and removing and disposing of the PVC distribution header piping
- Please contact the Borough's SEO if you have any questions regarding your property

# AVAILABLE FUNDING SOURCES – PRIVATE CONNECTIONS

- Residents may be eligible for private funding to pay for costs associated with connection to public sewer
- PENNVEST Homeowner Septic Program
  - Eligible Costs: Tapping Fees, Installation of grinder pumps and all associated piping, electrical construction, OLDS abandonment, restoration
  - Max loan of \$25,000 at 1.75% for 20 years
  - No income restrictions for qualified borrowers
  - **It is NOT recommended to apply for funding assistance prior to receiving your Notice to Connect**

## Contact for Questions

Roberta Schwalm

(717) 780-3838

Brian Stine (American Bank)

(610) 973-8117



# AVAILABLE FUNDING SOURCES – PRIVATE CONNECTIONS

- United States Department of Agriculture (USDA) Section 504 Home Repair Program
  - Eligible Costs: Same as PENNVEST program
  - Max grant of \$10,000 for homeowners over 62 years of age
  - Max loan of \$40,000 at 1% for 20 years for homeowners under 62 years of age
  - Applicants must meet USDA income limits to be eligible for funding

## Contact for Questions

Gary Reed (USDA)

(724) 261-3892

- York County Planning Commission – Home Improvements Program
- Personal loans, mortgage refinancing, home equity loans, and other forms of financing may be available at banks and credit unions

# REFERENCE DOCUMENTS AND INFORMATION

- PENNVEST Homeowner Septic Program:
  - [https://www.phfa.org/forms/brochures/homeownership\\_programs/pennvest\\_brochure.pdf](https://www.phfa.org/forms/brochures/homeownership_programs/pennvest_brochure.pdf)
- United States Department of Agriculture (USDA) Section 504 Home Repair Program:
  - <https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants/pa>
- YCPC Home Improvements Program:
  - <https://www.ycpc.org/328/Home-Improvement-Program-HIP>
- Meeting PowerPoint
  - To be posted on the Borough Website
  - <https://www.dallastownboro.com>

# ADDITIONAL CONSIDERATIONS

- HRG is currently performing a rate study for Borough; Borough will provide information on user rates and connection fees
- Borough and HRG will hold Pre-construction meeting with the Contractor – identify updated construction schedule (likely early April 2026)
  - Borough will provide project updates on its website
- Contractor marking of proposed grinder pump lateral location
  - Homeowners to confirm lateral location
- Notice to Connect is likely to be issued by Borough in Spring 2027
- Borough will develop a listing of local contractors to aid residents in requesting quotes for grinder pump installation
- Grinder pump supplier will confirm pump operation and controls following installation

**Q&A?**