Gables, Strickland Bridge, Loch Lomond, and Other Private Dams

July 27, 2017

Please note this is being recorded
55 Dams within City Limits – 45 Private
Introductions

- Elected Officials
- How Did We Get Here?
- Freese and Nichols
Agenda

• Current Dam Policy
• Funding Options for Private Dam Repairs
• Process and Schedule for Dam Evaluations
• Design and Construction Phase
• Next Steps
• Q & A (Comment and Question Cards)
• Private Dam – Dams with Private Streets, NCDOT Roadways, or No Street Over Them
  • All improvements to the dam including, but not limited to, the embankment, pipes and other drainage structures, and any State or private roadway over the dam, shall be performed and funded entirely by the owners of the lake and/or the owner of the roadway over the dam. The City of Fayetteville shall not be involved in the improvements of these facilities.
Funding Options

- Self Funded
- Special Assessment
Process and Schedule

HOA
• Petition for Evaluation

City Council
• Vote to Fund Evaluation

FNI / City Staff
• Perform Evaluations
• Cost / Schedule Estimates

FNI / City Staff
• Define Special Assessment

Benefitted Properties
• Petition for Special Assessment

City Council
• Decision to Assess, Design, and Construct

8/31/17
Up to 2 Months
2-5 Months
1-2 Months
1 Month
Up to 2 Months
Design & Construction

**Designer Selection**
- Advertise RFQ, Review Proposals and Select Engineering Firm

**Design & Permitting**
- Complete Engineering Documents for Bid

**Contractor Selection**
- Advertise, Open Bids and Award Contract

**Construction**
- Issue Notice to Proceed
- Complete Project

- 3-4 Months
- 4-6 Months
- 2-3 Months
- 4-12 Months
Next Steps

• HOA Petition Template
  • Will be mailed to each HOA President
• HOA Submit Petition to City
  • Due by August 31, 2017
Questions and Answers

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Typical Design Schedule

90% Engineering Design
15 Weeks

• Kick-off
• Field, Lab, Desk Work
• 35-60-90 % Submittals

Environmental Permitting
12 Weeks

• Dam Safety
• NC DEQ
• FEMA
• US Army Corps

Final Engineering Design
2 Weeks

• Incorporate Comments
• Complete Bid Documents
• Finalize Design

Advertise, Bid, and Award
6 Weeks

• Formal Advertisement
• Bid Opening
• Council Award
• Execute Contract