

January 7, 2013

Mr. Pete Clark
Falmouth Wastewater Department
96 Clearwater Drive
Falmouth, ME 04105

Subject: Villas Request for Town to Operate Villas Pump Stations

Dear Pete;

Based on our recent discussions and communications, on behalf of the Villas at the Woodlands Owner's Association (Villas), I am providing the following information concerning the Villas request that the Town of Falmouth assume responsibility for the operation and maintenance of the Villas collector sewers and three wastewater pump stations located at Ashwood Lane, Cherrywood Lane and Lindenwood Lane. The following information presents the Villas understanding of the conditions and items that would have to be completed for the Town to assume responsibility for the pump stations. This represents our understanding of the things that the Villas must do to meet the Town's conditions.

It is the Villas understanding that this letter will provide the basis for the Town Council to consider the matter of the Town accepting responsibility for the Villas sewers and pump stations. If the Town Council votes to accept the Villas system, the Villas will undertake the evaluations described below. Assuming that the evaluation finds the Villas system is in good condition, the Villas will seek funding from its Association for the costs to upgrade the system.

The Villas understands that the sewer and pump station systems must be evaluated for defects, the system must meet current codes, and the system must be generally compatible with the Town's systems. The Villas will evaluate their collector sewer and pump station systems. The evaluation will be performed by Sevee & Maher Engineers, Inc. (SME). SME's evaluation report will be provided to the Town when it is complete.

SME's evaluation of the Villas systems will include the following items.

- The current output of the pumps will be determined. The Villas understands that the pumps should deliver at least 90% of their rated output. The rated output will be determined based on a drawdown test for each pump. The drawdown data will be compared to the published pump curve data for that pump.
- The evaluation will include an inspection to determine if there are any electric code issues or electrical defects at the pump stations. The evaluation will include the pumps, cords, floats, electrical panels, vapor stops, electric service entrance, and other similar items.

- A televised inspection of the gravity collector sewer and manhole structures will be performed to demonstrate that they are sound and not leaking. The inspection will look for offset joints, intruding or displaced service lines, cracks, and overt signs of leakage. The manholes will be visually inspected to look for displaced brickwork, seam leaks, seal leaks, overt signs of leakage, cracks, or other damage to the manholes that might affect their performance.
- The three Villas pump stations will be evaluated to determine the storage capacity that exists at each station. The Villas understands that the Town wishes to have at least 30 hours of storage in the event of a power loss. The pump station flows will be determined from two sources of information: 1) water flow records from each neighborhood provided by the Portland Water District and 2) a calculation using the pumping rate determined by the drawdown data obtained as part of this evaluation, multiplied times the number of hours that the pump operates during that period. The evaluation will consider infiltration into the system. The infiltration factor will be determined based on the condition of the system from the televised inspection and published infiltration factors.
- The Villas understands that the Town has interest in the existing (non-Villas) pump station, currently operated by the Town, which is located on Woodlands Drive. The Villas understands that the Town may perform an evaluation of the Woodlands Drive pump station.

If the system evaluation identifies defects or incompatibilities in the Villas sewer system or pump stations, the Villas understands that it must correct the defects prior to turning the system over to the Town.

The Villas also understands that the Town will require the following items:

- Access and maintenance easements acceptable to the Town attorney will be developed and conveyed to the Town. The Villas understands that the Town will provide a template to be used in developing an access and maintenance easement.
- The Villas provides the Town with a set of record drawings for the gravity sewer system and pump stations.
- The Villas pump stations will be provided with alarm telemetry compatible with the Town's system. If the Town approves the Villas request, the Villas recommends that it provide funds to the Town to install its alarm telemetry on the three Villas pump stations. The Villas believes that this approach assures that the system that is installed will meet the Town's requirements.
- The subject of backup power at the three Villas pump stations has been discussed with the Town on several occasions. The storage capacity available at each of the three Villas Pump stations will be evaluated as described above. Following the completion of that evaluation, the need for backup power will be re-assessed.

Even if no new backup power is provided by the Villas, electrical transfer switches and connection plugs will be provided at each pump station. The transfer switches and plugs will be compatible with the type in use by the Town, or as necessary to meet the Town's needs for these stations.

- The Villas will assume responsibility for abnormal repairs to the system for one year following the date that the system is turned over to the Town.

We look forward to hearing from the Town regarding the Villas request. Please keep me advised of the status of the Town's review of this matter. We would be pleased to meet with you, other Town officials, or the Town Council to discuss our request in more detail.

If you have questions concerning the information presented above, please let me know.

Sincerely yours,

A handwritten signature in black ink, appearing to read "James S. Atwell", written over the typed name.

James S. Atwell, President
Villas at the Woodlands Owner's Association
9 Ashwood Lane
Falmouth, Maine 04105

Cc: Nathan Poore, Town Manager
Villas Board