

Details SBD Processing Related

Entity Information

Owner
Kloee Ciuperger
Proposal Name
INF-06189
Name of Entity
Village of Indiantown
FEIN

Proposal Status
In Review
Stage
Proposed

Contact
Kloee Ciuperger
Secondary Contact Name
Taryn Kryzda
Second Contact Title
Village Manager
Second Contact Phone
(772) 597-8282 (tel:7725978282)
Azure Folder Name
County
Martin
RAO
Yes
Permits Secured
No

Program Requirements

Detailed Description
See attached, Attachment A.
Location
15851 SW Farm Rd, Indiantown, FL 34956
See Figure 1 attached for project location map
Public Owned
Yes
Option to Purchase
Property Owner
The Village of Indiantown
Future Land & Zoning
Not Applicable.

Public Use or Benefits Public
Yes
Single Entity
No

Description of Econ Benefits
See Attachment B for Grant eligibility Narrative and along with Figure 2 for the demand chart. Additionally, see Figure 3 for the projected jobs and associated NAICS coding.

Program Specifics

Project Ready to Commence
Yes
Project Not Ready To Commence Details

Permits Needed
See Attachment C for permitting information
Permits Details
See Attachment C for permitting timeline.
The permitting process has begun and will be secured before construction would begin.

Proposed start Date
1/8/2024

Proposed duration
400

Amendment Needed
No
Amendment Needed Details

Project Local Match
Yes

Project Local Match Details
Please see Figure 5 for the budget breakdown.

Program Budget

Requested Total
\$6,000,000.00

Source - City / County
\$280,500.00

Source - Private
\$0.00

Source - Other
\$70,000,000.00

Source - Other Details
Other Grant or Funding Sources to be determined. See Attachment D and Figure 5 for detail.

Source - Total
\$70,280,500

Cost - Construction
\$71,000,000.00

Cost - Reconstruction
\$0.00

Cost - Design and Engineering
\$5,280,500.00

Cost - Land Acquisition
\$0.00

Cost - Land Improvement
\$0.00

Cost - Other
\$0.00

Cost - Other Details
N/A

Cost - Total
\$76,280,500

Approvals and Authority

Authorized signatory on Board's behalf
The Mayor would be authorized to sign once the Council takes action on 9/14/23.

Attestation Name of Entity
Village of Indiantown
Attestation Name and Title of Auth Rep
Kloee Ciuperger, Grants Consultant
Attestation Representative Signature
Kloee Ciuperger

Attestation Signature Date
8/27/2023

Approvals Needed
Staff will be asking the Village of Indiantown Council on September 14th, 2023 for permission to have the Mayor sign grant agreements as awarded so they will not be required to return to the Council for approval, to expedite the funding process and get the projects started immediately.

Meeting Schedule
If affirmative action is taken on 9/14/23, the meeting schedule will not be necessary for FDEO to have, but presently, the Village will be meeting on 9/14/23, 9/28/23, 10/12/23, 10/26/23, 11/9/23, 12/14/23, 1/11/24, 1/25/24, 2/8/24, 2/22/24

Meeting Notice Days
If at anytime a special meeting is needed to secure funding for Village projects then the Council would be willing to hold a special meeting. Requirements for a special meeting notice by State Statute is 'reasonable notice' which would be at least 48 hour.

Authority Proof

Award Year Information

FY22

FY23

FY24

FY25

FY26

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Kloee Ciuperger 8/24/2023 8:04 AM

Last Modified By
Mike Mueller

Record Type
Public Infrastructure

Upload Files

Previously Uploaded

- Project Schedule-Figure 4 - Project Schedule.pdf
- Water Demand Information-Figure 2 - Demand Chart.pdf
- Attachment A - Project Description and Anticipated Bidding Package.pdf
- Attachment B - Grant Eligibility Narrative.pdf
- Attachment C - Project Permitting Information.pdf
- Attachment D - Budget Narrative.pdf
- Figure 1 - Project Map.pdf
- Figure 2 - Demand Chart.pdf
- Figure 3 - Job Creation Table.pdf
- u down.pdf



Activity

Activity filters





ATTACHMENT A – PROJECT DESCRIPTION AND ANTICIPATED BIDDING PACKAGE

This project consists of the construction of a new 2.0 million gallons per day (MGD) reverse osmosis (RO) water treatment plant (WTP) to serve the expansion and development occurring within the utility service area of the Village of Indian Town (VOI). After an extensive study, VOI's consultant, Kimley-Horn, has identified three major components of the project:

1. **Raw water source:** The project will rely on the use of Floridan Aquifer System (FAS) wellfields as an alternative water supply (AWS) for raw water used in the production of potable water. The FAS wellfield will provide VOI with a resilient source water that is confined, meaning that no impacts to adjacent wetlands would occur and there would be minimal water quality concerns with Disinfection by-products (DBP) precursors or contaminants of emerging concern (CECs).
2. **Water treatment:** The project includes the construction of a new RO WTP to treat the raw water provided via the FAS wellfield. There are several components to this treatment system including pre-treatment, treatment trains, degasification and odor reduction, transfer pumps and piping, chemical systems, and a clearwell.
3. **Waste concentrate disposal:** Waste concentrate is a byproduct waste component after the RO WTP. A large component of this project is the proper disposal of waste concentrate. After a detailed review of disposal options, a deep injection well (DIW) located at the existing WWTP is the preferred option for disposal. The DIW provides a significant benefit to VOI. This alternative enhances the reliability of concentrate and treated effluent disposal and provides flexibility for future expansion and elevated flows, should that be required in the future.

While these three components constitute the scope of the project, due to the timing/schedule and funding considerations, the project execution was preliminarily studied. Currently, VOI is pursuing a series of bid packages of four bidding packages for contractors. The breakdown for bid packages is as follows:

1. **Bid Package #1 – Test Well Drill** – This bid package will be designed (and is already underway) and let to construction once the necessary funding has been secured. This early bid package will allow for the viability of the FAS to be reviewed. This initial testing is on the critical path and will aid with the design of the source water treatment. Additionally, the test well will be reused for production once the plant is operational.
2. **Bid Package #2 – FAS Wellfield** – This bid package includes the drilling of two additional (possibly three additional) FAS wells and associated well equipment. This work can occur once permitting (which is already underway) and design is completed. The piping and well head needed to connect these wells to the new WTP will be installed in Bid Package #4.
3. **Bid Package #3 – Deep Injection Well** – This bid package includes the installation of the deep injection well that will provide the required waste concentrate disposal necessary for the treatment of the raw water source. Additionally, the waste treatment plant will connect to this deep injection well. The piping necessary for connection to the new WTP and the well head installation will be completed as part of the Bid Package #4. The piping connecting the deep injection well to the wastewater treatment plant (WWTP) **WILL NOT** be included in this bid package.
4. **Bid Package #4 – RO WTP** – This bid package will include all site work needed to complete the WTP, the construction of the new water treatment building, and the construction of the 2.0 MGD treatment and the commissioning of the new plant. The underground piping and well heads for the DIW and FAS wells will be installed in this bid package. This will allow for the general contractor to control the timing and sequencing of the installation.



ATTACHMENT B – GRANT ELIGIBILITY NARRATIVE

The Village of Indiantown (VOI), a historically economically disadvantaged community, has recently been experiencing a boom in developer interest. With this, the VOI has become a location for new business and employment opportunities as well as an increase in population. However, with failing and insufficient infrastructure, the VOI cannot meet the business community's growing needs. These opportunities have pushed VOI leadership to explore options to increase the service capacity of its water supply system. Ongoing and upcoming economic recovery, growth, and diversification can only be supported and continued if VOI completes a new water treatment plant (WTP) to meet project growth in both residential and commercial demand.

Currently, VOI's WTP has a production capacity of 1.296 million gallons per day (MGD). However, the plant cannot currently operate at this maximum production due to the available productivity of the existing raw water source. Therefore, the actual plant production is less than the plant's actual capacity, approximately 1.0 MGD.

VOI has worked to secure State Revolving Fund (SRF) dollars to make improvements at the existing plant related to water quality and pumping redundancy, but these improvements do not increase the existing WTP's ability to produce and supply more than 1.296 MGD. Until last year, this was not an issue because existing demand was less than 700,000 gallons per day (GPD). However, based on projections, the overall for water will grow to over 1.3MGD by 2027 and over 3.1 MDG by 2031.

VOI has already committed to servicing demand near the maximum capacity of the existing WTP for new development and a new school. There are several more, including large new employers that want to build or expand within VOI's utility service area. Therefore, without the new 2.0 MGD WTP, VOI will be unable to grow and expand to serve new and existing developments.

THE SOLUTION:

Based on the schedule included in this application, a new 2.0 MGD WTP will be operational and able to serve VOI in the second half of 2027. Without this project, all development will cease to continue. Timing is critical for this project to occur, including the direct need for the Florida Job Growth Grant. The request for \$6,000,000 will allow for three project-critical tasks to occur simultaneously:

1. These grant dollars will allow for the first of four bid packages to be let for construction. This first bid package installs a single Floridan test well that will initially be used to test the viability and necessary treatment requirements for the aquifer. This well will later be reused as a supply well for the new WTP.
2. These grant dollars will allow for the design of Bid Packages #2, #3, and #4 to begin and advance to the design stages outlined in the budget section within this application. Without these funds, VOI does not currently have the cashflow to pay for design-related services. Any delay in design will directly impact the completion date of the new WTP.
3. These grant dollars will allow VOI to shift focus to securing other grant dollars to completely fund this project. Due to timing, Florida Job Growth Grant funding will provide the necessary funding to continue this project, while simultaneously, other grants enter their respective grant cycles, including large federal grant dollars from the U.S. Economic Development Administration (EDA).

PROJECT BENEFIT:

The benefit is that this new WTP, public infrastructure-owned and operated by VOI, will not only provide necessary redundancy to the existing WTP, but will allow for an area of the state that has experienced very little population growth, economic growth, or economic diversification in several years to become a location ideal for strategic economic development that aligns with the industry and job growth goals of the State of Florida. **Without this project, the potential of VOI is directly capped by the capacity of its existing WTP.**

The opportunity for economic growth and diversification is not simply speculative but is here today. Developments do not simply happen overnight, but rather take years to materialize. And developers have been flocking to VOI. Included in this this grant application is a breakdown of the developments that have already been approved and others that have already begun the process. The need and demand will be here soon, and VOI needs this project to ensure that smart, strategic, and sustainable growth can continue.



ATTACHMENT C – PROJECT PERMITTING INFORMATION

Necessary Permitting:

1. Bid Package #1 consists of design and construction for drilling of a Floridan test well, which will be converted to permanent production well in the future. The design for this work is already underway. The permitting required for this work is as follows:
 - a. One permit will be required through the Martin County Health Department to drill the well. This is a relatively simple permit that is typically handled by the well driller after they are contracted to do the work.
 - b. A National Pollution Discharge Elimination System (NPDES) permit is required to dispose of formation water through nearby Rowland Canal that flows into the St. Lucie River for formation water disposal during the drilling process. This permit will be needed since the Deep Injection Well (DIW) will not be available for formation water disposal. The permit will have a certain duration and will be closed upon completion of the well drilling process. The permit should be secured during the design phase of Bid Package #1.
2. Bid Package #1 consists of design and construction for the drilling of two (2) additional Floridan production wells (three wells total for production including the converted test well from Bid Package #2). The Village is actively preparing the permit application to modify the Consumptive Use Permit (CUP) to account for water use out of the Floridan Aquifer to supply the new WTP that will accommodate population growth. The South Florida Water Management District CUP process is a difficult and lengthy process that requires modeling to demonstrate minimal to no impact to Existing Legal Users (ELUs) and requires extensive backup information to demonstrate the need for the additional water supply is valid. This process will be completed before Bid Package #2 and Bid Package #3 are let to construction. The costs associated with the preparation of this permit, the analysis, and the permit fee have been and will be paid by the Village. The work authorization to prepare the permit application began in late May 2023 and is anticipated to be submitted late September 2023. The CUP should be issued within 10-12 months of the initial application. Drilling of the wells is anticipated to be completed in a one and half (1.5) year timespan. The total length of this work is 34 months from inception to completion. The current project schedule assumes that design and permitting overlap schedule, therefore compressing the schedule to meet the project completion date of September 2027. In addition to the CUP, further permitting is required to drill the wells:
 - a. One permit will be required through the Martin County Health Department to drill the wells. This is a relatively simple permit that is typically handled by the well driller after they are contracted to do the work.
 - b. A National Pollution Discharge Elimination System (NPDES) permit is required to dispose of formation water through nearby Rowland Canal that flows into the St. Lucie River for formation water disposal during the drilling process. This permit is assumed to be needed if the Deep Injection Well (DIW) is unavailable for formation water disposal. The permit will have a certain duration and will be closed upon completion of the well drilling process. The permit should be secured during the design phase of Bid Package #2.
3. For the construction/operation of the deep injection well to be construction in Bid Package #3, a UIC permit needs to be obtained through the Florida Environmental Protection Agency. This process has already been initiated by the Village of Indiantown. The costs associated with the preparation of this permit, the analysis, and the permit fee have been and will be paid by the Village. The entire process from inception to approved application can take as long as 16 months. The current project schedule anticipates that permit approval will be complete by or before August 2024, prior to bidding Bid Package #3.
4. Other construction permits will be required, but these are not time sensitive like the consumptive use permit or the UIC permit.
5. Bid Package #4 consists of construction of the wellhead and raw watermain piping that is needed to connect the wells to the water system and make the water supply usable. Additionally, Bid Package #4 will construct the WTP. A separate permit is required, and a design is needed to construct the wellhead assembly including the pump, isolation valves, instrumentation, piping, etc. electrical power, and



ATTACHMENT D – BUDGET NARRATIVE

Due to a combination of timing and current cashflow, receiving funding via the Florida Job Growth Grant (FJGG) program is critical to keeping this project on schedule. The following narrative is VOI's current strategy to keep the project on schedule, while pursuing project funding, and how FJGG participation is crucial to keeping the project on schedule.

Currently, the VOI has paid for the Preliminary Design Report and the initiation of the permitting process discussed in detail within Attachment C. Additionally, VOI has authorized its consultant to complete the design of and prepare bidding documents for Bid Package #1, the Floridan west Well. As illustrated in detail within Figure 4, the preparation of these documents, the construction of the test well, and the incorporation of this data into the final design of Bid Package #4 is key to meet the completion requirements of the project. Lastly, the payment of permitting fees for both the UIC and Consumptive Use Permit (CUP) (see Attachment C for details) will be paid for by VOI. These four time-sensitive project components constitute the local match for this project. Again, the local match components for the project are as follows:

1. Preliminary engineering – Preparation of the Preliminary Design Report (PDR).
2. Permitting submission – Documentation and supporting material and modeling associated with permit preparation (specifically long lead time permits, as well as UIC and CUP).
3. Preparation of bid documents – Bid Package #1 – Floridan test well.
4. Permitting fees – Fees associated with obtaining UIC and CUP permits.

VOI has focused its efforts and dollars on starting this project by paying for the initial startup of the project. **But without additional funding, the project will stall in early 2024.** That is where the FJGG dollars will be applied. The current funding strategy is to use FJGG dollars to pay for the most time-sensitive items project items. The breakdown of these items, in chronological order, is as follows:

1. The construction of Bid Package #1 – Floridan test well – Estimated cost: \$2,750,000.
2. Complete the design and bid package preparation of Bid Package #2 – Floridan wellfield and Bid Package #3 – Deep Injection Well – Estimated cost: \$500,000.
3. 30% design of Bid Package #4 – New Water Treatment Plant (WTP) – Estimated cost: \$1,750,000.
4. 30% to 60% design of Bid Package #4 – New WTP – Estimated cost: \$1,000,000.

Based on current project cashflow, upon receipt of the requested \$6,000,000 from the FJGG program, the project will be fully funded until early 2025. During 2024, as design of the project will progress and installation of the Floridan test well will occur, VOI will shift its focus and effort to securing the remaining funding for the project. Due to market volatility and project scope refinement, the estimate for the remainder of the project has been expressed as a range: \$60,000,000 to \$70,000,000. The remainder of the project is anticipated to be funded through a mixture of state and federal dollars.

VOI has already begun planning and working to pursue these additional funding sources. Four (4) specific funding sources have been identified at this time, with varying application processes, application timing, and funding levels. Currently, on the state funding side, VOI will be pursuing the following programs in the coming years for various aspects of the overall project. State grant programs and funding sources are as follows:

follows:

1. State appropriations – These are dollars that would be directly allocated to a portion of the project. In the past, VOI has been successful in its pursuit of state appropriations. Since this project is vital to the success of upcoming developments and VOI as a whole, this project is a top priority for pursuing these funds.
2. Florida Department of Environmental Protection (FDEP) grant programs – Due to the nature of this project (raw water extraction, water treatment, and waste steam disposal) there are various grant programs that this project is eligible for. These are still being investigated, but the Floridan wells, deep injection well, and water treatment are all eligible expenditures under several of these programs.



3. State Revolving Fund (SRF) – Due to another project within VOI that has currently been approved for Florida’s SRF, this funding source would need to be applied later in the project, after construction has already begun. The plan is that this funding could be secured and applied to the WTP once the funds are eligible to VOI (likely by 2026 or 2027) to assist in the completion of the project if there is a funding shortfall.

The fourth and final funding source identified to complete the funding breakdown for this project is a federal grant from the Economic Development Agency (EDA). This agency has a grant program that funds public infrastructure in distressed communities. The goal is that these federal dollars could be secured in either FFY 2024, FFY 2025, or FFY 2026 to complete the funding for this project. A graphic showing the breakdown of these funds can be seen in Figure #5. Estimated funding ranges have been included for each of the different funding options.

Again, initial grant dollars from the FJGG program are vital to keep this project moving forward. If awarded the requested amount, VOI would be able to continue efforts to pursue other funds while continuing design and the construction of the Floridan test well, which is on the critical path for project completion.

Remaining design and construction for BP #2, BP #3, BP #4 applying Florida Job Growth Grant Funding

Local Match:

- Preliminary Design Report - \$37K
- Permit Preparation - \$147.5K
- Permitting Fee (CUP) - \$8.5K
- Permitting Fee (UIC) - \$12.5K
- BP#1 Engineering - \$75K
- Total - \$280.5K+

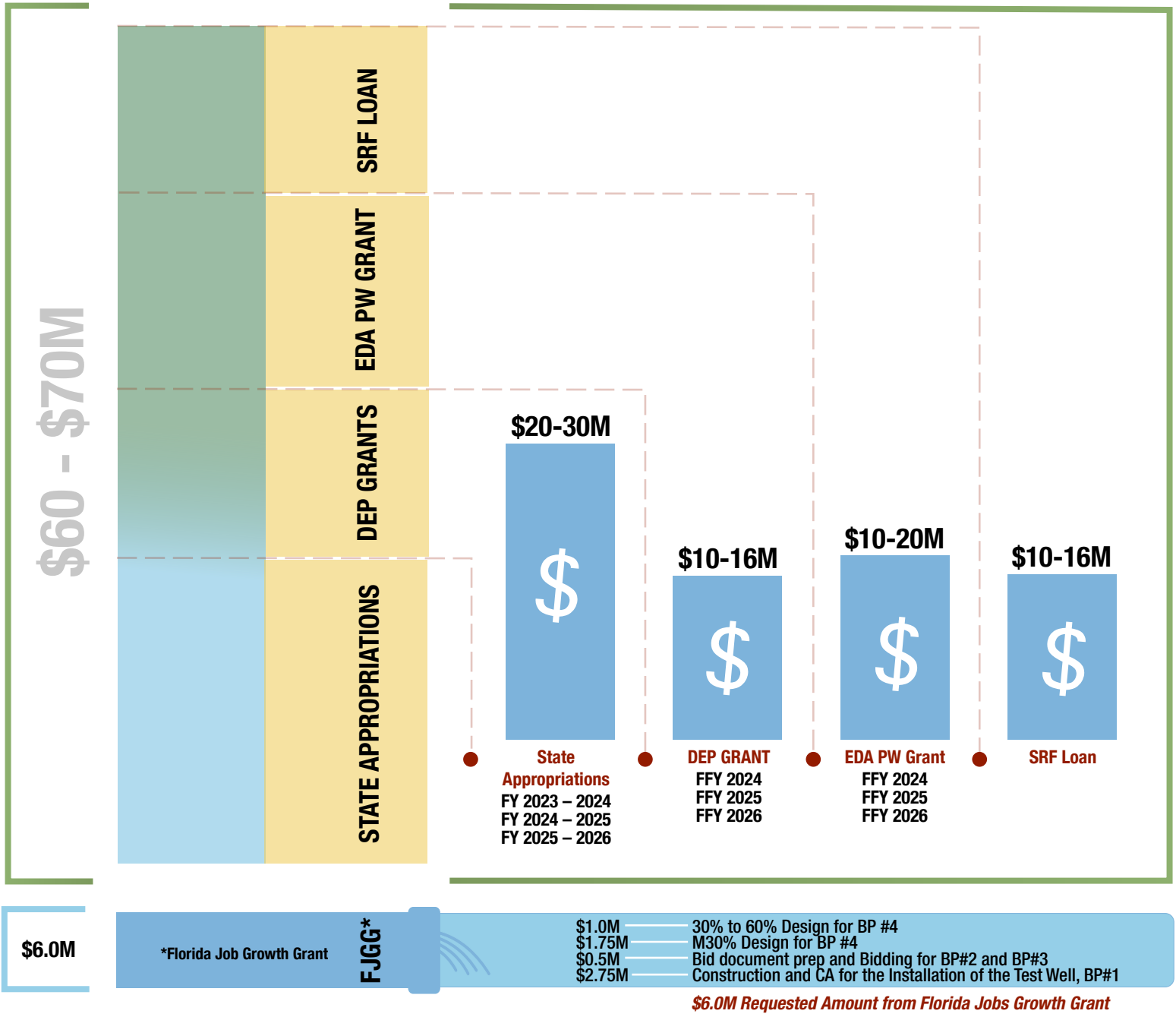
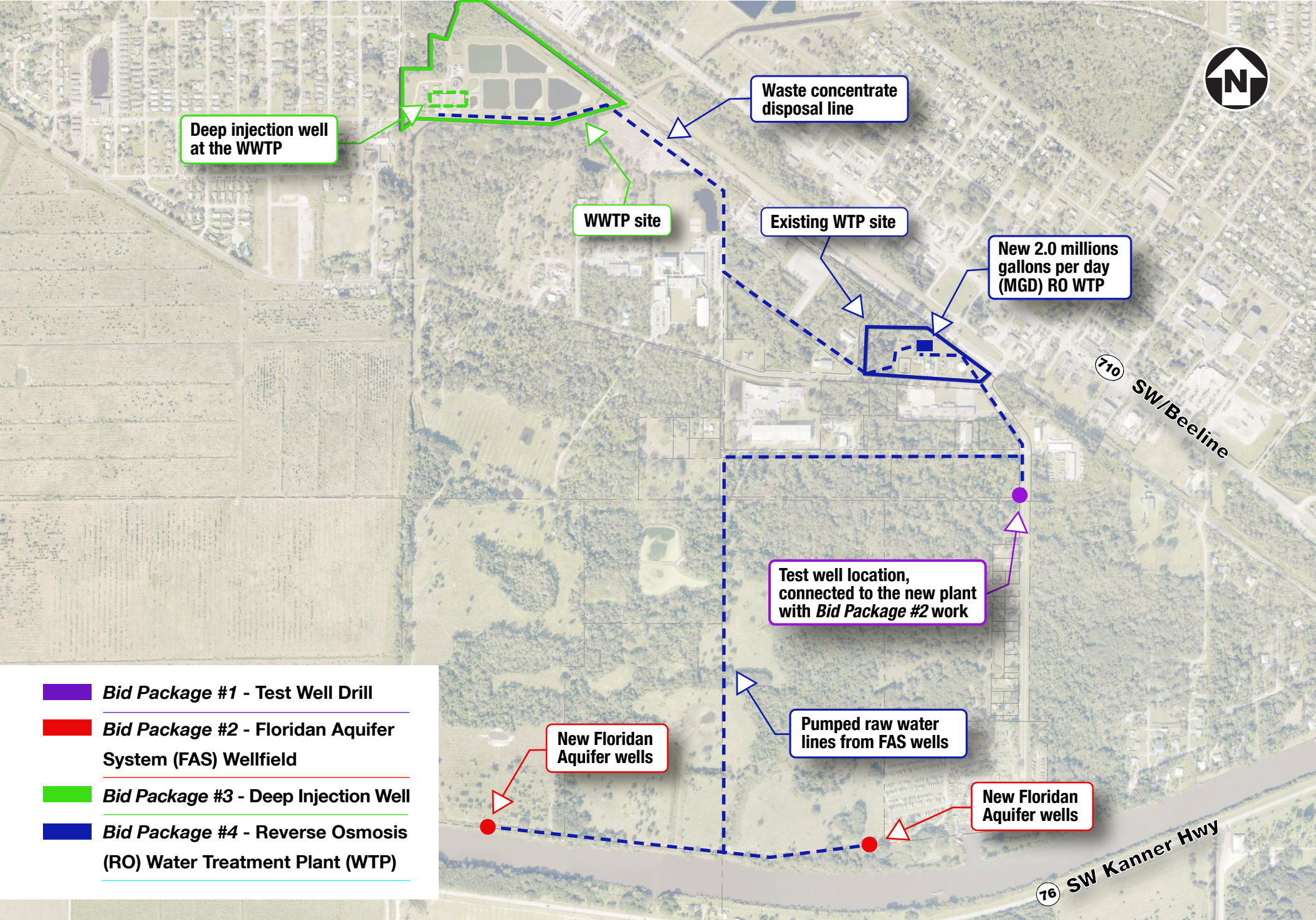


Figure 5 – Budget Breakdown



- Bid Package #1 - Test Well Drill**

- Bid Package #2 - Floridan Aquifer System (FAS) Wellfield**

- Bid Package #3 - Deep Injection Well**

- Bid Package #4 - Reverse Osmosis (RO) Water Treatment Plant (WTP)**

Project Schedule

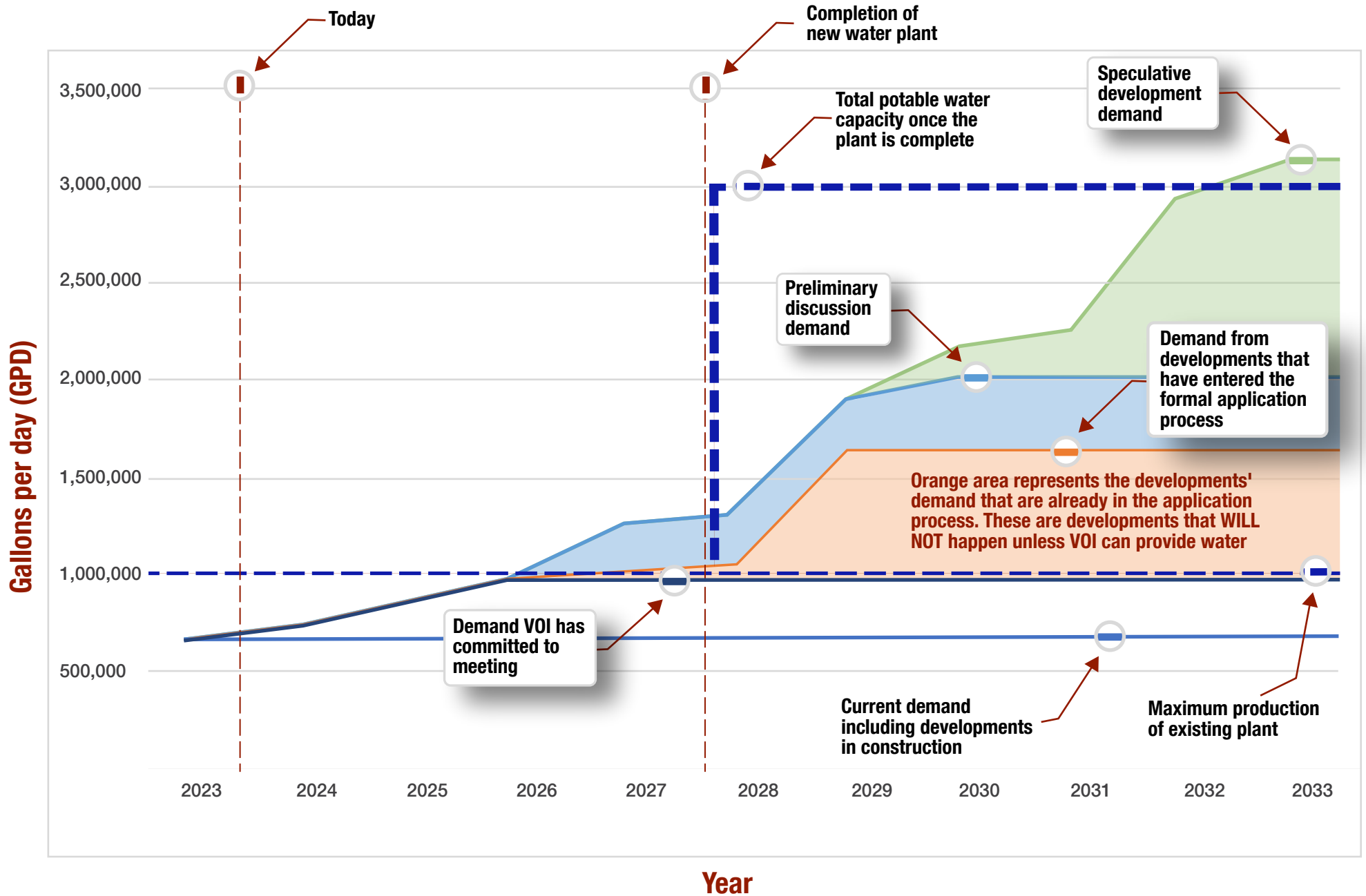
Figure 4 - Project Schedules

Federal Fiscal Year	2023			2024						2025				2026				2027				2028								
State Fiscal Year	2023-2024						2024-2025				2025-2026				2026-2027				2027-2028											
Calendar Year	2023			2024						2025				2026				2027												
	Q3			Q4			Q1			Q2			Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June																		
FJGG	Develop & Submit App			Review & Award			Agreement			Reimbursement																				
Design & Construcion Schedules																														
BP #1 - Test Well			Design			Bidding			Contracting			Construction (10 months)																		
BP #2 - FAS Wellfield										Design			Final Design			Bidding & Award		Construction (20 months)												
BP #3 - Deep Injection										Design			Final Design			Bidding & Award		Construciton (18 months)												
BP #4 - Water Treatment Plant										30% or 60% Design			Final Design			Bidding & Award		Construction (24 months)												

Critical Path Schedule

Federal Fiscal Year	2023			2024						2025				2026				2027				2028								
State Fiscal Year	2023-2024						2024-2025				2025-2026				2026-2027				2027-2028											
Calendar Year	2023			2024						2025				2026				2027												
	Q3			Q4			Q1			Q2			Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June																		
Florida Job Growth Grant	Develop & Submit App		Review & Award			Agreement			Grant Reimbursement																					
BP #1 - Test Well	Design			Bidding			Contracting			Construction (10 months)																				
BP #4 - Water Treatment Plant										BP #4 - Project Design			Final Design			Bidding & Award		Construction (24 months)												

Figure 2 – Demand Chart





**Permanent Job Creation Developments
(Manufacturing, Commercial, Storage, and Medical Developments)**

Figure 3 - Job Creation Tables

Development	Development Size (sq ft)	Permanent Jobs Created (NAICS Code)	Sustained Construction Jobs for 1 Year	Estimated Developer Capitol Investment
Grind Hard, Ammunition Manufacturing	25,000	65 (332992)	25	\$4,125,000
Terra Lago Master Plan, Commercial	100,000	25 (453998)	100	\$16,500,000
Good Life (Marina), Commercial	110,000	11 (713930)	110	\$18,150,000
Indiantown Go Kart, Private shop/office & Go-Kart Track	3,170	3 (711212)	4	\$1,134,000
RCC Construction, Construction Related Manufacturing	25,000	25 (236220)	25	\$4,125,000
T.A. Estates, Office and warehouse (2 buildings)	22,600	6 (453998)	23	\$3,729,000
Village Market & Delicatessen Store, Convenience Store & 8 fuel islands	4,650	2 (447110)	5	\$767,250
DeMarcellus, Auto parts manufacturing	19,500	20 (441310)	20	\$3,217,500
East Coast Metal Structures, Metal Manufacturing	99,550	200 (332311)	100	\$16,425,750
Kendall Industrial, Concrete molding manufacturing	20,000	20 (327390)	20	\$3,300,000
US Advance Transportation, Tractor Trailer Parking	70,546	13 (484122)	71	\$11,640,090
Barnes Development (SR 710), Commercial	120,000	30 (453998)	120	\$18,000,000
Dollar Tree, Commercial	21,900	6 (453998)	22	\$3,285,000
Store Away, Addition to existing building	10,400	1 (531130)	2	\$1,040,000
Store Away, New Storage Facility	17,427	1 (531130)	3	\$1,742,700
Biomedical Industrial Park, Office/warehouse, eye drop manufacturer	22,750	10 (325199)	23	\$4,550,000
Green Carbon Solutions, Carbonated mulch	11,670	12 (321999)	12	\$875,250



**Community Building & Sustaining Developments
(Residential Developments)**

Development	Development Size	Sustained Construction Jobs for 1 Year	Estimated Developer Investment
Parkview Villas	24 Apartments	72	\$3,888,000
River Oak Phase 1	176 Single-family dwellings	528	\$50,688,000
Terra Lago Master Plan	1680 Residential Units	5,040	\$362,880,000
Terra Lago Phase 1A	224 Single-family dwellings	672	\$64,512,000
Terra Lago Phase 1B	410 Single-family dwellings and 174 townhomes	1,752	\$147,168,000
Good Life (Marina)	916 Apartments	2,748	\$148,392,000
River Oak Phase 2	400 Residential Units	1,200	\$100,800,000
Seminole Crossings	24 Single-family dwellings	72	\$6,048,000
Barnes Development (Farm Road)	300 Townhomes	900	\$75,600,000
Barnes Development (SR 710)	500 Residential Units	1,500	\$126,000,000
Red Pens	2000 Residential Units	6,000	\$504,000,000