

COUNTY OF YORK

MEMORANDUM

DATE: January 14, 2025

TO: York County Board of Supervisors

FROM: Mark L. Bellamy Jr., County Administrator *BT for MB*

SUBJECT: Whites-Faulkner Sewer Extension Project Update

BACKGROUND

The information below outlines recent revisions to the scope and timeline for the Whites-Faulkner Sewer Extension Project.

The original project scope, as outlined in the 2010 Utilities Strategic Capital Plan, proposed extending sanitary sewer service to the residential area west of Route 17 between Terrebonne Road and Whites Road (see Attachment 1). In coordination with the project's design consultant, Brown and Caldwell, the Department of Public Works expanded the service area in 2022 to include additional unserved properties to the east and north of the original limits, with the additional objective of eliminating existing low-pressure force mains and grinder pump systems (see Attachment 2).

The expanded service area was designed to be served by a new gravity sewer system and lift station located on Country Lane. The pump station included a force main connection into a County force main at Fort Eustis Boulevard and Route 17. Brown and Caldwell's initial cost opinion, prepared in 2022, estimated the project at approximately \$19 million, divided into five phases for the design and construction of the expanded Whites-Faulkner basin.

As design progressed through the 30%, 60%, 90%, and 100% milestones between 2023 and 2025, projected construction costs increased significantly, rising from approximately \$19 million to an estimated \$25–30 million. Several major technical challenges identified during the design process contributed to these escalating cost projections, including:

- The excessive depth of the proposed gravity sewer system near the new lift station, extending significantly below the water table.
- The required routing of the force main beneath the CSX railroad crossing at Route 17.
- Capacity impacts the receiving pump station and force main on Fort Eustis Boulevard.

Given the magnitude of the cost increases, the Department of Public Works paused the project and re-evaluated alternative service concepts that had been developed during the

service area evaluation phase prior to initiating detailed design in 2022. A workshop was conducted with Brown and Caldwell in November 2025 to assess these alternatives. As a result, staff believe that converting the system into a vacuum sewer configuration and reducing the service area, while maintaining the existing low-pressure force mains and grinder pump systems, can substantially reduce project costs.

Preliminary cost opinions for this revised approach, which would also be implemented in phases, are estimated at approximately \$15 million, representing a potential savings of greater than \$10 million compared to the original design.

Although this redesign effort is expected to delay the start of construction by approximately 12 to 18 months, the overall project duration is anticipated to be shorter than under the original scope due to the simplified construction approach.

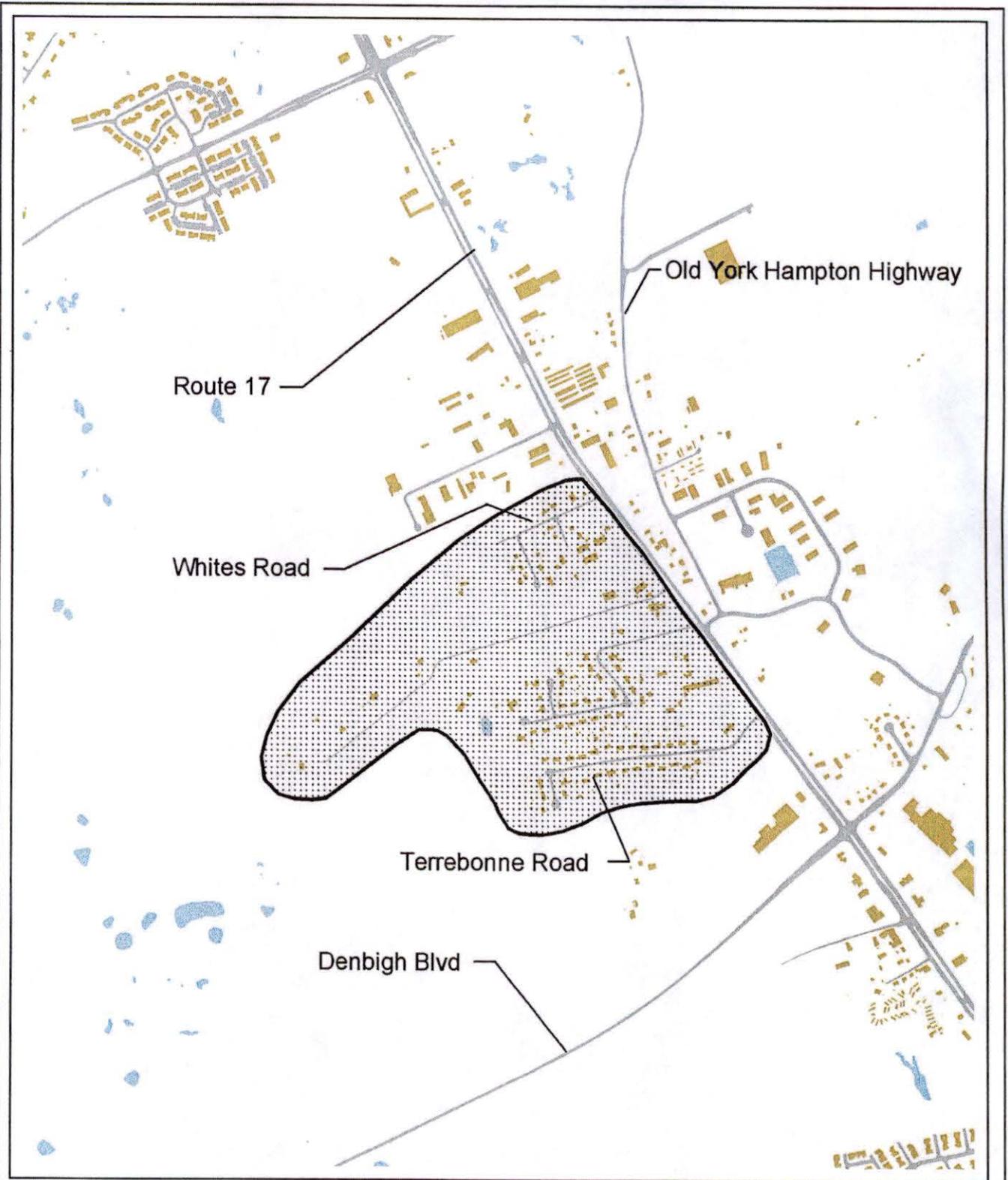
NEXT STEPS

Staff will meet with Brown and Caldwell in late January 2026 to initiate the revised project design, including confirmation of the updated scope, reduced service area, and incorporation of the proposed vacuum sewer system. Because the project's survey data and foundational design elements are already in place, the amended design effort is expected to proceed quickly.

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Attachments:

- 2010 Utilities Strategic Capital Plan Proposed Extension Service Area
- 2022 Expanded Extension Service Area



Whites / Faulkner Road Area

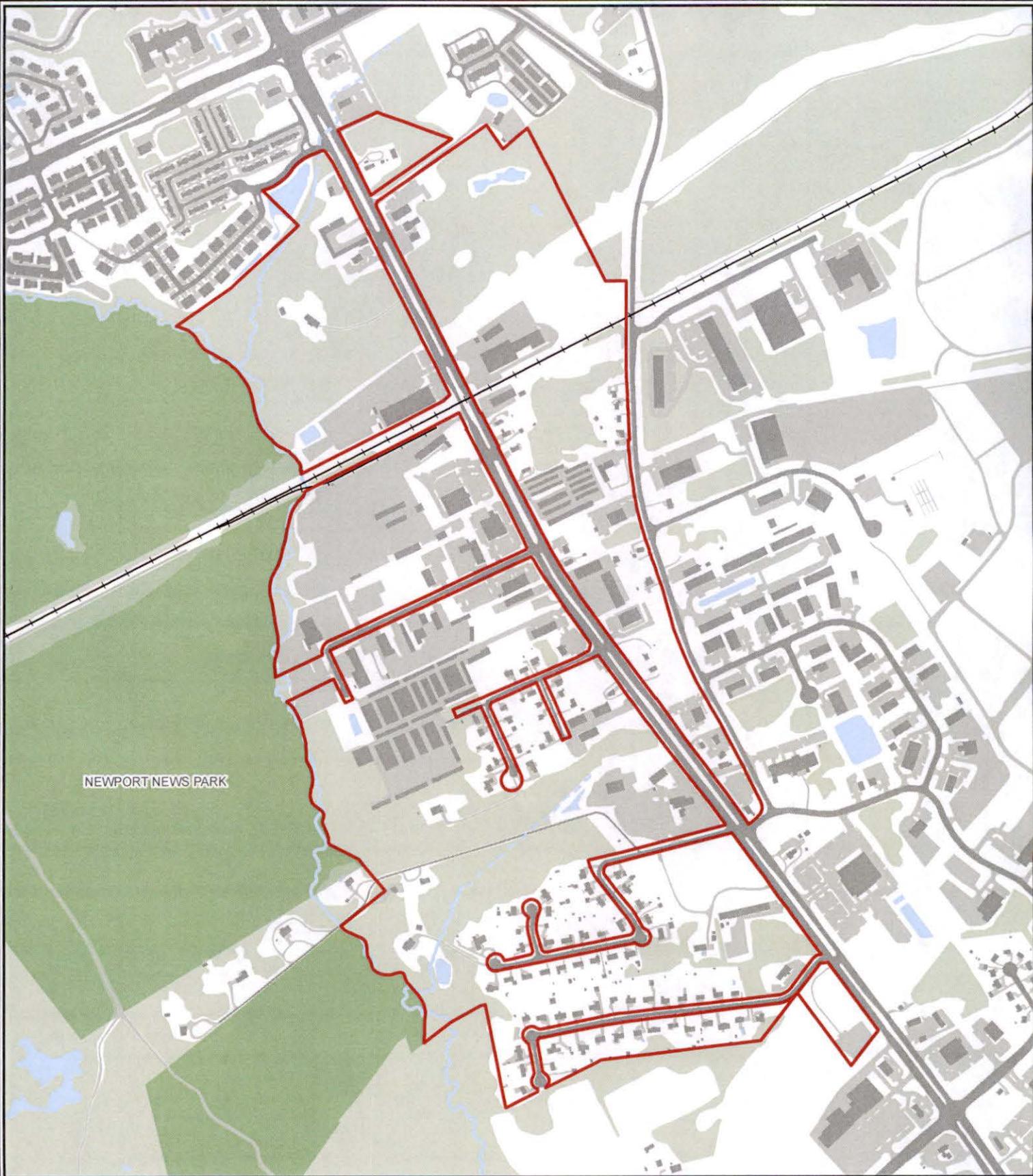
Sanitary Sewer Extension

Service Area Boundary: 

Map Prepared by: Environmental and Development Services



N.T.S



NEWPORT NEWS PARK

Whites Faulkner Sewer Area



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