

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
Little Sumter Service Area (LSSA) - Water and Wastewater Systems  
LSSA Five Year Capital Improvement and Major Maintenance Plan

Facility	Project Area	Recommended Work	Account	2024-25	2025-26	2026-27	2027-2028	2028-2029	5 Year Total
LSSA WWTP									
LSSA WWTP	Headworks	Headworks Screen Replacement & Controls	633	0	150,000	840,000	0	0	990,000
LSSA WWTP	Odor Control at Headworks	Pump Filtered Effluent to Odor Control	633	115,000	0	0	0		115,000
LSSA WWTP	Oxidation Ditch	Anoxic Mixer & Gear Box Replacement (4)	633	120,000	0	250,000	0	0	370,000
LSSA WWTP	Oxidation Ditch	OD No. 1 - Grit Removal	462	0	0	0	75,000	0	75,000
LSSA WWTP	Oxidation Ditch	OD No. 2 - Grit Removal	462	0	75,000	0	0	0	75,000
LSSA WWTP	Oxidation Ditch	OD No. 3 - Grit Removal	462	100,000		0	0	75,000	175,000
LSSA WWTP	Oxidation Ditch	OD No. 3 - Aerator & Gear Boxes Rebuilds (3)	633	0	0	200,000	400,000	0	600,000
LSSA WWTP	Oxidation Ditch	OD No. 3 - Discharge Weir Replacement	462	0	0	0	0	100,000	100,000
LSSA WWTP	Clarifiers	Clarifier No. 3 Internals Recoating	462	0	0	215,000	0	0	215,000
LSSA WWTP	RAS/WAS System	RAS Pit - Structural Inspection	319	0	20,000	0	0	0	20,000
LSSA WWTP	Traveling Bridge Filters	Filters Recoating	462	207,500	0	0	0	0	207,500
LSSA WWTP	Traveling Bridge Filters	Filter (5) - Sand Replacement	462	75,000	0	0	0	0	75,000
LSSA WWTP	Traveling Bridge Filters	Filters - Electrical Upgrades (Panels, Festoons, etc)	633	0	0	0	0	200,000	200,000
LSSA WWTP	Sludge Tank Blowers	Blowers (3) - Replacement and Building Removal	633	125,000	1,030,000	0	0	0	1,155,000
LSSA WWTP	Sludge Holding Tanks	Sludge Holding (3) - Recoatings	462	0	0	0	280,000	0	280,000
LSSA WWTP	Reclaimed Water System	Spruce Creek RIBS Improvements	633	850,000	860,000	0	0	0	1,710,000
LSSA WWTP	Effluent Holding Basins	Reject & Effluent Holding Basin - Re-Lining	633	0	0	125,000	525,000	0	650,000
LSSA WWTP	Plant Site	Main Disconnects (2) - Replacement	633	0	100,000	625,000	0	0	725,000
LSSA WWTP	Plant Site	Future Projects	462	0	0	0	0	400,000	400,000
LSSA WWTP	Electrical	Lightning Protection Implementation & Replace Surge Modules	633	0	0	75,000	220,000	0	295,000
LSSA WWTP	Electrical	Generator Upgrade	633	100,000	425,000	0	0	0	525,000
LSSA WWTP		Renew WWTP Permit	312	70,000	0	0	0	0	70,000
		Subtotal		1,762,500	2,660,000	2,330,000	1,500,000	775,000	9,027,500
LSSA Lift Stations & Collection									
General Lift Station		Pump Rebuild-Replacement Program	633	150,000	150,000	150,000	150,000	0	600,000
Lift Station No 6		LS 6- Rehab Station (Mech, Elect, Pumps and Coating)	633	0	0	0	0	250,000	250,000
Lift Station No 7		LS 7- Rehab Station (Mech, Elect, Pumps and Coating)	633	0	0	0	0	250,000	250,000
Lift Station No 9		LS 9 - Rehab Station (Mech, Elect, Pumps and Coating)	633	0	0	0	0	250,000	250,000
Lift Station No 10		LS 10 - Rehab Station (Mech, Elect, Pumps and Coating)	633	0	0	0	0	60,000	60,000
Collection System		Manhole Rehab	633	200,000	0	0	0	0	200,000
Collection System		Desktop - I & I Study	312	0	75,000	0	0	0	75,000
Collection System		Candlebrook Force Main Relining/Replacement	633	75,000	250,000	0	0	0	325,000
Collection System		Tybee Sewer Inspection and Rehabilitation	633	25,000	380,000	0	0	0	405,000
Collection System		Future Projects	633	0	0	0	0	700,000	700,000
Collection System		Future Projects	462	0	0	0	0	85,000	85,000
Collection System		Collection System Inspection	312	0	0	350,000	0	0	350,000
Collection System		Collection System Repairs	633	0	0	0	500,000	500,000	1,000,000
		Subtotal		450,000	855,000	500,000	650,000	2,095,000	4,550,000

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LSSA Potable Water System									
General - Water	Distribution System	Fire Hydrant Replacements (1/yr @ \$8k)	462	8,000	8,000	8,000	0	0	24,000
General - Water	Distribution System	Belle Meade - Water Main Replacement and Looping	633	125,000	780,000	0	0	0	905,000
General - Water	Distribution System	Interconnect Rehab (1-Morse/Modero, 2-El Camino, 4-Bob Evans)	633	170,000	165,000	55,000	135,000	0	525,000
General - Water	All Facilities	Pumping/Treatment Improvements to Meet Demand (VFDs)	633	500,000	500,000	0	0	0	1,000,000
General - Water	Future Water Projects	Future Water Projects	633	0	0	0	0	1,250,000	1,250,000
General - Water	Future Water Projects	Future Water Projects	462	0	0	0	0	200,000	200,000
General - Water		Well Refurbishment Program (Study 1-4, 2 wells/yr)	312	58,600	60,300	62,100	32,000	0	213,000
WTP 2	Disinfection System	WTP 2 Chlorine Injection Rehab	633	0	0	50,000	375,000	0	425,000
WTP 2	Disinfection System	Replace Hypochlorite Tanks & add Pumps	633	0	0	0	50,000	0	50,000
WTP 2	Ground Storage Tank	Int. Cleaning, Crack Repair	462	25,000	0	0	0	0	25,000
WTP 2	Ground Storage Tank	External Coating and Crack Repair	462	0	0	0	107,500	0	107,500
WTP 3	Ground Storage Tank	Leak Detection & Repair, then External Coating	462	70,000	0	0	107,500	0	177,500
WTP 3	Generator	Upgrade Wellsite Generator	633	50,000	425,000	0	0	0	475,000
WTP 3	Wells	Replace Flowmeter Registers	462	25,000					25,000
WTP 4	Iron Treatment	Iron Filtration Study (High Iron WTP 4)	633	75,000	75,000	100,000	1,560,000	0	1,810,000
		Subtotal		1,106,600	2,013,300	275,100	2,367,000	1,450,000	7,212,000
Metering System								0	
Residential Potable	Distribution System	Meter Repairs, 5% replacement of 12,691 meters	526	140,000	140,000	140,000	40,000	40,000	500,000
Commercial Potable	Distribution System	Meter Repairs, 3% replacement of 740 meters	526	20,000	20,000	20,000	4,600	4,600	69,200
Metering System	Distribution System	Implementation of Advanced Meters	633	6,100,000	0	0	0	0	6,100,000
		Subtotal		6,260,000	160,000	160,000	44,600	44,600	6,669,200
LSSA General									
Valve Replacement Program		VRP - Collections & Distribution	633	75,000	50,000	50,000	50,000	50,000	275,000
Valve Replacement Program		VRP - Stations	633	25,000	125,000	125,000	125,000	125,000	525,000
LSSA General		Future Projects	633	0	0	0	0	125,000	125,000
GIS/Cityworks		GIS/Cityworks Implementation	349	66,000	0	0	0	0	66,000
SCADA System		SCADA Master Plan	633	855,386	214,544	208,824	60,447	0	1,339,201.00
Vehicles		Vac Trucks	641	550,000	550,000	0	0	0	1,100,000
		Subtotal		1,571,386	939,544	383,824	235,447	300,000	3,430,201
LSSA Fees									
Engineering Services		Engineering Services - Vikus	312	280,000	225,000	230,000	230,000	238,050	1,203,050
Capital Plan Engineering		Capital Plan Engineering - Vikus	312	560,000	330,000	300,000	290,000	250,000	1,730,000
Engineering Services		Other Engineeering Services	312	30,000	30,000	30,000	30,000	31,050	151,050
		Subtotal		870,000	585,000	560,000	550,000	519,100	3,084,100
		GRAND TOTAL		12,020,486	7,212,844	4,208,924	5,347,047	5,183,700	33,973,001