



Utility Services Department

2725 Judge Fran Jamieson Way
Building A, Room 213
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

January 15, 2025

Space Florida
505 Odyssey Way
Suite 300
Exploration Park, FL 32953

Attention: Rob Long
President & Chief Executive Officer

Re: Space Florida Connection to Sykes Creek Wastewater Treatment Plant
Brevard County Proposal for Space Florida Connection to County System

Dear Mr. Long,

This letter serves as a continuation in dialogue between Brevard County and Space Florida regarding the connection to the Sykes Creek Wastewater Treatment Facility (WWTF). As discussed at the meeting held on December 9, 2024, which included representatives of Brevard County, Space Florida, Economic Development Commission and State of Florida representatives, the County committed to evaluate the estimated cost of improvements for Space Florida's contribution towards the County's wastewater system. Space Florida requested, and the County committed to providing, an estimate of the investment cost prior to February 1, 2025. Given the ambitious timeline, the estimated cost described below was prepared using existing reports, our hydraulic model, and discussion with County staff.

The estimated potential investment in Brevard County's wastewater system necessary to accommodate the needs of Space Florida, is based on flows to up to 0.27 MGD by 2027 and 0.691 MGD by 2034. These flows were inserted in the overall Merritt Island hydraulic model based on a Merritt Island build out condition to assure that the investments made would function long term.

The County analyzed the need of additional infrastructure improvements necessary to accommodate Space Florida's connection to the County's system. Our analysis identified the improvements and total project costs (engineering, permitting, construction, construction oversight) which are above and beyond the force main extension and lift station improvements originally proposed by Space Florida (see attachment of the proposed Space Florida force main project limits as provided by Space Florida to Brevard County). Of course, a full vetting and completed plans and permits will be required eventually, however, at this time the attachment is assumed to be conceptually complete and adequate for this level of cost estimating. All

projects mentioned below per our analysis have been identified all within the Sykes Creek WWTF. The estimated cost for the additional infrastructure improvements necessary to accommodate Space Florida's connection to the County's system is \$130M. The following are the projects and costs are included in the estimate:

- Additional treatment plant capacity utilizing Advanced Wastewater Treatment (AWT) - \$65M
- Biosolids dewatering and storage building - \$17M
- Wetland mitigation, stormwater ponds and land preparation - \$14M
- Reuse storage and pumping improvements - \$14M
- Deep injection well pumps and generator upgrades / rehabilitation - \$10M
- Installation of 24-inch force main from Courtney Parkway to the Sykes Creek treatment plant - \$3M
- Civil site improvements - \$3M
- Re-rating of the 2 existing deep injection wells - \$2M
- On-site operations facilities improvements - \$1M
- Florida Power and Light power - \$1M

Upon Space Florida's approval County Staff will begin drafting an agreement to reduce the arrangement to contractual language for the Board of County Commissioner's consideration. The County anticipates that in addition to other typical contractual matters, the following key items associated with the arrangement will be incorporated into the agreement:

Sewer connection fees – if Space Florida agrees to pay the County the \$130M for the capital investments to the Sykes Creek WWTF, then there will be no connection fees to be paid if the overall capacity needs do not exceed 700,000 gallons per day by Space Florida.

Sewer user rates – the County's commercial sewer user rates will be applied for Space Florida sewer flows. The rates will be updated annually as per the County's rate resolution. The monthly base charges need to be established per account and sewer flows will be based on water meter usage per account.

Industrial pretreatment – each sewer account within Space Florida will be responsible to report what industrial waste flow that they may have and prior to connection, provide the industrial pretreatment process / equipment that will be implemented to assure no distribution to the County's system. Further language will be added to provide frequency of sampling and penalties if out of compliance.

Ownership of the force main – it is the County's desire that Space Florida maintain ownership of the force main extending from Space Florida to the connection point to the

County's system. This is due to the responsibility of ownership as stated in F.A.C. 62-600.410 (6).

We are optimistic that Space Florida will find the proposed arrangement mutually beneficial to both Space Florida and Brevard County. We look forward to Space Florida receiving the sewer capacity needed to continue to service its space sector growth while there is no impact to the utility user fees for Brevard County residents. Of course, as always, we are happy to meet with you to discuss in further detail.

We look forward to hearing back from you.

Sincerely,

Frank Abbate
County Manager

Cc: Chairman Feltner, Brevard County Commissioner, District 4
Commissioner Delaney, Brevard County Commissioner - District 1
Commissioner Goodson, Brevard County Commissioner - District 2
Commissioner Adkinson, Brevard County Commissioner - District 3
Commissioner Altman, Brevard County Commissioner - District 5
Morris Richardson, Brevard County, County Attorney
John Denninghoff, PE, Brevard County, Assistant County Manager
Tad Calkins, Brevard County, Interim Assistant County Manager
Edward Fontanin, PE, Brevard County, Utility Services Director
Lynda Weatherman, EDC of Florida's Space Coast, President & CEO