



Wastewater
Treatment



TRANSFORMING
WASTEWATER
TO RESOURCES



Recycled
Water



Energy
Production



Biosolids
Reuse

Proposed Capital Facilities Capacity Charge Adjustments

Special Board of Directors Meeting
December 11, 2024

Capital Facilities Capacity Charge (CFCC) Update Schedule



September	● 9/30 Fin Comm: Review CFCC Development Overview and Key Assumptions
October	● 10/9 Review CFCC Development Overview and Key Assumptions ● 10/30 Fin Comm: Review Proposed CFCCs
November	● 11/6 Review Proposed CFCCs, Set Public Hearing for CFCC Adjustments
December	● 12/11 Conduct Public Hearing, Consider Approval of Proposed CFCCs



Overview

Current District CFCCs



- **Current CFCCs** (approved by Board Ordinance No. 87, July 2006)
 - Bay Point (Zone 1): \$3,940/equivalent residential unit (ERU)
 - Pittsburg (Zone 2): \$4,358/ERU
 - Antioch (Zone 3): \$5,033/ERU
- **Projected FY24/25 CFCC Revenue = \$1.9M**
 - District incorporates recent CFCC revenue and growth in service area in financial planning activities each year
 - 5-year annual average growth = 745 ERUs (1,406 ERUs in 2021)
- **CFCCs are placed in WW Expansion Fund to pay portion of existing debt service, cost of new facilities to serve growth**
 - Current balance = \$15.7M (as of June 30, 2024)
- **Current 5-year CIP = \$187.1M (\$17.0M funded by CFCCs)**

District Strategic Plan

Fiscal Responsibility Goal



Fiscal Responsibility

Manage financial resources effectively to meet funding needs and maintain fair and reasonable rates

STRATEGY NO. 2 Ensure legal, equitable, and cost-of-service based rates with revenue need allocation to appropriate customer categories

Key Objective Ensure equitable collection of SSC revenue from existing customers and CFCCs from new customers (i.e., growth in service area)

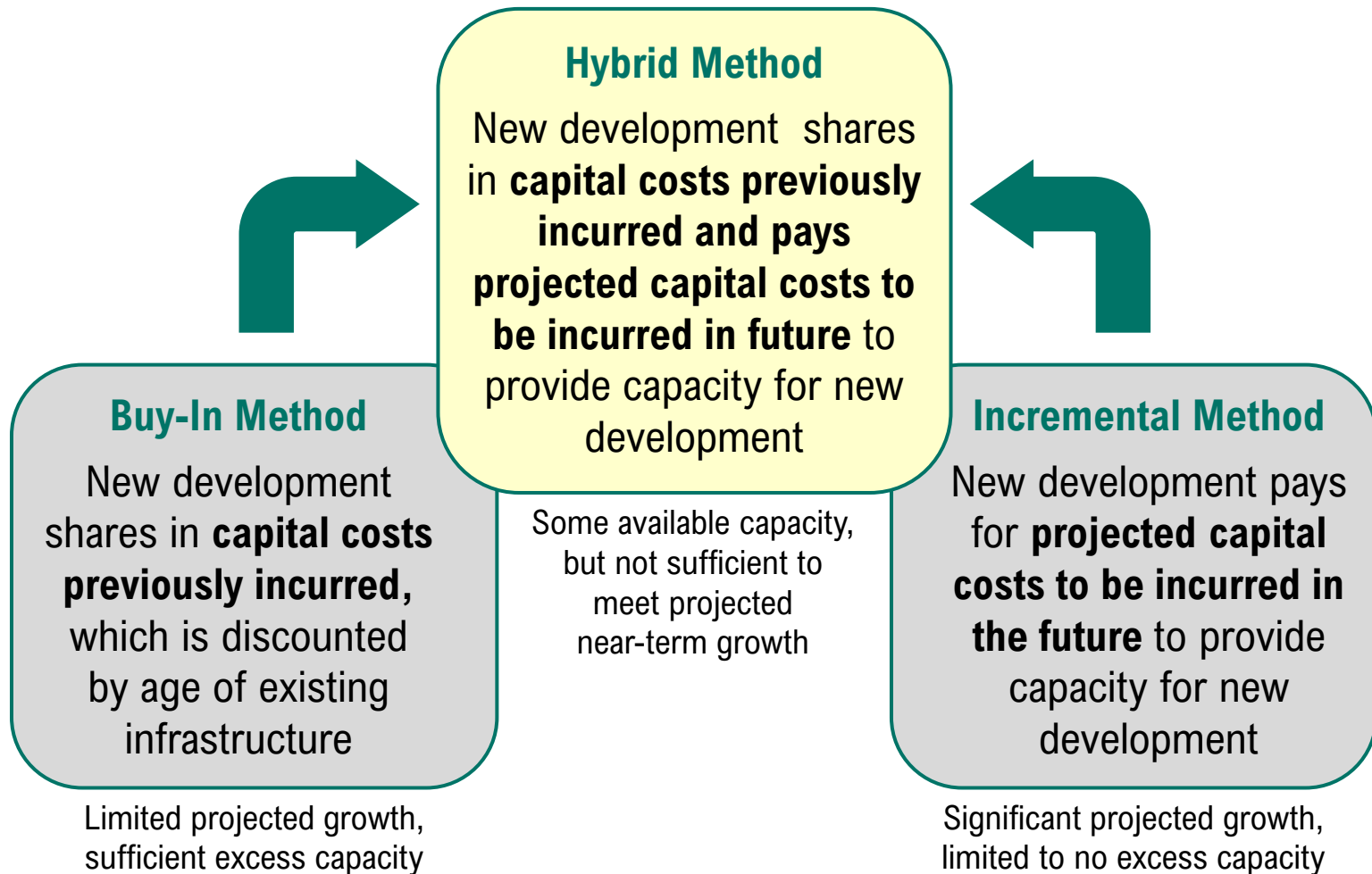
- Completed Resource Recovery Facility Master Plan (November 2022)
 - Projected **future WWTP flow and process loading** conditions
 - Assessed **available WWTP capacity** and **capital expansion needs**
 - Recommended **major capital improvements** to address WWTP capacity with preliminary cost estimates
- Implementing Secondary Process Improvements Phase 1 to **address WWTP capacity needs** with more detailed costs
- Procured consultant to develop **updated CFCC Study and proposed CFCCs**

CFCC Development Guiding Principles

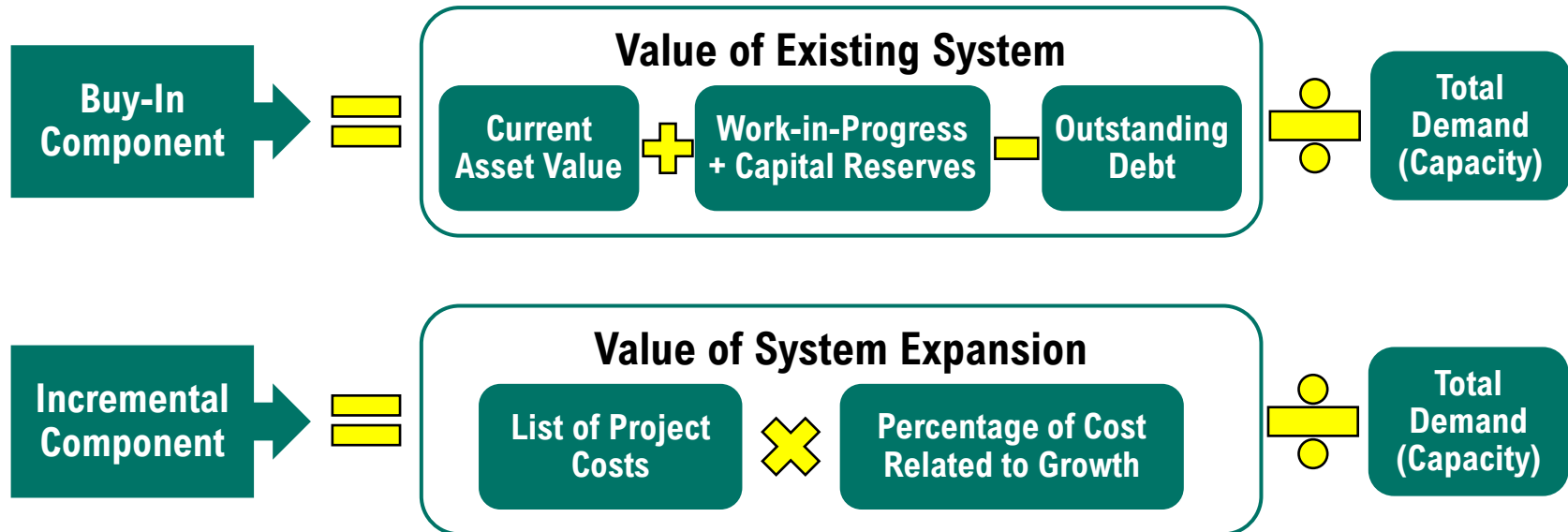
- Ensure fair, equitable, and cost-of-service based CFCCs with revenue need allocation to appropriate customers
- Assess CFCCs to ensure growth pays the full share of costs to provide facilities that serve growth
- Comply with regulatory and legal requirements for collection of connection fees



CFCC Development Cost Allocation Methodology Options



Hybrid Method CFCC Calculation Methodology



- Preliminary CFCC calculation indicates **Buy-In Component = 45%** and **Incremental Component = 55%** (validates use of Hybrid Method)

CFCC Development Key Assumptions



Buy-In Component (Existing Assets)

- Utilize “Replacement Cost Less Depreciation” approach (versus “Book Value” or “Market Value”) to determine Existing System Value
- Existing System Value = \$161M
- Capital-Related Reserves = \$51.3M
- Outstanding Debt (Principal) = \$27.9M
- Interest Secured by CFCCs = \$0.44M (net present value)

Incremental Component (Future Asset Needs)

Major WW Projects for New Growth

- Secondary Process Improvements (15.5% of total) = \$32.6M
- Antioch Pump Station and Conveyance System Improvements (18% of total) = \$4.1M
- Assume costs will be recovered via CFCCs over next ~15-20 years **\$36.7M**

CFCC Study Recommendations



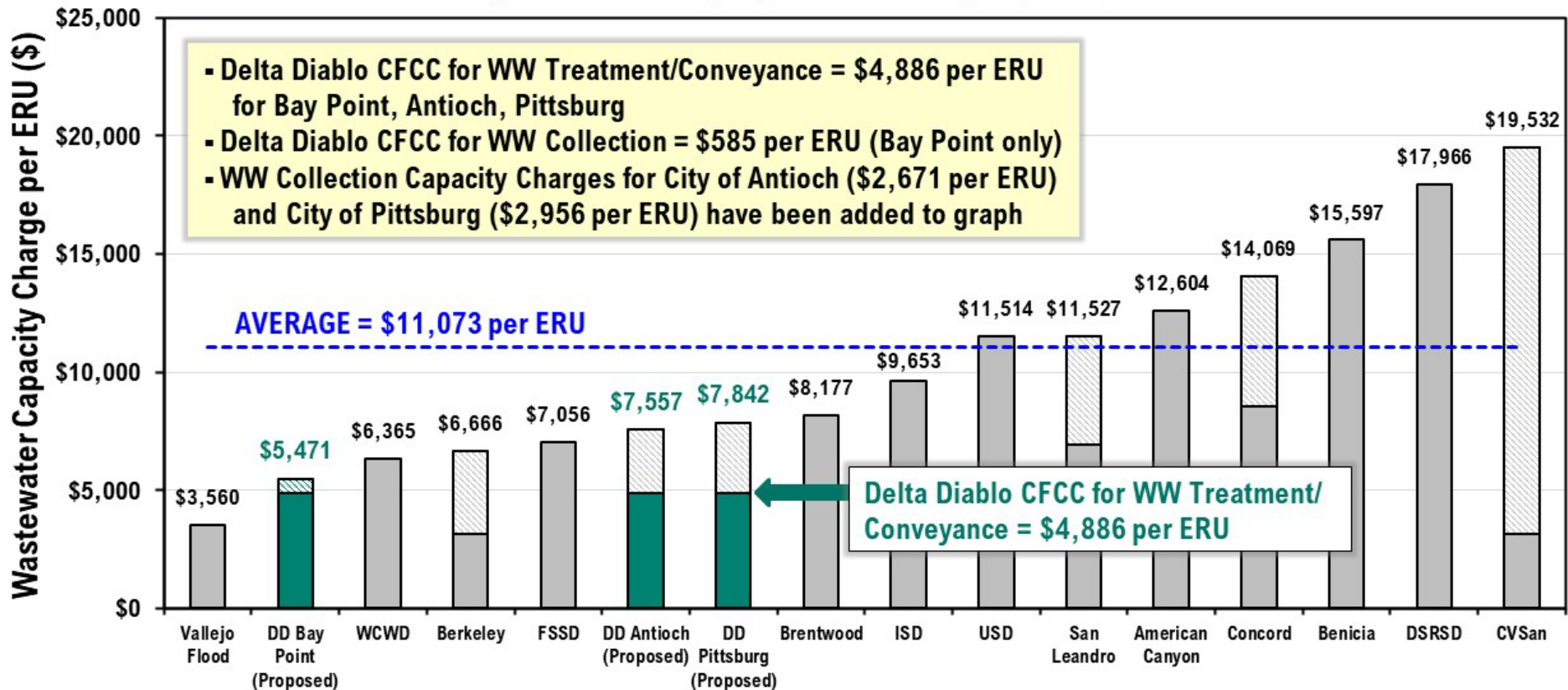
- ① **Proposed CFCC Adjustments:** Assess **same CFCC (\$4,886 per ERU) for Wastewater Treatment/Conveyance** for all three District zones with **additional CFCC component for Bay Point (Zone 1) only (\$585 per ERU) for Wastewater Collection** costs
 - CFCCs in Bay Point will be higher due to District-owned collection system, Pittsburg/Antioch own their respective systems
 - Similar to District Sewer Service Charges (SSCs), which include surcharge for Bay Point collection system

District Zones	Current District CFCC (per ERU)	CFCC Component (per ERU)			Total Effective CFCC per ERU (District + City)	
		District Treatment & Conveyance (Proposed)	District Collection (Proposed)	City Collection (Current)	Current	Proposed
Bay Point (Zone 1)	\$3,940	\$4,886	\$585	N/A	\$3,940	\$5,471
Pittsburg (Zone 2)	\$4,358	\$4,886	N/A	\$2,956	\$7,314	\$7,842
Antioch (Zone 3)	\$5,033	\$4,886	N/A	\$2,671	\$7,704	\$7,557

Proposed CFCC Adjustments Peer Agency Comparison



Comparison of Peer Agency Wastewater Capacity Charges



CFCC Study

Recommendations (cont'd)



- ② Non-residential Customer ERU Calculation: No proposed changes to current methodology for commercial, industrial customers
 - ERU calculation is based on development type and associated impact (e.g., wastewater strength, flow) on District's Wastewater Treatment, Conveyance, and Collection systems
- ③ Index-based Annual CFCC Adjustments: Index CFCCs to Engineering News-Record SF Bay Area Construction Cost Index (ENR-CCI) to provide for annual CFCC adjustments for each zone
- ④ Change in Payment Schedule: Collection of CFCCs and associated costs are collected at the final inspection, certificate of occupancy issuance, or plumbing connection to the side sewer

CFCC Study Recommendations (cont'd)

- 4 Accessory Dwelling Unit (ADU) CFCC Factors: Implement a proportionate fee structure consistent with regulatory and legal requirements

Dwelling Type	CFCC Factor
Single Family Residential – Each Unit	1.00 ERU
Multiple Dwelling Structure – Each Unit	1.00 ERU
Multiple Dwelling Structure – Each Unit	1.00 ERU
Accessory Dwelling Unit and Junior Accessory Dwelling Unit Exemption: Conversion of space within an existing structure, may include an expansion of not more than 150 sf to facilitate ingress and egress	0.54 ERU per 1,000 sf 0.00 ERU
Commercial Trailer (Mobile Home) Parks – Each Trailer Space	1.00 ERU
Lodging Facilities – Each Lodging Unit	0.65 ERU

- Staff considered implementation of ADU CFCC Factors by District Zone (not recommended) to account for variations in home sizes in service area
 - CFCC Factor: ERUs per 1,000 sf = Antioch (0.51), Pittsburg (0.56), Bay Point (0.73)
- Most peer agencies assess uniform proportionate fee structure for ADUs
 - Range = 0.36-0.83 ERU per 1,000 sf (District CFCC factor ≈ average of peer agencies)

Proposed CFCC Adjustments

Outreach Efforts



- Conducted outreach to development community via in-person and virtual meetings over a three-week period
 - Informed stakeholders and solicited input regarding CFCC adjustments
 - Posted the Notice of Public Hearing and published it in the Contra Costa Times (November 26 and December 5) as well as on the District website.
 - Distributed notices to developers, engineers, contractors, local chambers of commerce, and the Building Industry Association (BIA)

Recommendations

- Conduct Public Hearing on proposed adjustments to CFCCs
- Close Public Hearing and consider testimony received
- Adopt Ordinance No. 127 (Attachment 1) establishing CFCCs

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