

March 26, 2025

To: Leslie Mitchell
Water Quality Financing Administration
Maryland Department of the Environment

Canaan Valley Institute

From: Jeff Williams
Deputy Director

Re: **BRF Proposal for connecting 7465 Oakland Mills Rd to public sewer**

The Howard County Health Department has identified a property in Howard County that meets the five requirements of HB 57 to receive BRF money for connecting an existing house to an existing public sewer line.

1. THE ENVIRONMENTAL IMPACT OF THE ONSITE SEWAGE DISPOSAL SYSTEM IS DOCUMENTED BY THE LOCAL GOVERNMENT AND CONFIRMED BY THE DEPARTMENT;

The Health Department has verified that the existing on-site sewage disposal system serving the single family dwelling on the property is in a failing condition. Young Septic exposes the system and found it to be a cesspool. (Exhibit A).

2. IT CAN BE DEMONSTRATED THAT:

A. THE REPLACEMENT OF THE ONSITE SEWAGE DISPOSAL SYSTEM WITH SERVICE TO AN EXISTING MUNICIPAL WASTEWATER FACILITY THAT IS ACHIEVING ENHANCED NUTRIENT REMOVAL LEVEL TREATMENT IS MORE COST-EFFECTIVE FOR NITROGEN REMOVAL THAN UPGRADING THE INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM; OR

B. THE INDIVIDUAL REPLACEMENT OF THE ONSITE SEWAGE DISPOSAL SYSTEM IS NOT FEASIBLE;

The Little Patuxent Wastewater Treatment Plant is currently constructed to meet to ENR standards. Therefore, it is more cost effective per pound of nitrogen removal than installing a BAT on an on-site sewage disposal system. The homeowner has received three (3) written quote packages (exhibit B) from contractors to make the connection. The lowest quote is \$9950 from BFMD. The homeowner has paid the Howard County connection cost of \$5100. (exhibit C). Additionally, connection to the public system is required by Howard County Code and installation of an on-site sewage disposal system would be inconsistent with the Howard County Master Plan for Water and Sewerage, and therefore, prohibited by COMAR 26.04.02.02.J.

Maura J. Rossman, M.D., Health Officer

3. THE PROJECT IS CONSISTENT WITH THE COUNTY'S COMPREHENSIVE PLAN AND WATER AND SEWER MASTER PLAN;

The Howard County Master Plan states that an individual sewerage system may not be installed on any parcel or lot where a public sewer system is adequate and available. The public sewer system is adequate and available to this property. See the GIS map showing the sewer line in red (exhibit D)

4. THE ONSITE SEWAGE DISPOSAL SYSTEM WAS INSTALLED AS OF OCTOBER 1, 2008, AND THE PROPERTY THE SYSTEM SERVES IS LOCATED IN A PRIORITY FUNDING AREA, IN ACCORDANCE WITH § 5-7B-02 OF THE STATE FINANCE AND PROCUREMENT ARTICLE; AND

The existing home was built before public sewer was available. The State Department of Assessment and Taxation Real Property Form indicates the house was built in 1955 (exhibit E). 7465 Oakland Mills Rd is within the Priority Funding Area.

5. THE LOCAL GOVERNMENT HAS ADOPTED A POLICY OR PROCEDURE THAT WILL GUARANTEE THAT ANY FUTURE CONNECTION TO AN EXISTING MUNICIPAL WASTEWATER FACILITY THAT IS FUNDED UNDER PARAGRAPH (2)(1)E OF THIS SUBSECTION WILL MEET ALL OF THE REQUIREMENTS UNDER THIS SUBPARAGRAPH.

The Howard County public sewer line has already been constructed. The connection will be for 7465 Oakland Mills Rd and no other homes will be connected to the sewer line house connection.

The Howard County Health Department does not like to maintain financial data of Howard County citizens, so I have requested that the owner provide their taxable income information directly to Canaan Valley Institute. Please feel free to contact me at (410) 313-1771 with any questions.



1802 Baltimore Boulevard, Westminster, MD 21157

Office: (443) 775-7353

Email: info@youngseptic.com

March 19, 2025

Dear Mr. Childs,

Per your request I compiled a brief rundown of the work performed during our visit on February 18, 2025.

We were tasked with locating the existing septic system at 7465 Oakland Mills Road. Upon arrival we were let inside the home and started by placing a metal snake into the existing sewer line via access in the basement. We then ran the snake out 25' allowing for our frequency detection equipment to be able to locate the signal produced and give a proper location for the external buried sewer line. We then excavated the sewer line using measurements off the foundation to determine the depth and located the cast iron sewage line headed out back of the home. Upon location we traced the line to the existing septic tank/cesspool which had a collapsed lid indicating a failed tank.

A hydraulic load test was conducted to verify that the waste drains inside the home were plumbed into that existing system and determined that they were all draining into that system. We then proceeded to excavate the rear portion of the system to potentially locate any type of drainage pipe which would allow for the effluent waste to be introduced to the absorption system. While excavating the rear portion of the tank no such line was able to be located indicating that the existing system was a cesspool.

If you have any questions or concerns regarding this report or require further assistance, please do not hesitate to reach out to us.

Best regards,

Young Septic Services

(443) 775-7353

info@youngseptic.com

Second revised proposal 7465 Oakland Mills Road

Friday, March 14, 2025 8:21 AM



Second Revised Written Proposal 7465 Oakland Mills Road

BFMD LLC

March 14, 2025

First Baptist Church of Guilford
7504 Oakland Mills Road
Columbia, Maryland 21046
Attention: Rodney Childs

Re: 7465 Oakland Mills Road

Dear Sir:

Submitted below is our second revised proposal to replace sewer line from back of house to county connection with 4" PVC, install four (4) cleanouts and obtain permit at the above referenced address as per site meeting today.

Price \$8,450.00

Pump out contents by a license sewage hauler backfill cesspool pit with approximately 4ft. deep of clean dirt.

Price \$1,500.00 (per todays phone conversation)

Total Price \$9,950.00

Warranty: Five (5) years parts and labor.

Excess dirt (rock or stone) will not be removed from site. All excess dirt to be piled on trench. Seed and mulch disturbed area. Homeowner is responsible for final landscaping.

We will not be responsible for trench settlement.

WE WILL MATCH ANY COMPARABLE VERIFIABE PROPOSAL YOU HAVE RECEIVED.

EXCLUSIONS

- Full trench compaction
- Removal or replacing of any concrete
- Damage to unmarked private utilities
- Repair or replacement of water line
- Working around water lines, gas lines, wires or conduit

CONTINGENT ITEMS

Borrow for backfill	\$100.00 per ton
Select fill	\$150.00 per ton

PAYMENT SCHEDULE:

Deposit to be sent in with signed proposal.	\$1,000.00
Balance due the day of job completion.	



(410) 861-4090



4219-A Hanover Pike



bfplumbingmd.com

First Baptist Church of Guilford
March 14, 2025

Re: 7465 Oakland Mills, Road

Any additional work due to excess water a 2" pump cannot handle will be an additional charge to this proposal.

If trench depth is greater than 10 ft. there will be an additional charge.

We will not be responsible for damages to shrubs, trees, driveways, walks, porch, foundation walls, etc. due to the above mentioned work, but will exercise as much care as possible when working around said items.

Work to be done during regular work hours, unless otherwise specified.

All work to be done in accordance with the Howard County Plumbing Code and Regulations.

Any unforeseen objects, obstructions, wires, conduit, gas line and/or rock etc. encountered will be removed or repaired at an additional cost to this contract. Also, any additional time working around said items will be an additional cost.

If utilities are unmarked at the time of bidding and/or after Miss Utility locates, there will be an additional charge to work around the utilities.

If our material costs increase by more than 5% from our suppliers, the increase over 5% will be passed on to the buyer of this contract.

This price will hold for thirty (30) days afterwhich time it is subject to revision.

Bills due when rendered. A service charge of 1 1/2% per month (annual rate of 18%) will apply to overdue balances. Buyer agrees to pay cost of collection including court costs and attorney's fees of 30% of the balance of the account due.

Sincerely,
BFMD, LLC



Arthur I. Bell, III
Managing member

AIB:jld
OneNote/BidJobs/ Second Revised 7465 Oakland Mills Rd.

Date: _____ Acceptance: _____
If accepted, please sign and return



BILL TO

Baptist Church
 7565 Oakland Mills Road
 Columbia, MD 21046 USA

ESTIMATE 60532120	ESTIMATE DATE Feb 26, 2025
-----------------------------	--------------------------------------

JOB ADDRESS

Baptist Church
 7565 Oakland Mills Road
 Columbia, MD 21046 USA

Job: 60515321

ESTIMATE DETAILS

New Sewer Line: Heil Plumbing will: (SHC 10'6" deep, 100')

- Pump septic tank contents, crush and fill septic tank
- Excavate +/- 100 linear foot trench from the SHC to the building sewer at a minimum depth to maintain consistent downhill slope
- Supply and install +/- 100 linear feet of Schedule 40 PVC with tracer wire within the trench
- Connect new sewer lateral to the building sewer at the rear wall and at the sewer house connection
- Apply gravel to the trench if/as necessary
- Backfill trench using native soil contents, grass seed and straw the work area
- Hall away any shrubbery or plant life removed during scope of excavation
- Exclusions: tree removal, plant restoration, landscaping repairs

QUOTE: \$11,300

Plumbing Estimator: Ike R- Bagley
 #301-741-5431
 Email: ike.bagley@heilplumbing.com

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
UGOTHER	other	1.00	\$11,300.00	\$11,300.00

SUB-TOTAL	\$11,300.00
TAX 0%	\$0.00
TOTAL	\$11,300.00
EST. FINANCING	\$407.93

Thank you for choosing Heil Plumbing

Hello, this is your estimate

Location: 7465 Oakland Mills Road, Columbia, MD, 21046

JOB ID
81748561

Septic to Sewer Conversion

Your Price

\$23,230.00

Accept Estimate

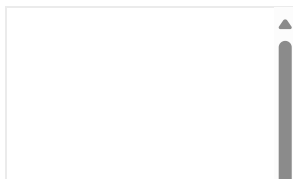
Summary

Prior to job start contact Miss Utility to mark entire property. Furnish necessary excavator for required excavation depths. Furnish necessary safety and shoring equipment as required. Excavate as needed to expose cesspool and inlet. Supply permit and inspection as required by County or Health Department. Pump existing tank to remove all waste. Collapse tank using excavator with hammer attachment. Fill tank with dirt as required by County or Health Department. Excavate as needed to expose existing tap connection assumed to be at front of home as discussed during site visit. Excavate as needed from cesspool to tap as needed for new piping to county connection. Furnish and install necessary SCH 40 PVC pipe and fittings from cesspool inlet to tap. Furnish and install necessary clean-out(s) as per local code. All newly installed piping to be properly bed with stone to prevent future settling. Furnish and install necessary tracer wire as per local code. Upon completion, camera line during final inspection or upon completion. Supply necessary Permits and Inspections (NO SDC fees or other jurisdiction imposed fees included). Upon inspection, backfill and tamp all holes and trenches as per local code. Seed and straw to be used in areas of excavation as needed, customer will be responsible for watering grass seed. All plumbing-related job debris to be disposed of properly. Drop cloths to be used in interior working areas as required.

*This proposal includes standard plumbing permit only. This proposal does not include SDC Fee's, tap fees, sewage pump installation/planning, interior piping alterations, landscaping services or any additional alterations/repairs/installations other than what is stated above.

*(Tap depth not provided upon estimate) This proposal anticipates tap depth to be at required height for necessary grade for new sewer piping. If it is found that tap depth is not proper and a pump system is required, additional pricing will be given. If new pricing is declined for pump installation, necessary charges for excavation performed will be required for payment.

*While all due diligence will be utilized in areas of excavation, Mallick Plumbing will not be responsible for restoring existing landscaping back to its original condition.



GEN2HTAK

Your Price
\$23,230.00



Septic to Sewer Conversion
*Industry Standard 3yr Warranty

Subtotal	\$23,230.00
Total	\$23,230.00

OFFICE USE ONLY

SEWER CONNECTION APPLICATION HOWARD COUNTY

OFFICE USE ONLY

CONTROL NO.: _____
 PERMIT NO.: _____
 INSPECTED BY: _____
 DATE INSPECTED: Roy Hooe

DEPARTMENT OF PUBLIC WORKS
 3430 COURT HOUSE DRIVE ELLICOTT CITY, MD 21043

Account No. N/A

APPLICATION NO.: _____
 CONTRACT NO.: 609B
 REBATE CONTRACT NO.: _____
 SEWER ZONE: _____
 CONNECTION WORKSHEET Y ___ N ___ X ___

FILL OUT APPLICATION COMPLETELY AND SIGN BELOW. IF LOCATION INFORMATION IS UNKNOWN, CONTACT THE OFFICE OF PLANNING AND ZONING (DPZ) FOR HOUSE NUMBER, STREET NAME, ETC. NOTE: COMMERCIAL AND INDUSTRIAL FACILITIES MAY BE SUBJECT TO REQUIREMENTS OF THE COUNTY CODE FOR SEWER SURCHARGES, INDUSTRIAL COST RECOVERY CHARGES, AND PRETREATMENT.

Application is herewith made for a water house connection to the property described below.

DATE OF APPLICATION _____

SUBDIVISION _____ SECTION _____ AREA _____ LOT 1 BLOCK _____
 HOUSE NO. 7465 STREET Oakland Mills Blvd TAX MAP 42 GRID 17 PARCEL 225
 CITY, STATE Columbia Md ZIP CODE 21046 PHONE NO. _____

NEW OR EXISTING BUILDING? Existing USE (SEE PROPERTY CLASSIFICATIONS ON REVERSE SIDE) _____

ITEMS CHECK	CONNECTION TYPE	CON. DIA.	CHARGES DESCRIPTION	CHARGES AMOUNT	FUND	BA	G/L
<input checked="" type="checkbox"/>	SEWER CONNECTION	4"	INSTALLATION	Capital Job 4500.00	7010009000	3100	431185
<input type="checkbox"/>	SEWER CONNECTION	6"	INSTALLATION		7010009000	3100	431185
<input type="checkbox"/>	SEWER CONNECTION	8"	INSTALLATION - ADO		7010003000	1300	102998
<input checked="" type="checkbox"/>			IN-AID-OF CONSTRUCTION AMOUNT CHARGED BASED ON METER SIZE	600.00	7030015100	3100	422000
<input type="checkbox"/>	ADO OR SURETY #		ADVANCED DEPOSIT ORDER OR SURETY DEPOSIT AMOUNT		7010003000	1300	102998
<input type="checkbox"/>			INSPECTION FEE AND PERMIT FEE		7010010000	3100	431105

*Refer to DPZ for estimates of Advanced Deposit (ADO). For installations requiring an ADO, the owner must enter into a cost agreement with Howard County prior to the commencement of any installation work.

\$5100.00

TOTAL DUE

DATE _____
 CR # _____

THE INFORMATION REQUESTED BELOW MUST BE LEGIBLE FOR BILLING/REFUND PURPOSES.

COMPANY NAME First Baptist Church of Guilford
 COMPANY ADDRESS 7504 Oakland Mills Road Md 21046
 OWNER SIGNATURE _____
 OWNER NAME (PRINT) Beverly Everson-Jones
 OWNER ADDRESS 7504 Oakland Mill Road Md 21046

FULL FEE MUST ACCOMPANY THIS COMPLETE APPLICATION, MAKE CHECKS PAYABLE TO: DIRECTOR OF FINANCE, HOWARD COUNTY CREDIT CARDS ARE NOT ACCEPTED.

THE TERMS & CONDITIONS OF THIS APPLICATION, INCLUDING ANYTHING ON THE REVERSE SIDE HEREOF ARE BINDING UPON THE OWNERS SIGNATURE & ALL SUCCEEDING OWNERS.

