


Johnson County Wastewater
Johnson County, Kansas

Johnson County
Wastewater's

Back- Up Prevention Program

*A continuing
partnership to help
protect properties from
sanitary sewer backups.*

Backup Prevention Program



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Why am I having sewer backups during heavy rains?

A 100 year storm has a 1% chance of occurring within any given year.

Johnson County's sanitary sewer system is designed for a 10-year storm level of protection. In the past eight years, our region has experienced three 100+ year storms. Based on this recent history, back-ups could occur every three years. JCW has developed the Backup Prevention Program (BUPP) to reduce the number of sanitary sewer backups that may occur during these rain events. The 100+ year storm on October 4, 1998, caused basement flooding that resulted in extensive damage to many Johnson County homes and businesses.

BUPP

Backup Prevention Program

Owning your own home is a satisfying experience, and sometimes a challenge—especially when it comes to protecting the things you value. In recent years, some Johnson County homeowners have faced the frustrating challenge of basement flooding during extremely heavy rains. JCW wants to help you better protect your home during these rains, and has developed a Backup Prevention Program (BUPP).

BUPP provides funding to reduce the risk of sanitary sewer backups.

What is the Backup Prevention Program (BUPP)?



How will BUPP help?

BUPP provides funding to eligible homeowners in order to install a backup prevention device or make plumbing modifications on your property. There are many options available under this program. A contractor and JCW will work with you to determine the option that offers the best solution for your property. This program is intended to help protect your home from future backups during heavy rains. However, a backup device or these plumbing modifications will not resolve basement water problems caused by cracks in walls, floors, window well leakage and surface water flooding.

Who is eligible for BUPP?

To be eligible for the program, your home must have experienced a confirmed **sanitary sewer** basement backup following the October 4, 1998, rain event, and was the direct result of capacity problems in the sanitary sewer system. JCW will be responsible for confirming whether you are a qualified homeowner and will determine eligibility by the following steps:

- Determine if your property is located in a flood-prone area
- Review sanitary sewer backup questionnaire submitted by you
- Determine if your neighbors are experiencing sewer backups
- Check JCW's line cleaning and televised line history
- Conduct on-site visits with you to determine the cause of flooding

JCW serves most cities in Johnson County. Only residents served by JCW are eligible for BUPP.

What steps will take place?

The steps in the Backup Prevention Program are summarized as follows:

Step 1

• **Complete the BUPP questionnaire from JCW.** All property owners who reported a sewer backup to JCW as a result of the October 4, 1998, rainfall event have been mailed a questionnaire.

Step 2

• **JCW reviews each questionnaire** and evaluates each property to determine whether basement flooding was the direct result of a sewer backup. You will receive a letter from JCW detailing your eligibility status. **Your participation in BUPP is voluntary.**

Step 3

• **If you are eligible for this program, you will receive an information packet** that will include:

- Details on BUPP procedures
- An agreement that must be signed before any work is begun by the contractor.
- A copy of a release you will sign after the contractor completes the specified work on your property.

Step 4

• **After receiving the information packet,** you will obtain two estimates for work to be performed on your property. Mail copies of the estimates, along with the signed agreement that will authorize the job. At this time, you may elect not to participate in the program, and should indicate this on the bottom portion of the agreement.

If you do not qualify, you may write to JCW to discuss our decision in greater detail.

JCW has compiled a list of contractors.

You will have the opportunity to indicate which contractor you prefer in writing.

You will be responsible for any additional costs not outlined in the estimates you submit.

The contractor is responsible for all permits and city inspections.

Step 5

JCW will review estimates. For your protection, additional estimates may be required. JCW will notify you of the approved contractor.

Step 6

Schedule the work to be done on your property. Once the work is completed, notify JCW to schedule an inspection. JCW's inspector will verify that the work outlined in the estimate was completed.

Step 7

After final approval by JCW, please sign and return the release form enclosed in your packet. Once this has been completed, JCW will make payment to you (we will need verification of payment) or the contractor.

A contractor must inspect and determine the best solution to help protect your property from future sewer back-ups. Since the plumbing system in each home is unique, the contractor must determine the best way to protect your property. This may include a combination of options as recommended by JCW and your contractor.

What are the options available ?



Options under BUPP:

Backup Prevention Valve

Your contractor may recommend installation of a backup prevention valve on the sanitary sewer service line just before it exits your house. This will require that a small portion of the basement floor be removed and the service line exposed for installation of the valve. Due to the regular maintenance required by the valve, JCW recommends that the valve be installed in a location which is easily accessible on a regular basis.

Ball Valve

Your contractor may recommend a ball valve be installed to protect a laundry standpipe or sink drain. It must be kept in the closed position unless it is in use. A ball valve left open during a major rain event may result in basement flooding. Ball valves may be installed along with a backup prevention valve or a sump pump system.

Sump Pump

Your contractor may recommend a sump pump when floor drains and laundry drains are the only basement plumbing fixtures. The sump pump may be installed as an alternate to a backup prevention valve. If you already have a sump pump system, your contractor may recommend that it be used and should specify in the estimate if your existing pump should be replaced.

JCW will be available to meet with you and your contractor to discuss your options, and any others, in deciding on the best possible solution for your property.

In cases where there is an existing foundation drain sump pit or an outside drain, the drain will be disconnected from the sanitary sewer and a sump pump or gravity system will be installed.

Contractor Qualifications

JCW will provide a list of contractors for your convenience only. Contractors placed on the list will have confirmed interest in this program and have been to an informational meeting on BUPP. Property owners are not obligated to utilize a contractor on the list, and have the right to obtain a bid from any contractor. Contractors performing work under this program shall maintain commercial general liability, including completed Operations coverage with a minimum limit of \$500,000 combined single limit property damage and bodily injury liability, and Workers Compensation coverage, if required by State of Kansas or Missouri, depending on the place of business. Missouri contractors who maintain Workers Compensation coverage shall have an “All States” endorsement included on their coverage. JCW does not endorse or recommend contractors for the purpose of installing backup prevention devices or the installation of sump pump systems. Any contractor that generates numerous complaints from property owners or neglects to perform quality workmanship shall be removed from the list at the discretion of JCW.

Responsibility and Liability

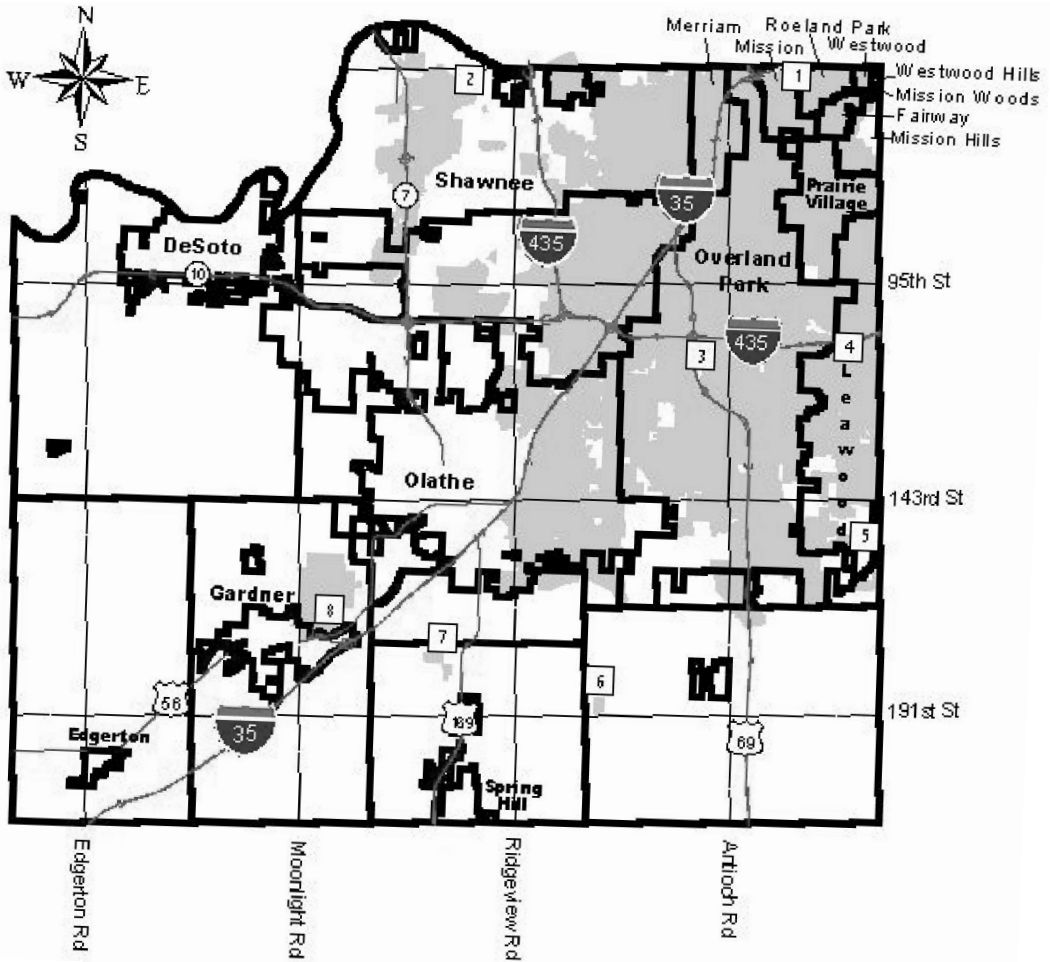
All work performed under the Backup Prevention Program will be warranted by the contractor for a period not less than one year following the date of installation. Any maintenance, repair or replacement of the Backup Prevention Valve or any modifications of the plumbing shall be the responsibility of the property owner following the one year warranty period. Routine cleaning of the backup prevention valve will be the responsibility of the property owner from the date of installation. Also, JCW shall not be responsible for any malfunction of the valve or plumbing modification which results in a sanitary sewer backup. Prior to the beginning of any work, an agreement must be signed by the property owner and returned to JCW. Following completion of work, the property owner must sign a release form and return it to JCW. No payment will be made to the property owner or the contractor until both forms have been submitted. JCW shall provide a copy of the release form to the property owner prior to the completion of any work. Any property owner refusing to sign an agreement or release will not be eligible for funding under JCW’s Backup Prevention Program.

Questions?

Please contact us at (913) 681-3200, extension 2172
Or E-mail us at www.jcw.org.



Service Area Map



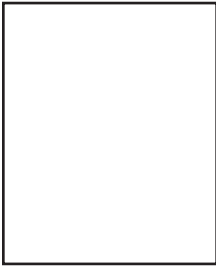
Legend

- 1 Myron K. Nelson Treatment Complex (Mission Main & Turkey Creek Plants)
- 2 Mill Creek Regional Plant
- 3 Indian Creek Middle Basin Plant
- 4 Tomahawk Plant
- 5 Blue River Main Plant
- 6 Blue River No. 4 Plant
- 7 Little Bull Creek No. 1 Plant
- 8 Airport Plant
- City Boundaries
- JCW Service Area



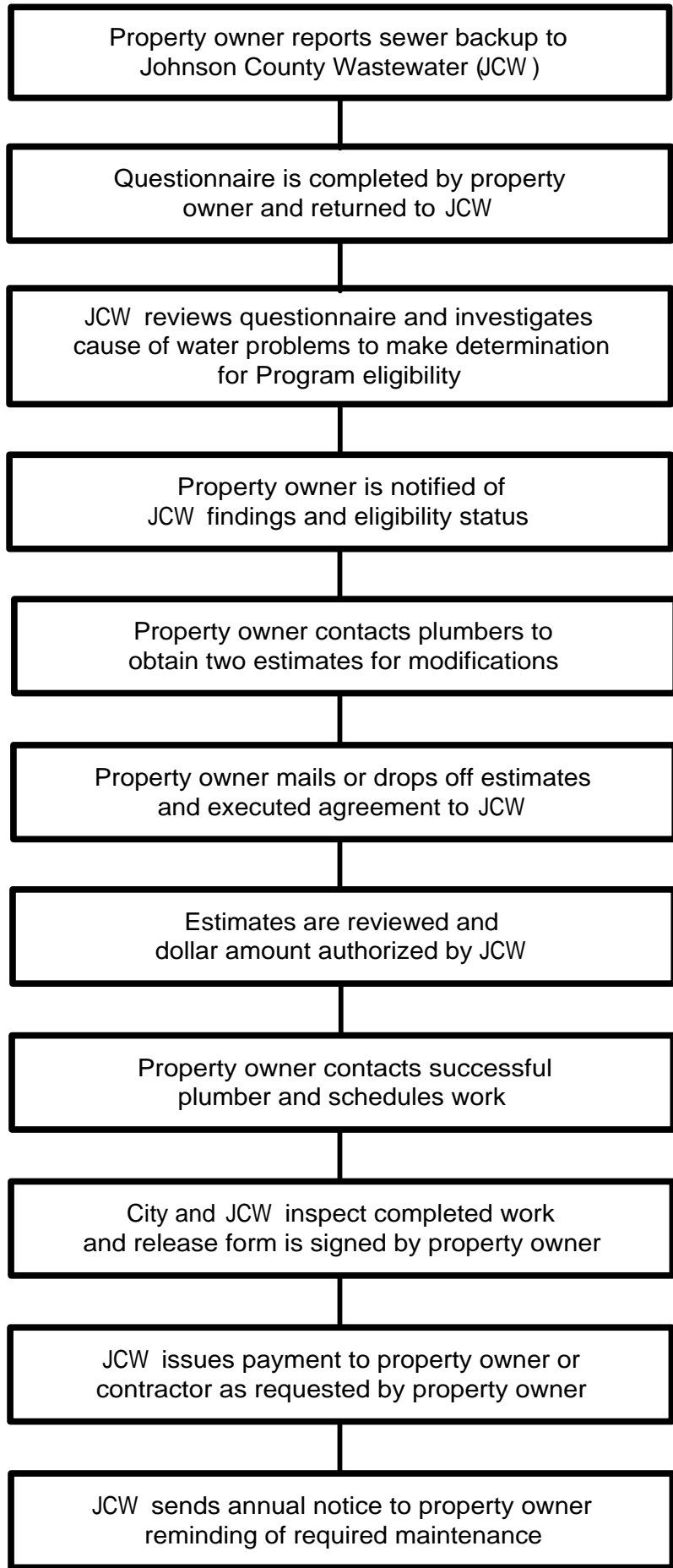


Johnson County Wastewater
7311 W. 130th Street, Suite 100
Overland Park, Kansas 66213



*BUPP--Another way JCW is
working with you to protect
your investment...*

STEP BY STEP PROCEDURES FOR THE BACKUP PREVENTION PROGRAM



JOHNSON COUNTY WASTEWATER
SEWER BACKUP RESPONSE QUESTIONNAIRE

1. Property owner information:

Name:

Street address:

Phone Number: Home:

Work:

2. How long have you lived at this address?

Year(s):

Month(s):

3. What is approximate age of house?

Year(s): _____ Month(s): _____

4. What was the most recent date you experienced a sanitary sewer backup?

Date: _____

5. Have you ever experienced water in your basement from surface water flooding?

a) Yes b) No

6. If your answer to question five was yes, please indicate the source.

- a) Window well
- b) Cracks in the basement walls
- c) Cracks in the basement floor
- d) Sump pit
- e) Other (please describe) _____

7. What was the extent of the most recent sewer backup?

- a) Minor: wet areas around floor drain.
- b) Moderate: water accumulation.
- c) Severe: floor surface covered (Please indicate water depth) _____ in/ft

8. What was the extent of the most severe sewer backup? Date the sewer backup occurred: _____

- a) Minor: wet areas around floor drain.
- b) Moderate: water accumulation.
- c) Severe: floor surface covered (Please indicate water depth) _____ in/ft

9. Please indicate the source of sewer backup.

- a) Floor drain
 - b) Toilet
 - c) Shower
 - d) Tub
 - e) Sink
 - f) Washing machine standpipe
 - g) Other (Please describe) _____
-
-
-

10. Is your home equipped with either of the following devices?

- a) Backwater valve in your service line
- b) Sump pump

11. Have any modifications been completed on your property to remedy the sanitary sewer backup problem?

- a) No
 - b) Yes (Please describe and indicate when completed) _____
-

12. Have any of your neighbors experience a sewer backup during a rain event?

- a) No
- b) Yes (Please provide name and address)
 - 1. _____
 - 2. _____
 - 3. _____
 - 4. _____

13. Please provide any additional information you deem relevant:

14. Have you contacted the Federal Emergency Management Agency (FEMA) or any other agency to inquire about flood damage assistance or mitigation.

- a) Yes Case Number _____
- b) No

DECLARATION:

To the best of my knowledge, the information provided on this questionnaire is correct.

(Signature)

(Date)

Please complete and return this questionnaire to: Johnson County Wastewater
7311 W. 130th Street, Suite 100
Overland Park, Kansas 66213

Thank you for taking the time to complete this form. If you have any questions regarding this questionnaire, please contact the Private Infiltration/Inflow Department at 681-3200, extension 2172.

June 16, 2006

«Owner_Name»
«owner_address_1»
«City» «Zip»

RE: Sanitary Sewer Backup at «site_address_1»

Dear Property Owner:

Our records indicate that your property may have experienced a sanitary sewer backup as a result of an intense rainfall event. Johnson County Wastewater (JCW) has studied the problem of sanitary sewer backups, and has received approval for a program that uses county funding. This program provides sewer backup prevention devices for properties experiencing sanitary sewer backups resulting from these extreme rainfall events.

Please fill out the attached questionnaire to help us determine your eligibility for the JCW program. After receipt of your completed questionnaire, you will be contacted via an additional mailing with specific instructions on how to proceed. In the meantime, if you have any questions, please contact me at XXX-XXXX. If you are aware of any neighbors who also experienced a sanitary sewer backup during these events, please have them call this same number.

Sincerely,

Planning Coordinator
Infiltration/Inflow Removal Program

RDT:ksw
7398383

cc: Wastewater Administrator

**BACKUP PREVENTION PROGRAM
APPLICATION AGREEMENT**

To the best of my knowledge, I have experienced sanitary sewer backup(s) at the hereinafter-designated property address (the "Property"), and apply to participate in the Johnson County Backup Prevention Program (the "Program"). I have reviewed the Program materials provided me by the Johnson County Unified Wastewater Districts ("JCW") and understand the requirements of the Program. I understand that my participation in the Program is strictly voluntary, and acknowledge that installation of the measures identified under the Program are solely for the purpose of assisting in the prevention of flooding resulting from sanitary sewer line backups and do not guarantee that such backups may or may not reoccur. I understand that regular maintenance and upkeep of the preventive devices installed under the Program is required to ensure their proper operation and will solely be my own responsibility. I understand that in order to qualify for payment under the Program, I am required to submit at least two written estimates to JCW from plumbers of my choice prior to completion of the work and understand that any list of plumbers provided by JCW is for informational purposes only and that JCW does not recommend nor endorse any particular plumber to provide such services. Following review and approval of the estimates by JCW, completion of the work by the plumber selected by me, and verification by JCW that such work has been completed, I understand that I am required to submit the plumbers invoice to JCW for reimbursement to me (**or at my request for direct payment to the plumber**) for work completed under the Program. I understand that payment for participation in the Program will be limited to the amount JCW determines my project qualifies for under the Program and will be reduced by any sums previously received by me from the Federal Emergency Management Agency ("FEMA"), for the installation of backup prevention devices at the Property. For purposes of determining the amount to which I am entitled under the Program, I **hereby acknowledge and represent** that I have received the following amount from FEMA for the installation of such devices:

(Check box below that applies:)

- I have received no money from FEMA for installation of backup prevention devices.**
- I have received the following \$_____ from FEMA for installation of backup prevention devices. I understand that JCW will reduce my payment by this amount.**

I further understand and agree that any amount in excess of the amount JCW determines my Property qualifies for under the Program shall remain my sole responsibility and that any payment or reimbursement for which my Property qualifies under the Program is contingent upon my providing JCW with a properly executed Final Release by all record owners of the Property (a sample of which is included in the Program information).

OWNERS: _____ DATE: _____
(PRINT)

ADDRESS: _____ SIGNED: _____

I do not wish to participate in the Backup Prevention Program

SIGNED: _____ DATE: _____

RELEASE
(PAYMENT DIRECT TO PLUMBER/CONTRACTOR)

“Releasor” is the party executing this Release, and shall include the heirs, executors, administrators and assigns of such party. The pronoun “he” used in this Agreement with reference to the parties signing this Release shall refer to the Releasor, whether a natural or legal person, male or female, singular or plural. “Releasee” refers to the Board of County Commissioners of Johnson County, Kansas as Governing Body of Johnson County Unified Wastewater Districts (JCW) and member districts thereof, including its boards, officers, commissions, agents, assigns, servants, employees and engineers.

RECITALS

- A. Releasor is the owner of certain property located in Johnson County, Kansas, described as:

- B. Releasor has experienced sanitary sewer backup(s) at the aforementioned property and has voluntarily applied to participate in the Johnson County Backup Prevention Program (the “Program”) which assists property owners desiring to install certain preventive measures at their property for the purpose of assisting in the prevention of flooding resulting from sanitary sewer backups. Releasee has verified that installation of the preventive measures has been completed and determined that the Releasor qualifies for payment of certain of the expenses incurred for installation of such preventive measures under the Program.

- C. Releasor understands that the Releasee disclaims any and all liability and warranties, expressed or implied, arising from or out of the design, materials or workmanship utilized to install the preventive measures under the Program. Releasor understands that his request for payment under the Program is his voluntary act, that he is giving this Release in exchange for such payment and that receipt of payment under the Program is contingent upon execution of this Release.

- D. Releasor understands that JCW’s payment for the cost of any or all modifications or equipment installed as part of the Program is not to be considered an admission on the part of the Releasee of any liability whatsoever for damages or loss resulting from past or future sewer backups at the property.

- E. The Releasor states that no promise or inducement has been offered or made except as herein set forth; that this Release is executed without reliance on any other statement or representation by the Releasee or by any agents of the Releasee. Releasor is of legal age and is legally competent to execute this agreement and accepts the full responsibility therefore.

In consideration of payment of \$ _____, which is specifically requested by the Releasor to be paid directly to the plumber/contractor who performed the work, the Releasor hereby releases and discharges Releasee from any and all present and future claims, demands, actions, causes of action, suits, damages, losses, and expenses of whatsoever kind or nature whether presently known or unknown arising from or on account of such installation, modification or inspection or resulting from the improper maintenance of such modifications or equipment installed at the property of the Releasor as a result of his participation in the Program. It is understood that this Release shall inure to the benefit of the Releasee, its successors and assigns, and that it shall bind Releasor and his heirs, legal representatives, assign and successors and interests to the above described real property.

IN WITNESS WHEREOF, the Releasor has executed this Release at _____ am/pm, on the day and year indicated next to his signature.

DATE

DATE

DATE

DATE

June 16, 2006

«Owner_Name»
«owner_address_1»
«CITY» «Zip»

RE: Authorization to proceed with the installation of the Backup Prevention Device at «site_address_1»

Dear Property Owner:

This notice is to inform you that Johnson County Wastewater (JCW) has received your estimates and signed agreement for participation in the Backup Prevention Program (BUPP). After reviewing these estimates, JCW is authorizing \$X,XXX.XX for the plumbing contractor of your choice to perform the modifications at your residence. Please proceed by contacting the plumbing contractor to schedule the modifications at your earliest convenience.

Our records indicate that you received «FEMA_Pay_Recd» from FEMA for the installation of a backwater valve. You will need to pay the plumbing contractor directly for any funds provided by FEMA. JCW will pay the remaining balance of \$X,XXX.XX directly to you or the plumbing contractor, as you request. Payment will be processed after the work has been completed and a final inspection performed by JCW.

Please be aware that any additional costs not outlined in the estimates submitted, or any additional work requested will be the responsibility of the property owner.

If you require additional information or need to schedule a final inspection, please contact JCW at XXX-XXXX.

Sincerely,

/I Planning Coordinator

RDT:BUPP Bid Approval.doc

cc: Wastewater Administrator
Chief Engineer
Project Engineer

June 16, 2006

Mr. XXX
5009 XXXX
XXXX, KS. 66XXX

RE: Authorization to proceed with the installation of the Backup Prevention Device at XXXX Tomahawk

Dear Property Owner:

This notice is to inform you that Johnson County Wastewater (JCW) has received your estimates and signed agreement for participation in the Backup Prevention Program (BUPP). After reviewing these estimates, JCW is authorizing \$3,750.00 for the plumbing contractor of your choice to perform the modifications at your residence. Please proceed by contacting the plumbing contractor to schedule the modification at your earliest convenience. After the work has been completed and a final inspection performed by JCW, we will pay the above amount directly to you or the plumbing contractor, whichever you request.

Please be aware that any additional costs not outlined in the estimates submitted, or any additional work requested will be the responsibility of the property owner.

If you require additional information or need to schedule a final inspection, please contact JCW at XXX-XXXX.

Sincerely,

Johnson County Wastewater
Project Manager

cc: Wastewater Administrator
Chief Engineer
Project Engineer

June 16, 2006

Mr. XXXX
XXXXXX
XXXXX, KS 66XXX

RE: Backup Prevention Program

Dear Property Owner,

Thank you for returning your completed sewer backup response questionnaire. The information you and other property owners have provided is of great value to Johnson County Wastewater (JCW), as we aim to prevent sanitary sewer backups into basements. JCW staff evaluates each questionnaire to determine the cause of the problems described by each property owner and whether a backup device can stop similar problems from occurring in the future.

Upon review of your questionnaire and subsequent investigation, JCW staff has determined that a backup prevention device could not have prevented the water problems you experienced as a result of the recent rain events. The installation of a backup prevention device in your sanitary sewer service line is designed to prevent the sewer from backing up due to excess flows in the system. This device will not provide protection from surface or ground water entering the basement through window wells or cracks in basement walls and floors.

If you would like to discuss this matter further, I can be contacted at xxx-xxxx. Again, thank you for your cooperation.

Sincerely,

Johnson County Wastewater

cc: Wastewater Administrator
Chief Engineer
Project Engineer