

# *Upper Fintry & Shalal Road & Valley of the Sun Proposed Water Distribution System*

## *17 Steps from start to finish:*

- A. Public Request For water (complete)*
- B. Feasibility Study/ Cost Estimates (complete)*
- C. Petition (complete)*
- D. Regional Board Consent*
- E. Statutory Approval*
- F. Bylaws Adopted (Regional Board Approval)*
- G. RFP to Consulting Engineers*
- H. Contract Award (Regional Board Approval)*
- I. Identify Water Source(s)*
- J. Preliminary Design*
- K. Acquire SROW's / Properties*
- L. Final Design*
- M. Tender to Contractors*
- N. Contract Award (Regional Board Approval)*
- O. Construction*
- P. Final Cost Summary / Payments Due or Taxation*
- Q. Permits Issued to Connect*

### **Tentative Timeline**

**MARCH  
2009**

**JUNE  
2009**

**AUGUST  
2009**

**OCTOBER  
2009**

**JANUARY  
2010**

**MARCH  
2010  
TO  
NOVEMBER  
2011**

**JANUARY 15  
2012**

## ***Planning & Development Services Department Engineering Section***

1450 KLO Road  
Kelowna BC  
V1W 3Z4

Phone: 250-469-6241  
Fax: 250-762-7011  
E-mail: [Engineering@cord.bc.ca](mailto:Engineering@cord.bc.ca)



# *Upper Fintry & Shalal Road & Valley of the Sun Proposed Water Distribution System*

## *Cost Estimate:*

| <b>TOTAL CONSTRUCTION COSTS</b>                          |     | <b>TOTALS</b>       |
|--|-----|---------------------|
| Domestic Distribution System - Upper Fintry / Shalal Rd  |     | \$ 772,350          |
| Domestic Distribution System - Valley of the Sun         |     | \$ 675,275          |
| Transmission Mains                                       |     | \$ 752,400          |
| Groundwater Well Development (2 well 26 L/s capacity ea) |     | \$ 650,000          |
| System In-Line Booster Station                           |     | \$ 445,000          |
| 608m Elevation Reservoir                                 |     | \$ 546,000          |
| <b>Subtotal , Construction Cost Estimate</b>             |     | <b>\$ 4,041,025</b> |
| Engineering 10%  | 10% | \$ 404,103          |
| Contingency 20%  | 20% | \$ 808,205          |
| <b>TOTAL CAPITAL COST</b>                                |     | <b>\$ 5,253,333</b> |
| Interim Project Financing                                | 10% | \$ 525,333          |
| RDCO Administrative Fee                                  | 3%  | \$ 157,600          |
| <b>TOTAL PROJECT COST</b>                                |     | <b>\$ 5,936,266</b> |
| <b>Number of Single Family Units</b>                     |     | <b>341</b>          |
| <b>Cost per Single Family Unit</b>                       |     | <b>\$ 17,408</b>    |

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*Upper Fintry & Shalal Road & Valley of the Sun  
Proposed Water Distribution System*

*Government Funding:*

*Towns for Tomorrow Funding Received March 17th, 2009*

**\$400,000**

*By 341 parcels = \$1,173 ea*

**New total cost/parcel = \$16,235**

*Next opportunity:*

*Building Canada Fund—Communities Component  
deadline April 24, 2009*

*Maximum payout on 5.5 million = \$3.7 million*

*Pray, Write Letters to Director Edgson and your MLA,  
and keep your FINGERS CROSSED*

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## *Petition Results:*

A sufficient petition, per the Local Government Act must meet the following criteria:

- (a) be signed by at least 50% of the owners of the parcels liable to be charged for the proposed service, and
- (b) be signed by a sufficient number of owners of parcels liable to be charged for the proposed service that the total value of their parcels represents at least 50% of the net taxable value of all land and improvements within the proposed service area.

The following table shows a summary of the petition results, by community:

|                   | # Parcels | % w/lmp | Yes | %   | No | %    | No Reply | %   |
|-------------------|-----------|---------|-----|-----|----|------|----------|-----|
| Upper Fintry      | 180       | 18%     | 105 | 58% | 15 | 8.3% | 60       | 33% |
| Shalal Road       | 14        | 14%     | 3   | 21% | 1  | 7%   | 10       | 71% |
| Valley of the Sun | 147       | 35%     | 87  | 59% | 14 | 9.5% | 46       | 31% |
|                   | 341       |         | 192 | 56% | 30 | 8.8% | 119      | 35% |

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# *Upper Fintry & Shalal Road & Valley of the Sun Proposed Water Distribution System*

*Regional Board Approval & Bylaws:*

## ***THIS IS THE NEXT STEP***

*March 23rd Board Meeting:*

- 1. Requesting Readings 1, 2, and 3 for Service Area Bylaws.*
- 2. Requesting Approval to Apply for Next Grant Opportunity*
- 3. Requesting Approval to proceed with securing the Water Source*
- 4. Requesting Approval to look for a Design Engineer*

*Inspector of Municipalities, BC Government  
must grant Statutory Approval for Service Area.*

*Following Board Meeting\*:*

- 1. Requesting Service Area Bylaws Be Adopted*
- 2. Requesting Approval to hire a Design Engineer*

*\*Board Meeting Dates: April 27, May 25, June 22*

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*Upper Fintry & Shalal Road & Valley of the Sun  
Proposed Water Distribution System*

*The Water Source(s)*

***To Be Determined***

*Dependant on Permits, Accessibility, Availability,  
Treatment Requirements, etc.*

*Options Include:*

*Okanagan Lake*

*Shorts Creek*

*Wells*

*Other?*

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# *Upper Fintry & Shalal Road & Valley of the Sun Proposed Water Distribution System*

*Preliminary Design, Acquire SROW's, Final Design:*

*Engineers will produce a preliminary design.*

*The most efficient design of the water system will require  
Statutory Right of Ways (SROW's).*

*Property owners not willing to **'donate'** SROW's will:*

- **delay** construction*
- **increase** the cost/parcel*

*There will be Public Meetings scheduled to present:*

- ◆ The Preliminary Design*
- ◆ The Final Design*
- ◆ The Construction Schedule*

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## *Construction:*

|  |             |
|--|-------------|
| <i>A) Wells and/or Intakes &amp; Pump Houses</i>                 | <i>2009</i> |
| <i>B) Main Line to Reservoir</i>                                 | <i>2010</i> |
| <i>C) Booster Station(s)</i>                                     | <i>2010</i> |
| <i>D) Reservoir(s)</i>   | <i>2010</i> |
| <i>E) Distribution Mains &amp; Services to Valley of the Sun</i> | <i>2011</i> |
| <i>F) Distribution Mains &amp; Services to Upper Fintry</i>      | <i>2011</i> |
| <i>G) Services to Shalal Road &amp; Fire Hall</i>                | <i>2011</i> |

## *If:*

- Construction occurs simultaneously*
- No road blocks*
- SROW's easily obtained*
- Good weather*
- Great Contractors*
- Residents are Patient & Friendly*

*Earliest possible completion date November 2010*

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# *Upper Fintry & Shalal Road & Valley of the Sun Proposed Water Distribution System*

*Final Costs: Payment in full? Or 30yrs of taxes?*

|                                      |                                  |
|--------------------------------------|----------------------------------|
| <i>Total Project Value</i>           | <i>\$5,936,000.00</i>            |
| <i>Less Towns for Tomorrow Grant</i> | <i><u>- \$400,000.00</u></i>     |
| <i>Subtotal</i>                      | <i>\$5,536,000.00</i>            |
| <i>By 341 Parcels</i>                | <i>/ 341</i>                     |
| <b><i>Total cost/parcel</i></b>      | <b><i><u>\$16,235.00</u></i></b> |

## *Payment Options:*

- a one time lump sum payment in full, or*
- 30 years of taxes \$1,200 per year (approx)*

***Immediately following Project Completion  
Maintenance Fees will Apply***

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## *Connection Permits & Connection Costs:*

*Every connection requires:*

- a building permit*
- a water meter*

*Every Property Owner is responsible for their own connections & costs associated with:*

- 1. On-site Costs (bring the water service onto the property and connect homes)*
- 2. Application Fee - \$200.00\**
- 3. Water Meter Fee - \$440.00\**
- 4. Building Permit Fee - \$150.00\**

*\* 2009 rates per Bylaw 1108, as amended from time to time.*

***Immediately Following Connection***

***User Fees will Apply***

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