Welcome

FLORENCE LAKE IMPROVEMENT DISTRICT

Proposed Conversion of Florence Lake Improvement District to a CRD Service

Public Open House

History

FLORENCE LAKE IMPROVEMENT DISTRICT

• The Florence Lake Improvement District (FLID) was created in 1975 to provide water to residences of Savory Road, Langford, B.C. FLID currently receives water through a single connection from the CRD Juan de Fuca water system on the east side of Florence Lake. The water is piped under Florence Lake and into FLID's water distribution system on Savory Road.

• The Florence Lake Improvement District (FLID) formally requested the Capital Regional District (CRD) take over the FLID water system in April 2018 to remove the liability associated with the lake crossing and take advantage of a recently installed CRD owned water main on Savory Road

• FLID commissioned Colquitz Engineering Ltd. for the creation of an Engineering / Takeover Study; that study was completed in February 2019.

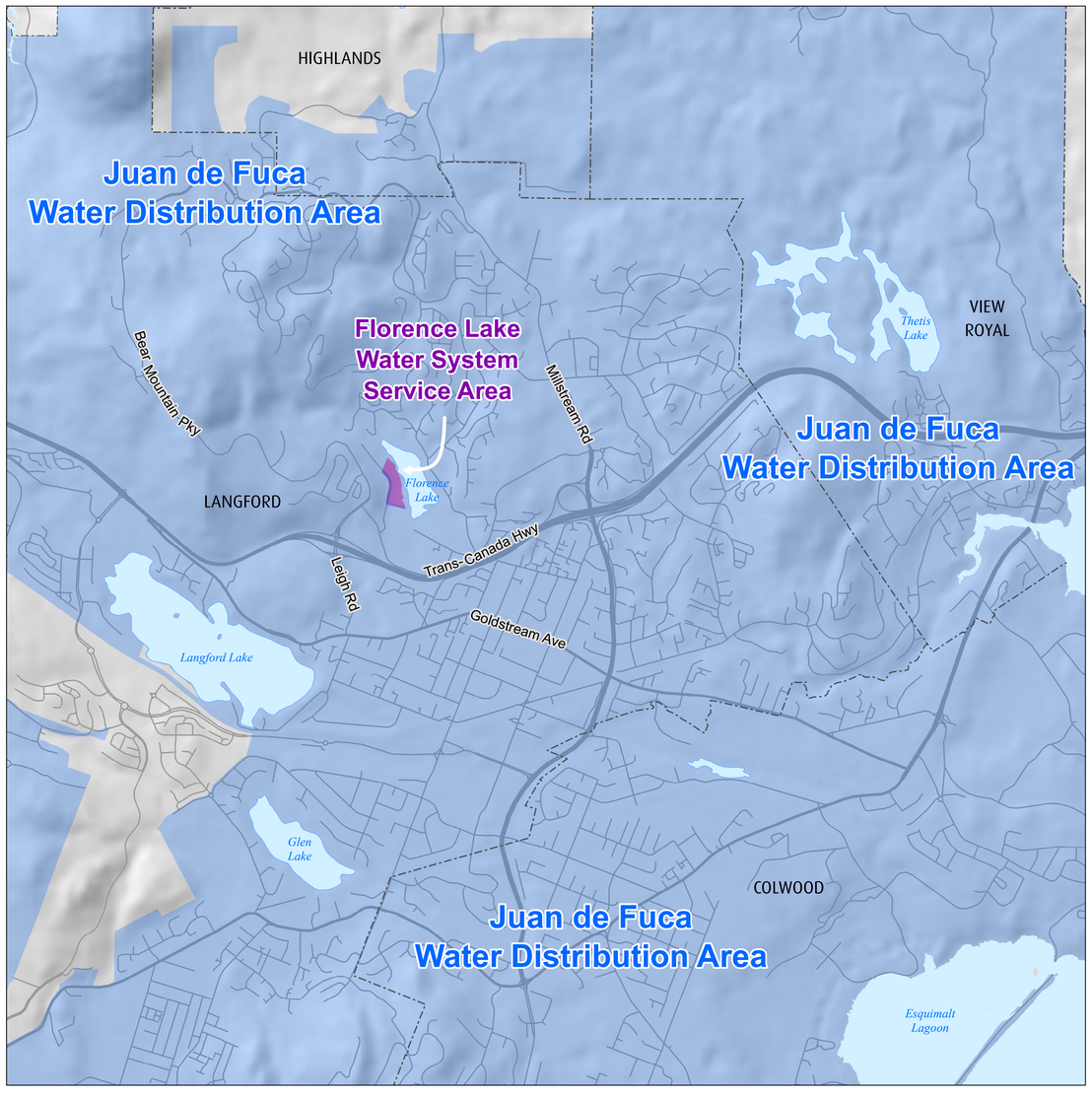
• The study details the components of the existing system, and outlines the proposed works required to be taken over by the CRD; that study was presented to the CRD for review.

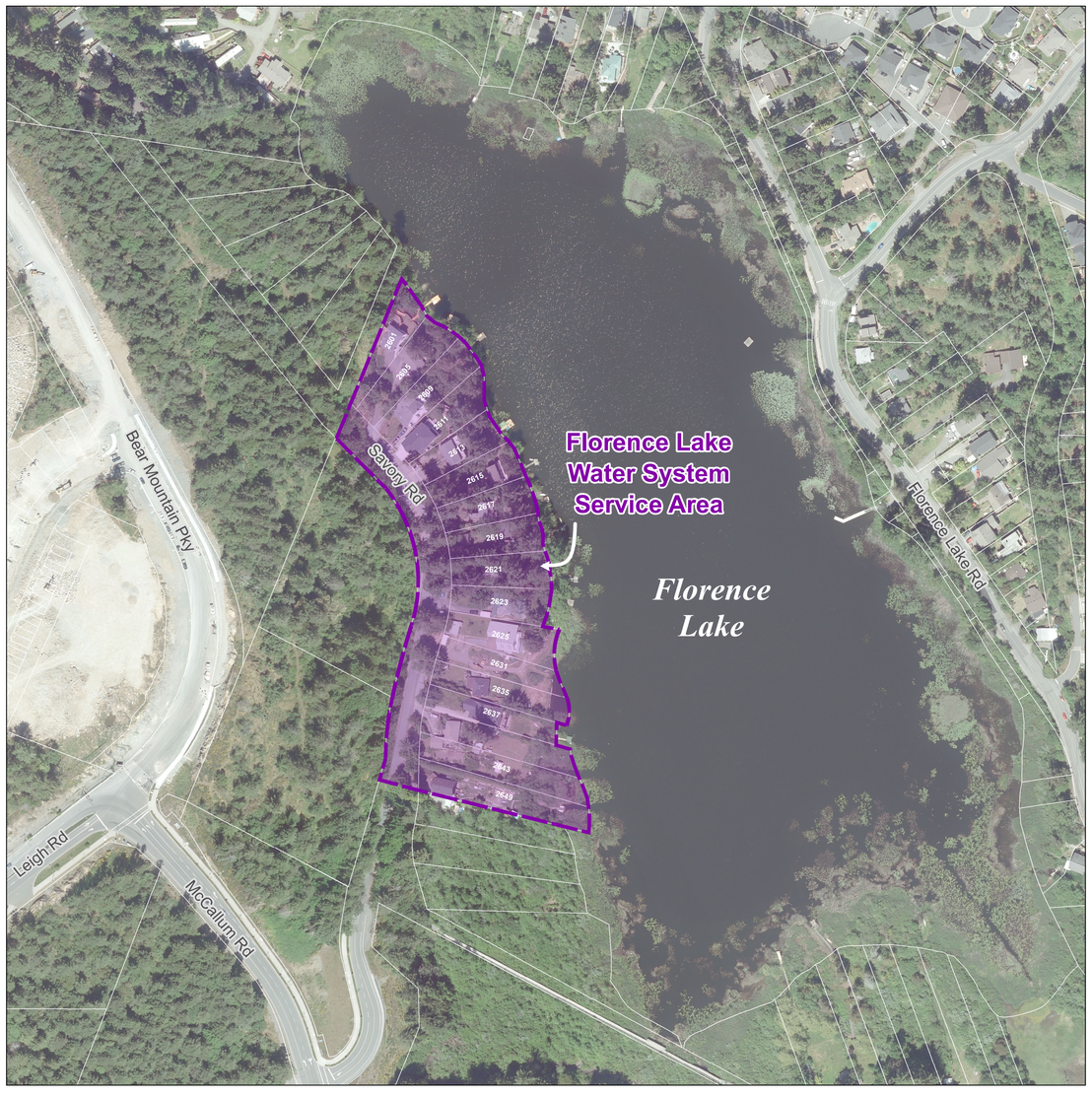
• The CRD has reviewed that study and is engaging FLID residents with this Open House to establish a formal petition, that would result in:

- The dissolving of FLID.
- Construction of new water service works from the CRD Water System.
- Establishment of a CRD service area for the purpose of financing and funding the new works.

Water System Service Areas

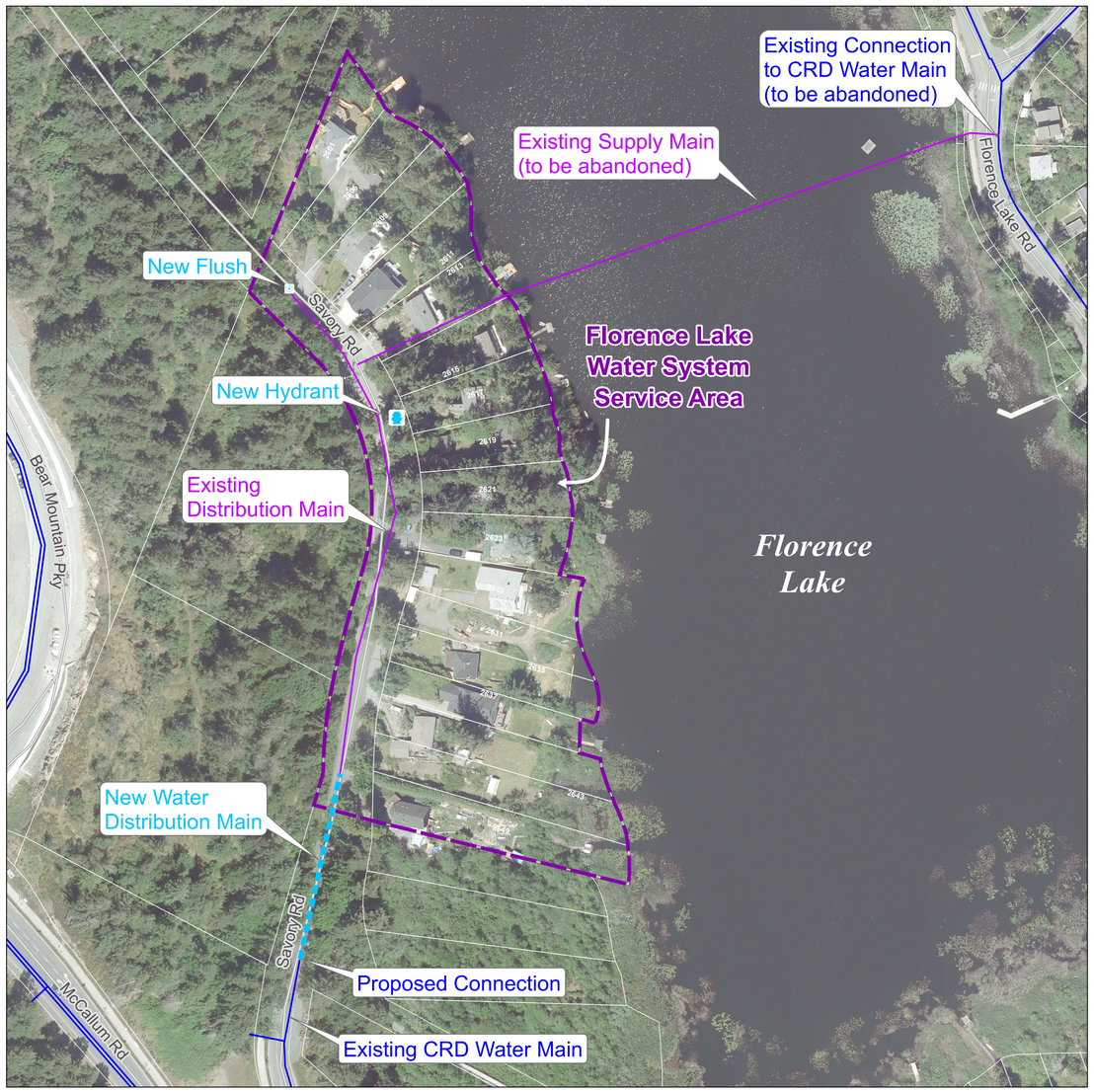
FLORENCE LAKE IMPROVEMENT DISTRICT





Proposed Capital Improvements

FLORENCE LAKE IMPROVEMENT DISTRICT



Proposed Works

- New 200mm water main (approximately 80m)
- New fire hydrant assembly and line valve
- New flush assembly
- New water meters
- Replace specific meter box and lids
- Remove specific meter box and service
- Remove - concrete encasement over existing water supply main (east shore of Florence Lake)
- Remove - existing water reservoir and booster pump station

Advantages

- Removes vulnerable lake crossing
- Provides fire protection
- Provides individual CRD water metering
- Transfers ownership of existing distribution water

Cost Estimate

FLORENCE LAKE IMPROVEMENT DISTRICT

Item	Description	Unit	Quantity	Rate	Total Cost $
1	Engineering				
1.01	Topographic survey	Lump Sum	1	3,000	$ 3,000
1.02	Detailed design and approvals	Lump Sum	1	15,000	$ 15,000
1.03	Notification (Water Act) for removal of concrete	Lump Sum	1	3,000	$ 3,000
1.04	Inspection and contract administration	Lump Sum	1	15,000	$ 15,000
1.05	Record drawings	Lump Sum	1	2,500	$ 2,500
	Subtotal for Task				$ 38,500
2	General				
2.01	Bonding and Insurance	Lump Sum	1	2.00%	$ 3,608
2.02	Mobilization and Demobilization	Lump Sum	1	2.00%	$ 3,608
2.03	Layout and Survey Control	Lump Sum	1	2,000	$ 2,000
	Subtotal for Task				$ 9,216
3	Waterworks				
3.01	200mm watermain	Lineal Meters	80	1,000	$ 80,000
3.02	Trench Rock (1/2 of excavation)	Cubic Meters	20	500	$ 10,000
3.03	Fire hydrant assembly and line valve	Each	1	12,000	$ 12,000
3.04	Flush assembly	Each	1	5,000	$ 5,000
3.05	Replace meter box and lid	Each	2	500	$ 1,000
3.06	Replace meter box lid	Each	2	200	$ 400
3.07	Install water meters (CRD)	Each	15	800	$ 12,000
3.08	Connect new watermain to existing CRD main (CRD)	Lump Sum	1	14,000	$ 14,000
3.09	Remove existing meter box and close existing service (CRD)	Lump Sum	1	6,000	$ 6,000
3.10	Removal of concrete encasement over existing water supply main	Lump Sum	1	5,000	$ 5,000
3.11	Remove existing water reservoir and booster pump station	Lump Sum	1	5,000	$ 5,000
3.12	Leakage test of existing watermain and leak repair contingency	Lump Sum	1	10,000	$ 10,000
3.13	Pigging of existing watermain	Lump Sum	1	20,000	$ 20,000
	Subtotal for Task				$ 180,400
	Tasks Subtotal				$ 228,116
	CRD Administration and Operations				$ 15,000
	Contingency	25%			$ 57,029
	Subtotal				$ 72,029
	TOTAL AMOUNT ROUNDED (excluding GST)				$ 300,000

1. Up to $300,000 may be borrowed to complete the capital works necessary to upgrade the water system, for a maximum 15-year debenture term. The annual costs of the debt related to upgrading the existing Florence Lake Water System will be recovered through CRD parcel taxes; For each property in the service area, the estimated annual costs for debt servicing are (principal & interest);

Parcel Tax: Estimated at $1,600 per year; per property until the debt is repaid.

Or

Lump Sum Option: $17,647 per property.

2. The annual operation and maintenance costs will be covered through individual water consumption charges (user fees) as per the most current Juan de Fuca Water Distribution Fees and Charges Bylaw No.3889; and as updated annually in the future; for each property in the service area, the estimated annual costs to operate and maintain the system, will be:

User fee (water consumption charge): $2.1132 per cubic metre (2019 rates).

Petition Process

FLORENCE LAKE IMPROVEMENT DISTRICT

1. Florence Lake Improvement District rate payers provide CRD with a petition to establish new service area to pay for the debt related to upgrading infrastructure and to become part of the Juan de Fuca Water Distribution system.

2. To be successful the petition requires at least 50% of the properties and the properties must represent at least 50% of the net taxable value in the proposed service area.

3. Provided the petition is successful a service establishment bylaw and a loan authorization bylaw up to $300,000 will then be drafted.

4. Once bylaws get third reading they require the Provincial Inspector of Municipalities approval.

5. Once bylaws receive Inspector approval, the two bylaws will be returned to CRD to wait until such time as the Provincial Order in Council for the dissolution of FLID and the transfer of assets and responsibilities to the CRD is approved in Cabinet.

6. Once CRD receives the signed Order, the bylaws can then be adopted by the CRD Board.

7. The CRD can also apply for grants on FLIDs behalf as the petition and bylaws are being completed. The grant application is anticipated for fall of 2019(end of October) with award in the spring of 2020.