

**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION  
MEETING OF TUESDAY, MAY 7, 2019**

---

**SUBJECT     PROPOSED BULK WATER STATION ON OTTER POINT ROAD**

**ISSUE**

To seek direction from the Juan de Fuca Water Distribution Commission (the "Commission") regarding the provision of a new Bulk Water Station on Otter Point Road.

**BACKGROUND**

At its April 2, 2019 meeting, the Commission resolved that:

*"staff prepare a report for the next meeting, outlining the financial and Capital Plan implications of including the addition of a new Bulk Water Station on Otter Point Road to the 2019 Capital Program".*

Currently, there are three bulk water stations located in the Juan de Fuca Water Distribution service area; one in Langford, one in Sooke, and one in East Sooke. See Appendix B for specific locations.

These three stations were constructed between December 2012 and December 2014. Total water volume supplied through the three stations was approximately 31,000 cubic meters (m<sup>3</sup>) in 2017 and 35,000m<sup>3</sup> in 2018 resulting in sales revenue of approximately \$59,000 and \$73,000 respectively.

In response to the Commission's request, staff have carried out the following tasks:

- Identified a location for the proposed bulk water station near the intersection of Otter Point Road and Laronde Road (see Appendix A).
- Met with District of Sooke staff and received verbal support for the proposed location.
- Prepared a conceptual layout of the proposed bulk water station (see Appendix A).
- Prepared a preliminary cost estimate for the works as follows:

Otter Point Road Bulk Water Station Cost Estimate	
Description	Cost
Mobilization/Demobilization	\$2,000
Clearing and Grubbing	\$5,000
Road Base/Sub Base	\$7,000
Drainage Works	\$2,000
Water Connection	\$4,000
Concrete Slab	\$7,000
Hydro Service/Electrical Connection	\$12,000
Asphalt Remediation	\$4,000
Commissioning	\$3,000

**Juan de Fuca Water Distribution Commission – May 7, 2019**  
**PROPOSED Bulk Water Station on Otter Point Road**

Bulk Water Station (Prefabricated Unit)	\$70,000
Permits/Project Management/Design/Engineering	\$12,000
Project Contingency	\$12,000
<b>Total</b>	<b>\$140,000</b>

The new station would be built entirely within District of Sooke municipal road right-of-way and would not impact road or adjacent driveway sight lines or access. The proposed site provides adequate space for a water truck to safely drive in and out of the loading area.

To fund the \$140,000 project, Commissioner Hicks (in his capacity as the Juan de Fuca Electoral Area Director) has committed \$50,000 from the Juan de Fuca Electoral Area Community Works Fund with the balance to be covered by the Juan de Fuca Water Distribution Service (JDFWD) 2019 Capital Plan. It is proposed to design and construct the station utilizing Capital Regional District (CRD) staff.

Staff have also reviewed the JDFWD 2019 Capital Plan and are able to adjust priorities in the plan to support the JDFWD share (\$90,000) with no impact to the 2019 water rates. However, Capital Plan budget amendment approval in the amount of \$140,000 will be required from the Commission and subsequently require CRD Board approval.

If Commission and Board approvals are granted, the timing for the completion of the project would be approximately four months after CRD Board approval. The project schedule critical path is determined by the supply of equipment and the availability of BC Hydro to install electrical service.

## **ALTERNATIVES**

### **Alternative 1**

1. That the Juan de Fuca Water Distribution Commission:

Direct staff to proceed with the design and construction of a Bulk Water Station on Otter Point Road and adjust the 2019 Capital Plan for the service in the amount of \$140,000, of which up to \$90,000 will be funded from Capital Funds on hand and \$50,000 will be funded from Juan de Fuca Electoral Area Community Works fund, with no increase in 2019 Capital plan funding; and

2. That the Juan de Fuca Water Distribution Commission recommend to the CRD Board:

That the 2019 Capital Plan for the service be adjusted to include the Bulk Water Station on Otter Point Road and adjust the Capital Plan in the amount of \$140,000, of which up to \$90,000 will be funded from Capital Funds on hand and \$50,000 will be funded from Juan de Fuca Electoral Area Community Works fund.

### **Alternative 2**

That the Juan de Fuca Water Distribution Commission not recommend proceeding with the design and construction of a new Bulk Water Station on Otter Point Road.

**Juan de Fuca Water Distribution Commission – May 7, 2019**  
**PROPOSED Bulk Water Station on Otter Point Road**

**IMPLICATIONS**

Currently, the nearest bulk water station to the Juan de Fuca Electoral Area is at the intersection of Sooke Road and Sooke River Road. By installing the proposed bulk water station, service times and costs to residents served by bulk water haulers will be decreased. As well, there will be less impact to the environment due to the shorter haul and the avoidance of traffic jams that frequently occur when travelling through downtown Sooke. Although the 2019 Capital Plan would require an amendment to include this project and funding sources, there would be no material financial impacts on the plan and there would be no impact on the approved water rate.

By not advancing the project, service times and costs for private water delivery will continue to negatively impact customers. As well, driving time and potential idling in traffic will have a negative impact on the environment.

**CONCLUSION**

The Commission has directed staff to review the addition of a new bulk water station on Otter Point Road to better service bulk water haulers and their customers. The addition of the station will decrease service times and costs as well as positively impact the environment with reduced travel and idling time for water haulers. Funding is available from the Juan de Fuca Electoral Area Community Works Fund and a contribution from the Juan de Fuca Water Distribution Service capital funds on hand. The 2019 Capital Plan will require amendment and CRD Board approval.

**RECOMMENDATIONS**

1. That the Juan de Fuca Water Distribution Commission:

Direct staff to proceed with the design and construction of a Bulk Water Station on Otter Point Road and adjust the 2019 Capital Plan for the service in the amount of \$140,000, of which up to \$90,000 will be funded from Capital Funds on hand and \$50,000 will be funded from Juan de Fuca Electoral Area Community Works fund, with no increase in 2019 Capital plan funding; and

2. That the Juan de Fuca Water Distribution Commission recommend to the CRD Board:

That the 2019 Capital Plan for the service be adjusted to include the Bulk Water Station on Otter Point Road and adjust the Capital Plan in the amount of \$140,000, of which up to \$90,000 will be funded from Capital Funds on hand and \$50,000 will be funded from Juan de Fuca Electoral Area Community Works fund.

Submitted by:	Ian Jesney, P.Eng., Senior Manager, Infrastructure Engineering
Concurrence:	Ted Robbins, B.Sc., C.Tech., General Manager, Integrated Water Services
Concurrence	Nelson Chan, M.B.A., C.P.A., C.M.A., Chief Financial Officer
Concurrence:	Robert Lapham, M.C.I.P., R.P.P., Chief Administrative Officer

IJ:TR:dd

Attachments: 2

Appendix A: Proposed Bulk Water Station Location and Plan Map  
Appendix B: Juan de Fuca Bulk Water Stations Location Map