



REGIONAL DISTRICT of Fraser-Fort George

COMMUNITY PROJECT UPDATE

November 2006

BENDIXON COMMUNITY SEWER PROJECT

UPDATE

On October 18th, an informal meeting was held by the lagoons off of Quesnel Road to give residents in the Bendixon Sewer Service Area an opportunity to meet Meredith Burmaster and Blaine Harasimiuk of the Regional District and Mark Burke of Scouten & Associates Engineering. Many good questions were asked at the meeting – some that we could answer immediately and others that we needed to research. A list of questions and answers are attached that should help everyone feel better informed.



IDL Projects Inc. has been busy drilling the main sewer line behind the Bendixon Road properties and are anticipating completing the installation of the line and the lateral connection boxes by November 21st. It will not be mandatory to connect to the system before year-end as we don't want residents to feel rushed in getting this work done before winter sets in. However, if there is time for connection and residents want to proceed this fall, there is a guideline with this newsletter on how to get connected. Please call if you have any questions or issues that you need cleared up. We've received a lot of calls since the meeting and appreciate hearing your feedback.



QUESTIONS

Following are some questions which were raised at the community meeting on October 18th:

Q: I thought the project received a 2/3 grant. This doesn't seem to jive with the numbers you have provided us.

A 2/3 grant was approved on the original feasibility study cost estimate less the ineligible cost of the land. The original cost was \$522,600 including the land cost. The 2/3 grant was based on \$471,000. Unfortunately, when project costs increased, this increase could not be captured by the grant. The cost of the project breaks down as:

Estimated current cost of project:	\$686,700
Less: Infrastructure grant on original cost	(314,230)
RD Community Grants-In-Aid	(35,840)
Funding from property owners:	<u>\$336,630</u>

Yes, we did try to get more grant funding, but we were unsuccessful.

Q: Are there going to be anymore grants available to help with the cost to the taxpayers?

We are currently looking into more funding for this project. There is some Gas/Tax money available, but at this point, it may be needed to keep the property owners' funding within the budget.

Q: Will we be allowed to prepay the debt portion of the project?

Yes, there will be an opportunity for residents to make a one-time payment toward the capital cost of the project. This amount will not be finalized until construction is complete and the exact costs of the project are known. Every resident will be contacted and given the opportunity to participate in the pre-payment option.

Q: Can you assure me that the pump unit will not be damaged by frost during the winter?

The manufacturer, E-One Sewer Systems, has assured us that as long as the pump unit is installed as per the instructions (attached to the pump unit) that damage is highly unlikely due to cold. The units are made from high density poly and are used in cold climates such as in Alaska, the Northwest Territories, and northern Ontario.

Q: Are there any programs that may help me with the costs of this project?

There is a program called the Homeowner Residential Rehabilitation Assistance Program

(Homeowner RRAP). This program offers financial assistance to low-income households who own and occupy homes in need of maintenance to enable them to repair their dwellings to a minimum level of health and safety. The local contact is through BC Housing at 562-9106. This may offer some assistance to those who meet the program's eligibility requirements. If your income is limited, we recommend calling BC Housing to determine eligibility.

Also, for those over the age of 60, the Ministry of Small Business and Revenue offer a Property Tax Deferral Program. This Program defers your property taxes as long as you own and live in your home. The deferred taxes must be fully repaid with interest before you sell your home or upon the death of the property owner. For more information, contact the Government Agent Office at 565-4488 or see their website at www.sbr.gov.bc.ca/rpt.

Q: When can I hook up?

As soon as the contractor has completed installation of the main sewer line and prepared the lateral connections (expected to be in by November 21st weather permitting), homeowners will be contacted once the line has been tested and ready for connection. Communication between Mark at Scouten Engineering and you, the property owner, is mandatory. Mark will need to inspect the connection at the beginning, during and at the end of installation to ensure everything is done correctly. (See attached instruction list). If weather does not permit connection to the system this fall, all property owners will have the opportunity to connect in the Spring of 2007.

Q. What if we don't want to connect to the system?

The Regional District will advise residents in the Spring that they will have until a certain date (to be announced) to make connection to the system. Once this date is passed, anybody who decides they want to hook up to the system will be responsible for the full cost of the pump unit.

Q: What materials do I need for connection?

Please see the attached diagram for the required materials. The Regional District purchased all parts for this project from Mueller Flow Controls. Please contact Gerd at Mueller Flow (561-1219) for more information.

Q: What qualifications does the contractor I hire for on-site installation need to have?

It is preferred that a contractor who is trained and has experience with these kinds of connections is hired to do your on-site installation. Their work will

have to be inspected by Scouten & Associates Engineering.

Q: How do I get the grinder pump unit?

When you are ready for installation of the pump unit, contact Blaine Harasimiuk at the Regional District to arrange for delivery of the unit to your property.

Q: Who should I get to install my unit and get me connected to the system?

A list of contractors is provided below. This list is supplied based on requests from your community. The Regional District does not endorse or recommend any of the contractors. We have had many requests from residents on who they should get to do the installation work on their property. This list will help people get started. If there is anybody you would like to see added to the list, by all means let us know and we can add the contractor to the list for the next correspondence. It is encouraged to act as a group in hiring a contractor if possible as this should be more cost effective for you.

Q: Can I still use my current tank?

No, your old tank must be removed or decommissioned before you are connected to the system. Please contact Mark at Scouten with any questions in how to go about doing so.

HOW TO PROCEED WITH CONNECTION

1. Contact Mark at Scouten to discuss a location for the pump, how the homeowner will hook up to the system and how to decommission the old system.
2. Contact Blaine Harasimiuk at the Regional District to arrange for delivery of the unit and installation manual to your property. A release form will need to be signed so that we have your written verification that you have received the unit.
3. Purchase the supplies required to connect from the grinder pump to the existing pipe at the rear of homeowner's property. Diagram attached.
4. The homeowner will arrange for a contractor to install the grinder pump and supplies outlined in #3 of manufacturer's specifications. Contact Mark at Scouten to supervise and inspect the installation.
5. Electrical work must be performed or inspected by a registered Class C electrician or equivalent technician. If you choose to install the alarm panel and alarm device yourself, please contact the BC Safety Authority at 614-9972 for instructions.

6. After the installation of the grinder pump, the alarm panel and alarm device, the grinder pump is connected to the house and existing pipe at the rear of the property. Mark at Scouten must inspect and pressure test your system before the Regional District activates your system.

SUGGESTED LIST OF CONTRACTORS

***FOR ON-SITE INSTALLATION**

Chris Brady	612-2832
Gord Dondale	613-6484 or 963-9289
Earthworm Drilling	962-9682
Keith Meise	963-9014

Also, see Excavation Contractors in the yellow pages for a complete list.

*The Regional District does not support or endorse any of the businesses or people on this list. It is the responsibility of the property owner to check the credentials of the contractor they hire.



BENDIXON COMMUNITY SEWER MANAGEMENT COMMITTEE

MEMBERS

Bob Headrick, Director	963-7396
Ralph Bowler, Chairperson	963-9050
Tom Nuttall	963-7076
Fred Simpson	963-8107
Mike Zimmer	963-7049

CONSULTING ENGINEER

Mark Burke	562-7050
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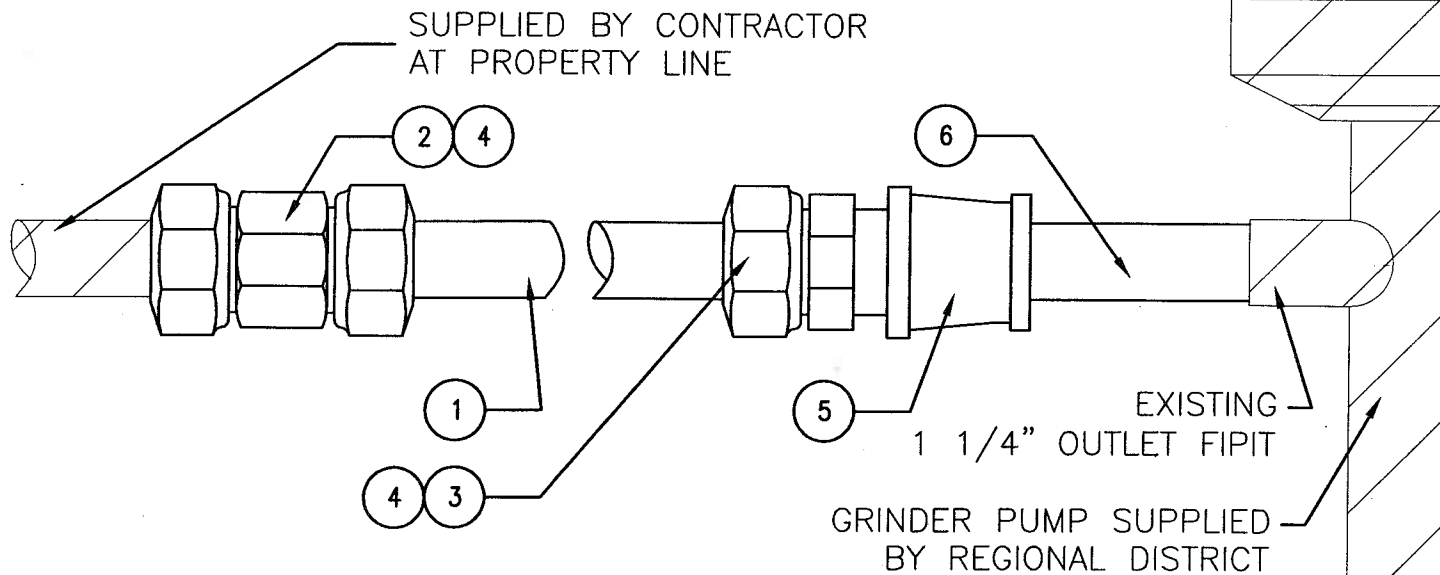
REGIONAL DISTRICT STAFF CONTACTS

Meredith Burmaster	960-4441
Blaine Harasimiuk	960-4470

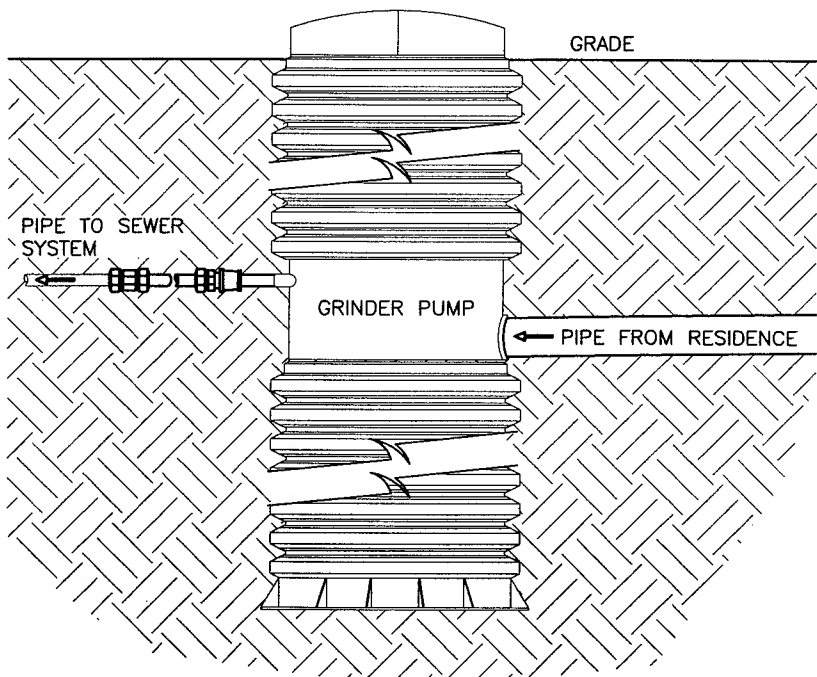


REGIONAL DISTRICT
of Fraser-Fort George

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Prince George, BC V2L 1P8
Telephone: (250) 960-4400



HOME OWNER MATERIALS REQUIREMENT



OVERALL VIEW

LIST OF MATERIALS

NO.	DESCRIPTION	QTY.	ESTIMATED PRICE	COMMENTS
1	1 1/2" SERIES 200 CSA MUNICIPAL POLY TUBING	VARIABLES	\$1.20/PER FT	MIN. 100' ROLL
2	1 1/2" MUELLER HI5403 BRASS COMPR. x COMPR. COUPLING	1	\$44.00	
3	1 1/2" MUELLER HI5428 BRASS COMPR. x MIPT. ADAPTER	1	\$30.00	
4	1 1/2" MUELLER P.E. S.S. STIFFENER	3	\$6.85	INSIDE OF POLY @ COMP JOINT
5	1 1/2"x1 1/4" GALVANIZED FIPT x FIPT REDUCING COUPLING	1	\$2.50	
6	1 1/4"x6" LONG STD. WALL GALVANIZED NIPPLE-THRD BOTH ENDS	1	\$3.80	

DRAWN BY: DM
 DATE: YY/MM/DD
 SCALE: 1:
 LEGAL DESCRIPTION:
 D.L.
 PLAN
 LOT

DWG. TITLE: SCHEMATIC

PROJECT: BENDIXON SEWER PROJECT

155 GEORGE STREET
 PRINCE GEORGE, BC
 V2L 1P8
 PHONE: (250) 960-4400
 FAX: (250) 562-8676
 TOLL FREE: 1 800 667-1959
 REGIONAL DISTRICT of Fraser-Fort George
 ENVIRONMENTAL SERVICES DEPT.
 DWG. NO. SP1