

Betty Wasyliw

From: Mark Vonesch
Sent: March 5, 2025 5:36 PM
To: Tom Yates; Gerald Whalley; David Leitch
Subject: items for March 12th EASC agenda
Attachments: 2503_CHS Septic for Water Works Facility Report.pdf; 2503_Cortes Island Multiuse Sports Court.pdf

Hi Tom,

Can you please add the following items to our EASC agenda next week? Reports are attached.

- 1) Cortes Housing Society Septic System for Water Works Facility
- 2) Cortes Island Multi Use Sports Court

Thanks!

Mark

Mark Vonesch
Regional Director - Cortes Island
Strathcona Regional District
250-202-4422

Cortes Housing Society Septic System for Water Works Facility

The Cortes Housing Society (CHS) is no longer proceeding with the construction of a public road and can no longer utilize the gas tax funds (\$140,000) that were allocated for Rainbow Ridge.

CHS is seeking funding support of \$140,00 to \$200,000 from the SRD (gas tax) to support the installation of a septic system and Water Works Facility, which will include the pump house, public washrooms, showers, baths, sauna, and laundry facility on site. The Water Works Facility will be accessible to all residents of Cortes.

The septic system is approximately \$600,000 (as per the attached quote) and the construction of the Water Works project is estimated to be \$200,000. CHS is proceeding with phase 1 of construction at Rainbow Ridge this year, which includes site infrastructure, water, septic, electrical, the Water Works Facility and 7 units of rental housing, which is approximately \$4.5M.

CORTES HOUSING - RAINBOW RIDGE
 SEWERAGE SYSTEM - PRELIMINARY COST ESTIMATE

PHASE 1,2,3 - DDF 21255 litres per day

TREATMENT LEVEL - TYPE 2+ (advanced secondary with nitrogen reduction)

BY: Ron McMurtrie, P.Eng.

DATE: 2025-02-01

PROJECT NO: 0921

ITEM	COST (LOW)	COST (HIGH)	NOTES
SUPPLY AND DELIVERY	\$ 246,160.00	\$ 246,160.00	Tanks, treatment system, pumps and controls and drainfield
INSTALLATION	\$ 123,080.00	\$ 196,928.00	50% to 80% of supply and deliver
ELECTRICAL	\$ 10,000.00	\$ 15,000.00	Field wiring only
ENG AND PROJ MNGMT	\$ 37,924.00	\$ 45,808.80	10% allowance
CONTINGENCY	\$ 37,924.00	\$ 45,808.80	10% allowance
TOTAL	\$ 455,088.00	\$ 549,705.60	
PST	\$ 16,000.00	\$ 16,000.00	7% on tanks, treatment, pumps and controls and drainfield supplies
GST	\$ 22,754.40	\$ 27,485.28	5% on total
TOTAL WITH TAXES	\$ 493,842.40	\$ 593,190.88	
COST PER LITRE	\$ 23.23	\$ 27.91	Phase 1,2,3 DDF = 21255 litres per day (includes laundromat and washrooms)