



The Rural Municipality of Taché

Lorette Water Supply Project – Local Urban District of Lorette

Local Improvement Plan # 4 (Central Utility Upgrades)

1. Description – Lorette Water Supply Project

The R.M. of Taché Council at the request of the Local Urban District of Lorette Committee has prepared a Local Improvement Plan for the upgrade of the Water Utility through enhancement of the central infrastructure of the water utility located at 1092 Dawson Road. This upgrade will include the establishment of a new source well into the sandstone aquifer. This well will be a newly constructed 250mm diameter supply well at an approximate depth of 113m below ground level. A new pumping station will be constructed with all mechanical and electrical upgrades required, which in part include three duty pumps, one standby pump, a standby generator, and two levels of disinfection being ultraviolet and sodium hypochlorite. In conjunction with the pumping station a one million litre underground concrete water storage reservoir will be constructed on site. All trenching, piping, fittings and finish work are included in this plan. Central upgrades shall include the establishment of fire hydrant services and associated gate valves throughout the local improvement district. The Final phase of this project will include associated well decommissioning to protect the aquifer.

The plan is also inclusive of engineering associated to the works, financing charges, and all necessary regulatory requirements for the project to meet applicable standards.

2. Estimated Project Costs

Estimated project costs are as follows:

Reservoir & Pump house	\$900,000.00
Mechanical & Electrical	\$500,000.00
Additional Well	\$100,000.00
Gate valves	\$390,000.00
Hydrants	\$647,500.00
Engineering & contingency	\$684,640.00
Well Decommissioning	\$700,000.00
Project cost	\$3,922,140.00

Project costs include construction costs, material supply, engineering and licensing fees, and a 15% contingency fee.

Design periods for the upgrade extend to a thirty year period, for the purposes of this Local Improvement Plan the borrowing will be designated for a twenty year period.

3. Funding and Taxation

Funding for this local improvement plan will be partially met through the Canada Manitoba Infrastructure Program which will fund \$1,728,000.00.

The balance of funding will be achieved through the application of reserve funds and through the sale of debentures (borrowing). Allocations of \$54,000.00 from the Lorette Utility Reserve and \$147,600.00 from the Lorette Capital Improvement Reserve and a debenture (borrowing) in the amount of \$1,992,540.00 will complete the required funding.

Costs will be spread over a period of twenty (20) years. The basis for calculating taxes shall be an amount based on the portioned value of assessable property that is real property. Each unit of land to be connected to the water system or which could be connected in future will be subject to the local improvement tax. This equates to the Local Improvement District # 1 which was created for utility improvements within the Local Urban District of Lorette and is attached as Schedule "A".

For information purposes the average full assessed value of a residential property in the Local Urban District of Lorette has been determined to be \$125,000.00. The estimate tax impact of the average value is as stated below, for specific property estimated tax impacts Schedule "A" should be referenced.

Amounts required to retire the debt of \$ 1,992,540.00 based on a twenty year debenture issue at an estimated rate of 7.50% interest would be \$ 3,909,052.15.

Annual Payment	\$ 195,452.62
Cost per \$125,000	\$ 212.56

Annual maintenance of the local improvement is to be funded by the annual utility plan for the Local Urban District of Lorette.