

## Frequently Asked Questions

### **Q: How is the North Cultus Wastewater Treatment Plant (WWTP) being funded?**

A: The \$14.6 million is being funded through a combination of sources. The Federal and Provincial Governments are contributing \$10 million through the Investing in Canada Infrastructure Program (ICIP), The FVRD is contributing \$3.6 million, of which \$3.5 million is planned borrowing and \$100,000 from Service Area Savings. The remaining \$1 million is funded through the Growing Communities Fund, which is a fund to address the cost of local government infrastructure required to support growing communities

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### **Q: In regard to the IPD project delivery method, how would that differ from existing project management methods?**

A: The typical construction method and Integrated Project Delivery (IPD) method differ significantly in their approach to managing construction projects. In the traditional construction method, contractual relationships between the owner, engineer, and contractor are separate, leading to potential communication gaps and limited collaboration. Conversely, IPD fosters a collaborative environment by bringing all stakeholders together under a single multi-party contract. This promotes open communication, shared decision-making, and risk and reward sharing among all project participants. Unlike the sequential design-construction process of typical construction, IPD encourages concurrent design and construction, leading to more efficient problem-solving and improved project outcomes. Ultimately, IPD's focus on collaboration and collective responsibility aims to optimize project success, whereas the typical construction method may prioritize fulfilling individual contractual obligations.

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### **Q: The IPD contract is for \$14.4 million, yet the total funding is \$14.6 million. What is the other \$200,000 for?**

A: The remaining \$200,000 is for off-site ancillary work, such as the upgrades to Sewer Lift Station 1 (SL1)

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### **Q: Who is the primary contractor for this project?**

A: Chandos Construction is the primary contractor.

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### **Q: Who is the primary engineering consultant for this project?**

A: Urban Systems is the primary engineering consultant.

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# North Cultus Wastewater Treatment Plant



**Q: Urban Systems did the RFP for this project and was awarded the engineering portion of the project. Would that be viewed as a conflict of interest?**

A: No, Urban Systems assisted with the RFP to hire the Contractor, Chandos. Urban Systems was previously selected as the design engineer through a completely separate RFP process.

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**Q: How much experience does Urban Systems and Chandos have with IPD projects?**

A: Chandos has completed 32 IPD projects. Urban has worked with Chandos and 4 others contractors under the IPD model.

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**Q: Has Urban Systems designed the same/similar WWTPs before?**

A: Yes, Urban Systems has designed many similar WWTPs before.

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**Q: Has Chandos constructed the same/similar WWTPs before?**

A: Yes, Chandos has constructed similar WWTPs before.

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**Q: With the IPD project delivery model, what happens if the project goes over budget?**

A: If the project costs over \$14.4 million, Urban and Chandos would lose all estimated profits. The initial cost overrun would be covered by this loss of profit. If the cost overrun exceeds the profit pools of Urban and Chandos, the FVRD would then pay the cost of the over-run.

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**Q: Are there any upgrades planned for the existing pump stations as part of this project? Or the existing drainage system?**

A: Yes, the pumps in Sewer Lift Station 1 (SL1) on 1<sup>st</sup> Ave will be updated. Additional other minor upgrades are needed.

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**Q: How many residents is the WWTP being built to serve?**

A: The residential portion of the Phase 1 design population is 1237. In addition we have also considered commercial, Sunnyside, and day users. Further residents may be added in subsequent phases

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# North Cultus Wastewater Treatment Plant



**Q: When is the new WWTP scheduled to come online?**

A: The plant is scheduled to come online in Spring of 2025

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**Q: How will we know that we are getting Class A+ treatment?**

A: WWTPs are required to have regular testing and reporting to the Provincial Government. An accredited lab must do lab results.

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**Q: What is the estimated lifespan of the WWTP and septic fields?**

A: The concrete tanks, buildings, and other structures have an estimated lifespan of 50 years. Other components such as pumps and blowers, etc. will have an estimated lifespan of 5 years due to wear and tear. The Rapid Infiltration Basins (RIBs) will be refurbished on a recurring basis as required.

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**Q: What is the estimated ongoing costs to maintain the system outside of operation costs?**

A: The Asset Management takeoff has not been completed. This would be something we've to do after the construction phase is completed

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**Q: How will the Operation costs compare to the existing system?**

A: The new plant operating costs will be higher than the existing systems current Utility Rate of \$467/year due to increased costs including energy, chemicals and disposal. Future charges will be based on actual operating costs.

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**Q: What is the Estimated cost of sludge removal? How often? Where does the sludge go to? Can it be repurposed or is it 100% waste?**

A: The estimated cost of sludge removal is approximately \$25,000/year. Sludge will be removed 6 times per year and hauled to Chilliwack to be added to their bio-solids program. The final destination is land application on a farm in the BC Interior.

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**Q: The Parcel Tax was to be "up to \$565/year", is currently \$897/year. What will the Parcel Tax be on the completion of project?**

A: The parcel tax will be more than the current \$897/year.

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**Q: Why will the parcel tax be higher than projected?**

A: The parcel tax is higher than projected due to higher interest rates. The parcel tax was originally based on the lower interest rates of ~3% for a 20-year period of the original borrowing. Interest rates have risen since the originally borrowing and the remaining \$3.5 million will be financed at the higher rate.

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**Q: Does the previously installed piping for this project need to be cleaned out since it's been a few years?**

A: No, the previously installed piping for this project was capped on both ends.

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**Q: Will any part of the existing treatment be retained?**

A: Part of the existing dog park effluent system will be retained for peak usage periods on long weekends. In Phase 2 this will not be required.

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**Q: Are the Waterslides included in the plan currently? If not, and they connect to the new system, what are their estimates to connect?**

A: They are not currently included in the plan for Phase 1. A connection to the waterslides may be considered as part of a future phase.

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**Q: Has the DFO office been connected into the existing system yet?**

A: No, but the FVRD is working with DFO to plan their connection to the system.

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**Q: Does the new WWTP take into account the Sunnyside Campground expansion as described in PlanCultus?**

A: Phase 1 includes connecting the currently serviced and currently un-serviced portion of Sunnyside but does not include any expansion. Any expansion of Sunnyside Campground would need to be part of a future phase of the WWTP

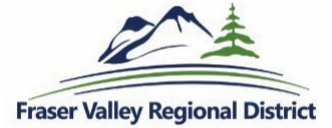
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**Q: How often do you think you'll be able to provide updates to subscribers and the webpage and inform stakeholders?**

A: Updates to the webpage should happen monthly. Members who have subscribed to the project updates should receive these updates.

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# North Cultus Wastewater Treatment Plant



**Q: Is there a contract between the FVRD and the CLPB for this project?**

A: the only contract between the FVRD and CLPB for this project is the lease for the plant site.

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**Q: How much disruption will there be during construction?**

A: There will be a light increase in traffic during construction, and a Traffic Management Plan has been completed. Notices of disruptions will be posted to the public as needed.

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**Q: Will there be service interruptions during construction?**

A: There are currently no planned service interruptions

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