

From: Paul Hearsey/Sandy McNie
Sent: December 10, 2020 1:59 PM
To: Kathleen MacDonald <KMacDonald@cariboord.ca>
Cc: Darron Campbell <dcampbell@cariboord.ca>
Subject: CWF proposal, Horsefly Community Hall

Dear CRD Board members,

My name is Paul Hearsey and I am president of the Horsefly Community Club. I've held this job for just over a year. It has been a very busy year, as the Community Hall took on two significant projects at once: the building of a fully licensed commercial kitchen and the complete replacement and upgrading of our water system.

The original water system, over thirty years old, was a hodgepodge of bits and pieces, a rudimentary set-up tied to a shallow dug well. The water was non-potable and the volume was so marginal the building regularly ran dry. It's difficult to believe the community tolerated this for so many years. In addition, although a hot water tank was installed some fifteen to twenty years ago the four bathrooms have never had hot running water.

Our desire for a real kitchen, a work-space where food could be safely and legally prepared, turned our focus to the appalling water situation.

It was decided we must strip out the entire system and start again. The Cariboo Regional District contributed \$10,000 toward a new well and we did drill one in June of this year. We were lucky in that we found twenty-five gallons per minute at a depth of only seventy feet. The cost was \$7,402.50, a substantial sum.

The pump-room at the Hall has undergone a complete rebuild: insulated, caulked and painted, with new electrical work just finished. A new pressure tank with associated hardware is now coupled to the well by a newly buried water line and power cable. We are now working our way down to the kitchen and bathrooms via the crawl-space.

At this point we need some assistance. A major plumbing upgrade such as this is expensive and we cannot do it alone. The project entails running all-new insulated water lines down the length of the building, then over to the kitchen and up to the bathrooms on the main floor. Hot water lines will supply the kitchen and four bathrooms with a pumped circulating loop that will ensure almost instant hot water for users.

While very hot water will be delivered to the kitchen, moderately hot water will arrive at the bathrooms via an automatic tempering valve.

Three water samples were shipped to CARO Analytical Services in Kelowna, and the results arrived a short while ago. Iron and arsenic levels are low while manganese is unacceptably high (190 ppb) and the hardness very high (528 ppm). A large water softener must be installed to render this water usable. Full metering is also being added. A reverse osmosis system is planned for the production of top-quality drinking water. At the request of the Health Inspector a janitor's sink is being fitted in the basement, so that floor wash-water may be disposed of properly.

Additionally, two exterior faucets will supply untreated water for landscape use.

It is hoped we may be able to renovate the old bathrooms one day. They are showing their age and the toilets are wasteful. But for now we would like to upgrade them by simply moving to automatic, electronically controlled hands-free faucets. This is a fairly easy upgrade which makes bathroom use more sanitary and certainly less messy.

I have assembled a complete list of all materials needed for our ambitious project. Some have already been purchased (and installed) with borrowed funds as we could not afford to delay. This water project forced us to place the kitchen build on 'hold' and we are eager to return to it. We have a balance of \$697.23 remaining from the funds contributed by the CRD, so the support needed, \$6,237.28, is reduced to \$5,540.05

I must point out that absolutely no labour costs are involved with this project. All design work and all labour has been, and will be, donated.

It is expected the work will be completed by January 15.

I am wondering if, at this late date, the Community Works Fund has remaining monies which could support our water project. Please find attached a detailed two-page list of materials needed. This list is accurate and includes all costs, ie taxes and shipping where applicable.

Thank you for the opportunity to submit this proposal to you for your consideration. Please do contact me if further information is required.

And of course, the Hall projects may be viewed at any time, on very little notice.

sincerely,

Paul Hearsey
HCC president