

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council
From: Chief Administrative Officer
Date: October 27, 2025
Re: Capital Projects Status Report

TAHSIS FLOOD PROTECTION IMPROVEMENTS PROJECT PHASE 3

Project Description

In this third phase, structural flood protection will be extended along North Maquinna Drive from north of Rogers Street to Head Bay Road to protect Tahsis North Village from riverine and coastal floods up to 1:200 year rainfall levels (accounting for storm, tide and sea level rise effects). An estimated~\$41 million worth of public and private assets and essential infrastructure is currently at risk in the North Village – including the public works yard, water supply well pumping station, salmon hatchery, ambulance station, RCMP detachment, fire hall, recreation complex/emergency reception centre, daycare, and elementary/secondary school.

Works completed to date:

- Survey of the proposed project area
- Bathymetric study
- Storm Surge Analysis
- Flood Modelling
- Design Concept – approved by Council on June 10, 2025
- Geotechnical assessment of proposed designs
- Assessment of diking construction and material options
- Initial environmental assessment
- *Fisheries Act*, Request for Review submitted to Fisheries and Oceans Canada (FOC)
- Community presentation and consultation held at the Tahsis Recreation Centre on July 15, 2025

Next Steps:

- Prepare cost estimates based on current scope and design
- Prepare tender drawings following FOC determination and scope confirmation

Project Budget

The project budget is \$2,892,152 which is funded with \$2,120,815 in federal/provincial contributions, plus an additional \$482,122 in provincial funding for a total of \$2,602,937 from senior levels of government. The Village's contribution is \$289,215.

As of October 16, 2025 we have expended \$200,096.35.

COMMUNITY BOAT LAUNCH PROJECT

Project description:

The project will increase access to the Village of Tahsis by constructing a boat launch, adjacent float, and optional washroom and washdown station (budget dependent). Project scope includes:

- Replacing the boat launch with a new launch ramp with improved performance for larger vessel and lower tides;
- construction of a launch float adjacent to the ramp; and
- construct a seasonal washroom and washdown station

Works completed to date:

- Environmental assessment
- DFO Avoid and Mitigate letter issued
- Indigenous consultation
- Marine Construction Project Manager hired
- Re-design of boat launch and launch float
- Phase 1 and Phase 2 scope and budgets prepared
- DFO Avoid and Mitigate extension until August 2025
- Island Coastal Economic Trust (ICET) Capital and Innovation draft grant application for Phase 2 submitted
- Phase 1 tender drawings prepared
- Phase 1 invitation to tender posted on BC Bid
- Phase 1 tender bids received
- Phase 1 Contract Awarded to Black Creek Industries

Next steps:

- Initiate in water construction during the 2025-2026 winter fish window construction period

Project Schedule – Behind schedule. Current projected completion date May 2026.

Project Budget

The grant amount allocated for this project is \$2,475,547.

As of October 16, 2025, we have expended a total of \$370,354 The estimated budget is \$1,620,969.

WASTEWATER TREATMENT RECONFIGURATION AND UPGRADE PROJECT (PHASE 1)

Project description:

The project works include:

- Installation of approximately 835 metres of sewer force main and gravity main;
- Lift station upgrades related to system realignment;
- Upgrades to south wastewater treatment plant including:
 - Repairing corroded equipment/infrastructure;
 - Installation of new plant safety equipment and walkways;
 - Replacement of return activated sludge trough;
 - Upgrades to building (roof, fencing, yard);
 - Replacement of HVAC components;
 - Installation of a new back up generator;
 - Installation of submersible pumps; and,
- Decommissioning of North treatment plant.

Works completed to date:

- Replacement of LS 4 pump
- Contract awarded to Berry & Vale Contracting Ltd.
- Installation of approximately 835 metres of sewer force main and gravity main;
- Installing of new flow meter at the south treatment plant
- Upgrade work at the south treatment plant
- Installation of new aeration pumps and controls at the south treatment plant
- Installation of sani-dump at north treatment plant
- Drum screener and activated sludge trough installed
- Repairs of corroded equipment and infrastructure

- Installation of walkways
- Upgrades, including asbestos abatement, to blower building;
- Replacement of HVAC components
- Re-purposing of north treatment plant tank as equalization chamber
- Design of containment system for south treatment plant overflows
- Installation of electronic flow and power monitoring technology in the lift station and south treatment plant
- Installation of a new backup generator
- Installation of submersible pumps
- Substantial completion confirmed

Next steps

- Minor work deficiencies rectified;
- north plant tank conversion to equalization tank;
- construction of containment system at south treatment plant; and
- Application to the Ministry of Environment for discharge permit increase for the south treatment plant

Project Schedule – project has achieved substantial completion. Minor deficiencies are being corrected. Post project work is underway.

Project Budget

The initial grant amount allocated for this project is \$1,308,941 with a total project cost of \$1,785,000. The Village's share of the project is to be funded by long-term debt (Loan Authorization Bylaw No. 653, to a maximum amount of \$490,000).

As of October 16th, 2025, we have expended a total of \$2,410,627. Even though the successful contractor's bid was under the estimated budget, this project is under budgetary pressure driven by inflation-driven construction costs. Currently, we are projecting a budget overrun of \$ 863,665 which will be funded by Canada Community Building Reserve (Gas Tax) and the Sewer Capital Reserve.

TAHSIS FIRE HALL RELOCATION PROJECT

PROJECT COMPLETED SEPTEMBER 2025

TAHSIS TOURIST CENTRE UPGRADE PROJECT

Project description:

Improve mobility and accessibility features to meet current standards; resolve building code, structural/geotechnical and safety issues by undertaking building renovations and upgrades; redecorating the lobby welcome space for respectful acknowledgement of the territory, history and culture of the Mowachaht/Muchalaht First Nation; and making space available for local artisans and small businesses to display and sell products.

Works completed to date:

- Geotechnical investigation
- Renovation preliminary design
- Structural repairs, roofing and exterior construction completed
- Interior and exterior design
- Community and First Nation (Mowachaht/Muchalaht Council of Chiefs) consultation

Next steps

- Complete interior construction, electrical, plumbing, finish work, painting, and minor exterior construction (install skirting).

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Project Schedule – behind schedule (estimated completion date December 31, 2025)

Project Budget

The grant amount allocated for this project is \$497,479. As of October 16, 2025, we have expended a total of \$310,642. Based on current estimates, we expect to exceed the budget by about \$15,000.

Respectfully submitted:



Mark Tatchell, CAO