

WINFIELD & OKANAGAN CENTRE IRRIGATION DISTRICT

JUNE 27, 1945.

AN EXTRACT FROM THE "REPORT ON APPRAISAL OF PROPERTY & INVESTIGATION OF OPERATIONS OF OKANAGAN CENTRE IRRIGATION & POWER COMPANY LIMITED TO MAY 1, 1944" ISSUED BY THE PUBLIC UTILITIES COMMISSION OF BRITISH COLUMBIA, ENGINEERING DEPARTMENT
JUNE 22, 1944.

Condition of property & adequacy of service.

It may be observed from the itemized appraisal, pages 17 to 24, that considerable portions of the system have been in service for a period longer than the estimated life span of the respective items. The total property analysis indicates 60.9% depreciation. In the last four years considerable replacements have been made, but a more extensive replacement program will be needed in the next few years if the service is to be maintained.

Examination of the itemized appraisal indicates that property items appraised at \$98,600 original direct costs are 100% depreciated & should be replaced. Other items due for replacement in the next five years are as follows: \$2,600 in one year; \$1,250 in two years; \$300 in three years; \$160 in five years. In total property appraised at original cost of some \$103,000 will require replacement over the next five years. This is the original estimate which may not be over two thirds the present replacement cost. Thus it can be seen that some \$150,000 may be required for replacements over the next five years. It is true that some of the sections of pipe lines may continue to give service beyond their estimated life spans, but in general it may be expected that their retention will result in high maintenance charges, enforced piecemeal replacements and interruptions to the service.

It will be noted that the 22" lock-bar steel pipe, 4,000 feet long, has been given an estimated total life of 50 years. It has been in service 35 years. There has been no opportunity to observe the inside of this pipe but the outside shows little sign of pitting or other deterioration. The life of such pipe depends to a great extent upon the air and other content of the water. It may last another 35 years or 5 years, but from the fact that there has been no sign of pin holes its remaining life has been estimated at 15 years.

It was suggested at the hearing last December that the pipe should be cleaned of any scale. Having regard to the high pressure on this pipe and its age such a cleansing is not recommended until a careful examination is made of the inside.

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As to the adequacy of the service the system main is carrying water to its full capacity. The amount of water originally contracted for delivery was 1 foot per acre per season. For the land actually irrigated the amount delivered is from 1 acre foot to 2 acre feet and the average 1½ feet.

There have been annoying interruptions from time to time due to breaks in supply lines, laterals and even the main line. Such interruptions would be reduced if the pipe lines were renewed where they have exceeded the normal life span.