

# Request for Proposals

## Grohman Narrows Recycling Depot: Site Expansion

**Issued:** on May 8, 2024

**Closing Location:**

Regional District of Central Kootenay  
Box 590, 202 Lakeside Drive  
Nelson, BC V1L 5R4

**Closing Date and Time:**

2:00 pm Local Time, May 31, 2024

**Jeannine Bradley**

**Project Manager**

**250.551.7367**

**[JBradley@rdck.bc.ca](mailto:JBradley@rdck.bc.ca)**

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## PART 1: INVITATION & INSTRUCTIONS TO PROPONENTS

### 1.1 EXECUTIVE SUMMARY

The Regional District of Central Kootenay (RDCK) is requesting proposals from qualified agencies to complete a detailed design, permitting, tender and construction administration of the expansion of the Grohman Narrows Recycling Depot located at 1201 Insight Drive, Nelson, BC.

#### Timeline of milestones and deliverables:

May 8, 2024	- Issue Request for Proposals
May 31, 2024	- Deadline for submissions
June 17, 2024	- Award contract
December 13, 2024	- Issued for Tender Package 100%
January 6 - February 7, 2025	- Tender
March 17 - November 1, 2025	- Construction

### 1.2 REQUEST FOR PROPOSAL TERMINOLOGY

The following terms will apply to this Request for Proposal and to any subsequent Contract. Submission of a proposal in response to this Request for Proposal indicates acceptance of all the following terms.

Throughout this Request for Proposal, terminology is used as follows:

- a. **CONTRACT** means the written agreement resulting from this Request for Proposal executed by the RDCK and the Consultant;
- b. **CONSULTANT** means the successful Proponent to this Request for Proposal who enters into a written Contract with the RDCK;
- c. **MUST** or **MANDATORY** means a requirement that must be met in order for a proposal to receive consideration;
- d. **PROPONENT** means an individual or a company that submits, or intends to submit, a proposal in response to this Request for Proposal;
- e. **REGIONAL DISTRICT** means the Regional District of Central Kootenay (RDCK);
- f. **SHOULD** or **DESIRABLE** means a requirement having a significant degree of importance to the objectives of the Request for Proposal.

### 1.3 PROPOSAL DOCUMENTS

It is the responsibility of the Proponent to ascertain that they have received a full set of Proposal documents. Upon submission of their Proposal, the Proponent shall be deemed conclusively to have been in full possession of a full set of Proposal Documents.

#### **1.4 INQUIRIES AND CLARIFICATIONS**

It is the responsibility of the Proponent to thoroughly examine the documents and ensure that the requirements contained are fully understood.

Requests for clarifications or additional information related to this Request for Proposal must be directed, **in writing**, to the following person:

**Jeannine Bradley**  
**Project Manager**  
**PH: 250.551.7367**  
**Email: [JBradley@rdck.bc.ca](mailto:JBradley@rdck.bc.ca)**

Information obtained from any other source is not official and should not be relied upon. Enquiries and responses will be recorded and may be distributed to all Proponents at the Regional District's option.

#### **1.5 EXAMINATION OF SITES AND LOCAL CONDITIONS**

The Proponent must satisfy themselves as to the practicability of executing the work in accordance with the Contract, and shall be held to have satisfied themselves in every particular before making up a Proposal, by inquiry and by attending the site visit if it is a requirement.

The Proponent should examine the site and surroundings and, before submitting a Proposal shall satisfy themselves as to the nature of the site, the quantities and nature of the work and equipment necessary for the completion of the work, the means of access to the site, the accommodation they may require, and in general, shall obtain all relevant information as to risks, contingencies and other circumstances which may influence their Proposal.

Requests to visit site should be directed, **in writing**, to the following person:

**Jeannine Bradley**  
**Project Manager**  
**PH: 250.551.7367**  
**Email: [JBradley@rdck.bc.ca](mailto:JBradley@rdck.bc.ca)**

#### **~~1.6 MANDATORY SITE VISIT~~**

~~A mandatory site visit is scheduled are for [Location].~~

#### **1.7 PROPOSAL CLOSING DATE, TIME AND LOCATION**



Proposals must be submitted by the Closing Date and Time to the Closing Location identified on the cover page of this Request for Proposal.

## **1.8 PROPOSAL SUBMISSIONS**

A digital PDF format of the Proposal submission may be sent by e-mail to: [JBradley@rdck.bc.ca](mailto:JBradley@rdck.bc.ca).

The RDCK email server has about a 10mb file size limit. Proponents are to ensure that they have received a confirmation of receipt of email prior to the closing time. Larger submissions should be broken down into 2 or more emails or arrangements should be made ahead of time for file transfer by Sharefile.

Proponents wishing to send or deliver a Proposal submission in paper format to the RDCK should submit one printed copy in a SEALED enveloped CLEARLY MARKED: **REQUEST FOR PROPOSAL-GROHMAN NARROWS RECYCLING DEPOT: SITE EXPANSION.**

- a. The Proponent's name and full mailing address should be clearly marked on the outside of the response envelope.
- b. Faxed proposals will not be accepted.

## **1.9 OWNERSHIP OF PROPOSALS AND FREEDOM OF INFORMATION**

All responses to this Request for Proposal become the property of the RDCK. By submitting a Proposal the Proponent agrees the RDCK has the right to copy the Proposal Documents. Proposals will be held in confidence by the RDCK, subject to the provisions of the *Freedom of Information and Protection of Privacy Act* and any requirement for disclosure of all or a part of a Proposal under that Act. The requirement for confidentiality shall not apply to any Proposal that is incorporated into a Contract for the Work. Further, the RDCK may disclose all or part of any Proposal to the RDCK Board at a public meeting of the Board, when making a recommendation for the award of the Contract.

## **1.10 RDCK'S RIGHT TO ACCEPT OR REJECT PROPOSAL**

The lowest or any Proposal will not necessarily be accepted. The RDCK reserves the right in its absolute discretion to: accept the Proposal which it deems most advantageous and favourable in the interests of the RDCK; and waive informalities in, or reject any or all Proposals, in each case without giving any notice. If there is only one compliant Proposal received by the Closing Date, the RDCK reserves the right to accept the Proposal or cancel the Proposal process with no further consideration for the sole Proposal. This includes the right to cancel this Request for Proposal at any time prior to entering into a Contract with the Consultant. The RDCK reserves the right to cancel at any time before award of the Contract without being obliged to any Proponent – not just where there is only one compliant Proposal.

Proposals that contain qualifying conditions or otherwise fail to conform to these Instructions to Proponents may be disqualified or rejected. The RDCK, however, may at its sole discretion reject or retain

for consideration Proposals which are non-conforming because they do not contain the content or form required by these Instructions to Proponents or because they have not complied with the process for submission set out herein.

#### **1.11 NO CLAIM FOR COMPENSATION**

Except as expressly and specifically permitted in these Instructions to Proponents, no Proponent shall have any claim for any compensation of any kind whatsoever, as a result of participating in the Request for Proposal, and by submitting a Proposal each Proponent shall be deemed to have agreed that it has no claim. In no event will the RDCK be responsible for the costs of preparation or submission of a Proposal.

#### **1.12 CONFLICT OF INTEREST**

By submitting a Proposal, the Proponent warrants that neither it nor any of its officers or directors, or any employee with authority to bind the Proponent has any financial or personal relationship or affiliation with any elected official or employee of the RDCK or their immediate families which might in any way be seen (in the RDCK's sole and unfettered discretion) to create a conflict.

#### **1.13 ANTI-COLLUSION, FRAUD & CORRUPTION**

The Proponent shall not communicate to any person prior to the opening of Proposals (other than to the RDCK through the delivery of a Proposal in the prescribed manner) the amount of any Proposal, or at any time adjust the amount of any Proposal by arrangement with any other persons, make any arrangement with any other person about whether or not he or that other person should or should not submit a Proposal or otherwise collude with any other person in any manner whatsoever in the Proposal process.

Any breach of this provision or non-compliance on the part of a Proponent shall, without affecting the Proponent's liability for such breach or non-compliance, result in the Proposal's disqualification.

#### **1.14 CONFIDENTIALITY**

Confidential information about the RDCK obtained by Proponents must not be disclosed unless authorized to do so, in writing, by the RDCK. The Proponent agrees that his obligation of confidentiality will survive the termination of any Contract awarded under this Proposal process.

#### **1.15 IRREVOCABILITY AND ACCEPTANCE OF PROPOSAL**

After the Closing Date and Time, all Proposals are irrevocable. By submission of a Proposal, the Proponent agrees that should its Proposal be successful the Proponent will enter into a Contract with the RDCK for the Work on the terms and conditions set out in the Proposal. Each Proposal will be irrevocable and open for acceptance by the RDCK for a period of ninety (90) calendar days from the day following the Proposal Closing Date and Time, even if the Proposal of another Proponent is accepted by the RDCK. By submission

of a clear and detailed written notice the Proponent may amend or withdraw its Proposal PRIOR to the closing date and time.

#### **1.16 IRREGULARITIES AND INFORMALITIES**

The RDCK reserves the right, at its sole discretion to waive minor irregularities and informalities in any Proposal and to seek clarification or additional information on any area of any Proposal when it is in the best interest of the RDCK to do so.

#### **1.17 DISCREPANCIES OR OMISSIONS**

Proponents finding discrepancies or omissions in the specifications or other documents or having any doubts about the meaning or intent of any part thereof should immediately request, in writing, clarification from Jeannine Bradley by emailing [JBradley@rdck.bc.ca](mailto:JBradley@rdck.bc.ca), who will send written instructions or explanations to all parties having a set of the Proposal Documents. Any work on a Proposal done by the Proponent after the discovery of discrepancies, errors or omissions, which the Proponent fails to seek clarification about, shall be done at the Proponent's risk.

#### **1.18 MODIFICATION OF TERMS/ADDENDA**

The RDCK reserves the right to modify the terms of this Request for Proposal at any time before the Closing Date and Time in its sole discretion. Written Addenda are the only means of amending or clarifying any of the information contained in the information package. The RDCK may amend or clarify the information package by issuing an Addendum. No employee or agent of the RDCK is authorized to amend or clarify the content of the information package or any Addenda except by issuing an Addendum. The RDCK makes no guarantee as to the timely delivery of any Addendum. Addenda issued prior to closing of this Invitation to Proposal shall become a part of the Proposal Documents.

#### **1.19 LIABILITY FOR ERRORS**

While the RDCK has used considerable efforts to ensure an accurate representation of information in this Request for Proposal, the information contained in this Request for Proposal is supplied solely as a guideline for Proponents. The information is not guaranteed or warranted to be accurate by the RDCK, nor is it necessarily comprehensive or exhaustive. Nothing in this Request for Proposal is intended to relieve the Proponents from forming their own opinions and conclusions with respect to the matters addressed in this Request for Proposal.

#### **1.20 BASIS OF CONTRACT AWARD**

Proponents are hereby notified that the RDCK intends to review and enter into a Contract for the Work based not only on the Proposal price, but the other factors considered essential by the RDCK to provide a service for the Work being requested. Proposal evaluation may include, but is not limited to:

- a. Proponent's suggested approach to the work;
- b. Professional qualification of managerial, technical and in-field personnel;
- c. Labour rates for key personnel;
- d. Other associated costs to perform the Work ;
- e. Staff and corporate experience with projects similar to that being contemplated in the Work;
- f. References provided by other clients of the Proponent;
- g. Experience of the Proponent on past RDCK projects;
- h. Confirmation of the proponents ability to facilitate project completion in accordance with the schedule;
- i. Availability of project team to complete the work in a timely manner;
- j. Compliance with these terms of reference and completeness of the Proposal;
- k. Total project cost;
- l. Proponent's understanding of RDCK requirements and expectations;
- m. The overall value that the Proposal represents to the RDCK, based on quality, service and price;
- n. Any other value-added benefits offered by the Proponent which are not specifically addressed in this Request for Proposal.

The evaluation process will be conducted solely at the discretion of the RDCK. The RDCK may decide to utilize other criteria in the review of Proposals other than those set forth above; in particular, the price to carry out the work will not be the only or primary criterion that will be utilized by the RDCK. The RDCK reserves the right to make inquiries regarding any or all Proposals and to verify all information submitted by Proponents. Proponents shall be competent and capable of performing the work. Proponents may be required to provide further evidence of previous experience and financial responsibility.

The RDCK reserves the right, at its discretion, to negotiate with any Proponent that the RDCK believes has the most advantageous Proposal or with any other Proponent or Proponents concurrently. In no event will the RDCK be required to offer any modified terms to any other Proponent prior to entering into a Contract with the successful Proponent, and the RDCK shall incur no liability to any other Proponent as a result of such negotiations or modifications.

Proponents are advised that, after receipt of Proposals and prior to award of Contract, Proponents may be required to provide the RDCK with additional information concerning the Proponent or their Proposal including, but not limited to, a further breakdown of relevant components of the proposed prices.

The RDCK reserves the right to reject any Proposals of a company that is, or whose principals are, at the time of submitting a Proposal, engaged in a lawsuit against the RDCK in relation to work similar to that being proposed.

The RDCK reserves the right to reject any Proposals of a company that owes, or whose principals owe, monies to the RDCK at the time of submitting a Proposal.

## **1.21 DEFINITION OF CONTRACT**

This Request for Proposal should not be construed as an Agreement or Contract to purchase goods or services. The RDCK is not bound to enter into a Contract with the Proponent who submits the lowest priced Proposal or with any Proponent. The RDCK will be under no obligation to receive further information, whether written or oral, from a Proponent after the Proposal Closing Date and Time.

Neither the acceptance of a Proposal nor the execution of a Contract will constitute approval of any activity or development contemplated in any Proposal that requires any approval, permit or license pursuant to any federal, provincial, regional district or municipal statute, regulation or bylaw.

Notice in writing to a Proponent that it has been identified as the Consultant and the subsequent full execution of a written Agreement will constitute a Contract for the performance of the Work and no Proponent will acquire any legal or equitable rights or privileges relative to the Work until the occurrence of both such events.

## **1.22 FORM OF CONTRACT**

By submission of a Proposal, the Proponent agrees that, should it be identified as the successful Proponent, it is willing to enter into a Consulting Services Agreement with the RDCK within fifteen (15) days of the date of the Notice of Award. A copy of the RDCK Consulting Services Agreement is attached as Appendix A.

By submission of a Proposal, the Proponent agrees that, should it be identified as the Consultant, it is willing provide to the RDCK the necessary Insurance Policies and WorkSafe BC Clearance Letter within fifteen (15) days of the date of the Notice of Award.

## PART 2: SCOPE OF WORK

### Background

The Regional District of Central Kootenay (RDCK) owns and operates two recycling facilities that service the City of Nelson and surrounding area:

- Grohman Narrows Transfer Station, 1201 Insight Drive, Nelson, BC V1L 5P5; and
- Nelson Recycling Depot, 70 Lakeside Drive, Nelson, BC V1L 6B9.

The RDCK wishes to complete an expansion of the Grohman Narrows site to allow for the:

- Amalgamation of the Lakeside Recycling Depot within the Grohman Narrows recycling area;
- Efficient movement of stored and in-use waste bins; and
- Construction of a new 3 bay shop building.

A concept design has been completed for the expansion of the site, and location of a new shop building. This scope is for the detailed design, permitting, tender and construction administration of the expansion only; the detailed design of the future shop building noted in concept plans is excluded from this project and shall be awarded at a later date. The successful proponent should plan for possible siting locations of the building and recycling area layout within the expansion design and should prioritize increasing available space at these areas where practicable.

### Detailed Design and Issued for Tender Phase

- Schedule / attend a design meeting on-site with the RDCK to confirm design requirements for site expansion.
- Review the project concept plan and prepare a detailed design package based on the RDCK input and conceptual plans.
- The detailed design package should include sufficient detail to allow general Contractors and trades staff to review, estimate, bid and construct to the applicable codes and regulations without the need for continual guidance/clarification by the Consultant or RDCK, and meet all current acts, codes, regulations, and local bylaws.
- Prepare Tender Specifications and Bid Document consistent with RDCK Standards (CCDC or MMCD).
- Provide for any detailed design surveying at the project site. Construction survey may be delegated to the contractor.
- Provide schedule of quantities and estimates of costs associated with the construction at 90% and 100% design submission.
- Provide regular progress reports, a 50% design review submission, and a 90% design review submission (by early November). Allow up to 1 week for review by RDCK of each submission.
- Liaise with the regulatory agencies to procure all required permits. Provide the necessary sealed design drawings for the applications and submit as required. Building permits are not required per RDCK resolution 534/21, however all designs shall be in accordance with current applicable Codes.
- Participate in the tender and award process, attend the pre-bid meeting, and provide addenda and clarifications during the tender period and award recommendation.
- Deliverables of the Detailed Design and Issued for Tender phase are:

- One complete Issued for Tender (IFT) drawing set signed by the Consultant in PDF format (smaller than 10MB).
- One complete Issued for Tender (IFT) drawing set unsigned by the Consultant in PDF format (smaller than 10MB).
- One complete MMCD/CCDC Tender Specification package in Microsoft Word Format.
- RDCK will advise the Consultant of tender notice, close and pre-bid meeting dates and advise the consultant of preference regarding unit rate or stipulated price requirements.
- The RDCK will provide the Division 00 and 01 Specifications.

A decision to proceed with the following scopes of work will be made by the RDCK based on successful sourcing of funding and Board approval to proceed.

### **Issued for Construction Phase (pending future approval)**

- Schedule/attend a preconstruction meeting with the Contractor and formally answer all post-contract award questions.
- Prepare the Issued for Construction Set (IFC) drawing set within 15 days of contract award that includes all tender addenda applicable to construction and information/clarifications provided to the Contractor at the preconstruction meeting.
- Deliverables of the Issued for Construction phase are:
  - Consultant to provide 4 full size IFC drawing sets, 2 for the Contractor, 1 for the Consultant's construction administrator and 1 for RDCK.

### **Construction Administration Phase (pending future approval)**

- It is the RDCK's intent to hire a site inspector for the duration of the project to ensure maximum coverage during construction and limit the amount of time that the Consultant is required to be on site.
- The Consultant shall perform as-required site reviews and project coordination / inspection to confirm general conformance with the contract documents during construction of the project.
- The Consultant shall attend all construction site meetings, document construction progress and issue minutes the next business day. Submit copies to the RDCK project manager.
- The Consultant shall provide and submit weekly or as-required site progress documents with photos and quantity/scope details. The Consultant to actively monitor and confirm quantities, completions, overall progress and risks to the projects.
- The Consultant shall provide guidance and interpretation of construction documents to the General Contractor. Consultant to issue clarifications/field instructions to assist Contractor in constructability of key infrastructure and/or components.
- All Requests for Information issued by the Contractor shall be answered by the Consultant within three (3) business days. Submit copies to the RDCK project manager.
- All shop drawings submitted by the Contractor shall be reviewed and accepted or rejected within 5 business days. Submit copies to the RDCK project manager.
- The Consultant shall make recommendations and provide documentation for changes on site as per the RDCK change order process.

- The Consultant is the RDCK authorized representative on site and is responsible for ensuring satisfactory quality of the overall project from award of contract until completion.
- The Consultant shall confirm quantities claimed by the Contractor for each progress and shall recommend the invoice for payment to RDCK.
- The Consultant shall be present for completion inspections of all aspects of the Project or individual aspects/components of the Project as required.
- Deliverables of the Construction Administration phase are:
  - The Consultant shall provide Issued for Record (IFR) drawings based on red line drawings from Contractor at the completion of the project. Drawings to be in PDF and AUTOCAD DWG formats.
  - Provide Substantial Completion and Total Completion Certificates based on inspections coordinated with RDCK and the Contractor.
  - Provide all final survey files in AUTOCAD DWG format.



## **PART 3: PROPOSAL SUBMISSION**

### **3.1 PROPOSAL FORMAT**

The Proposal should clearly convey the Proponent's intent in a clear and concise manner. The Proposal should contain a covering letter, Table of Contents and a short executive summary of the key features of the proposal. All pages should be consecutively numbered.

### **3.2 PROPOSAL CONTENT**

#### **3.2.1 The Firm**

- a. Firm Experience / Past Performance: The firm's past project experience with detailed design, permitting, tender and construction administration.
- b. Project Team: The qualifications and experience of the personnel the Proponent intends to use for the Work. This must include any subcontractors proposed to be used in the Work.
- c. Resources: The qualifications and experience of the Proponent's reserve personnel backing up the Project Team and the quality and quantity of resources available to the firm such as technical aids, IT resources, equipment etc.

#### **3.2.2 The Proposal**

- a. Methodology / Task Evaluation: The Proponent's approach to the services required as set out in Part 2: Scope of Work. Consideration is given to whether the Proponent has effectively addressed each aspect of the Request for Proposal, thoroughly understood the requirements of the Request for Proposal, chosen a suitable approach, and identified problem areas. The Proponent is expected to adhere as closely as possible to the project components outlined in Part 2; however, Proponents may suggest alternative approaches or propose modifications to the specifications.
- b. Scheduling / Work Plan: The completeness of the task items and rationale of the work plan which shows a clear indication of the anticipated work schedule along with any other supporting documents pertinent to the project. The RDCK requests that proponents agree to meet or better the following project deliverable milestones for completion of the project schedule outlined in Section 1.1 Executive Summary.
- c. Detailed Cost Breakdown: The Proponent should provide a detailed cost breakdown of all work tasks which includes details of the team members assigned to those tasks, hours budgeted for each team member and hourly rates for each team member. Proposal should also include details of Proponent's preferred arrangements for mileage, per diem and other disbursements in the format presented in Figure 1.

GROHMAN NARROWS UPGRADE - TASK AND FEE ESTIMATE MATRIX

TASK	DESCRIPTION	[Name 1] [Title/Role]	[Name 2] [Title/Role]	[Name 3] [Title/Role]	Total Hours	Total Professional Fees	Total Disbursements	Total Fees
	HOURLY RATE	[Hourly Rate]	[Hourly Rate]	[Hourly Rate]				
<b>A</b>	<b>Detailed Design to IFT Set</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>			
1	[Description]							
2	[Description]							
3	[Description]							
	<b>Subtotal Task A</b>							
<b>B</b>	<b>Tender Support and IFC Set</b>							
1	[Description]							
2	[Description]							
3	[Description]							
	<b>Subtotal Task B</b>							
<b>C</b>	<b>Construction Administration and IFR Completion</b>							
1	[Description]							
2	[Description]							
3	[Description]							
	<b>Subtotal Task C</b>							
	<b>TOTAL FEES PER PERSON</b>							
	<b>5% GST</b>							
	<b>TOTAL FEES PER PERSON</b>							

Figure 1





# Consulting Services Agreement

**Contract #:** [YYYY-##-DEPT\\_CONTRACTOR\\_NAME](#)

**Project:** [Add project name](#)

**GL Code:** [Add account & work order #](#)

THIS AGREEMENT executed and dated for reference the:

\_\_\_\_ day of \_\_\_\_\_, 2024  
(Day) (Month) (Year)

## BETWEEN

**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

(hereinafter called the **RDCK**)

at the following address:

Box 590, 202 Lakeside Drive

Nelson, BC V1L 5R4

Agreement Administrator: Jeannine Bradley

Telephone #: 250.551.7367

Email: [JBradley@rdck.bc.ca](mailto:JBradley@rdck.bc.ca)

**AND**

**[CLICK HERE TO ADD CONSULTANT NAME](#)**

(hereinafter called the **CONSULTANT**)

at the following address:

[Click here to add address](#)

[City, Province, Postal Code](#)

Agreement Administrator: [Add name](#)

Telephone: [Click here to add phone #](#)

Email: [Click here to add email](#)

**FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS CONFIRMED, THE REGIONAL DISTRICT OF CENTRAL KOOTENAY AND THE CONSULTANT AGREE AS FOLLOWS:**

- (a) **SERVICES:** The Consultant shall provide the services which are set out in the Consultant's proposal dated [\[Date\]](#) (the "Proposal") which forms part of this Agreement and as detailed in **SCHEDULE A** of this Agreement (the "Services"). It is agreed that Services may also include any additional services authorized and agreed to by the Consultant and the RDCK by written agreement after the Agreement has commenced ("Additional Services").
- (b) **CHANGES TO SERVICES:** The RDCK and the Consultant acknowledge that it may be necessary to modify the Services, the Project schedule and/or the Budget in order to complete the Project. In the event that the RDCK or the Consultant wishes to make a change or changes to the Services, the Project schedule and/or the Budget it shall notify the other of the proposed change and reason(s) therefore. The party receiving the notification shall review and consider the proposal for change and shall as soon as is reasonably possible and no longer than within five (5) working days, advise in writing the party proposing the change whether it agrees to the change. Where the parties agree to the change, such agreement will form part of this Agreement and be formalized by means of a Scope Change Letter.

Any RDCK authorized services required of the Consultant beyond those Services set out in the Proposal shall be considered Additional Services. The Consultant shall be compensated for all Additional Services on an

hourly or per diem basis, as agreed upon by the RDCK and the Consultant in writing by means of a Scope Change Letter prior to the Consultant performing the Additional Services.

- (c) **TERM:** Notwithstanding the date of execution of this Agreement the Consultant shall provide the Services described in Schedule A hereof commencing on **[Start Date]** (Start Date) and ending on **[End Date]** (End Date) (the **TERM**).
- (d) **LOCATION:** The location for delivery of the Services shall be **[Enter Location]**.
- (e) **PAYMENT:** The total budget for the Services, as specified in the Proposal is **[\$Contract Amount]** (excluding GST) and on the terms set out in **SCHEDULE B**. The budget for the Services is broken into tasks in the Proposal. The Consultant agrees to complete all of the tasks specified in the Proposal at a cost that will not exceed the budget amount for each task. The Consultant shall submit an invoice to the RDCK for payment, together with supporting documents, in respect of the hours worked and disbursements made on or before the last day of each month, for the RDCK's approval and due processing.
- (f) Schedules A and B are incorporated into, and form part of this Agreement.
- (g) The following terms and conditions are incorporated into, and form part of this Agreement.

## THE CONSULTANT' OBLIGATIONS

- 1 The Consultant shall:
  - (a) Undertake all work and supply all materials necessary to perform the Services, unless stipulated otherwise in Schedule A.
  - (b) In performing the Services, at all times, act in the best interests of the Regional District of Central Kootenay (herein after called the **RDCK**). Also, the Consultant shall exercise that degree of professional care, skill and diligence required according to generally accepted professional engineering standards and by the *Engineers and Geoscientists Act of British Columbia*, current as of the date that the Services are rendered.
  - (c) Engage the services of staff, sub-consultants and sub-contractors who have the education, training, skill and experience necessary to perform the Services, and shall cause them to perform the Services on behalf of the Consultant.
  - (d) Employ only those sub-consultants and sub-contractors identified in the Proposal to supply the Services. The Consultant agrees that it has the responsibility for the coordination of all professional Services rendered to the RDCK by the Consultant or by its sub-consultants or sub-contractors on the Project. The Consultant may, with the written approval of the RDCK, such approval not to be unreasonably withheld, replace any of the identified project team members described in the Proposal with other professional staff possessing equivalent knowledge, ability and skills.
  - (e) Ensure that all personnel hired by the Consultant to perform the Services will be the employees of the Consultant and not to the RDCK with the Consultant being solely responsible for the arrangement of reliefs and substitutions pay supervision, discipline, employment insurance, workers compensation, leave and all other matters arising out of the relationship of employer and employee.
  - (f) Upon the request of the RDCK fully inform the RDCK of the work done by the Consultant in connection with the provision of the Services and permit the RDCK at all reasonable times to inspect, review and copy all works, productions, buildings, accounting records, findings, data, specifications, drawings, working papers, reports, documents and materials, whether complete or otherwise, that have been produced, received or

acquired by the Consultant as a result of this Agreement.

- (g) Comply with all applicable municipal, provincial and federal legislation and regulations.
- (h) At its own expense, obtain all permits and licenses necessary for the performance of the Services, and on request provide the RDCK with proof of having obtained such licenses or permits.
- (i) Promptly pay all persons employed by it.
- (j) Not assign this Agreement, not subcontract any of its obligations under this Agreement, to any person, firm or corporation without the prior written consent of the RDCK.
- (k) At all times, exercise the standard of care, skill and diligence normally exercised and observed by persons engaged in the performance of services similar to the Services.
- (l) Not perform any service for any other person, firm or corporation which, in the reasonable opinion of the RDCK, may give rise to a conflict of interest.
- (m) Be an independent Consultant and not the servant, employee or agent of the RDCK. The Consultant and the RDCK acknowledge and agree that this Agreement does not create a partnership or joint venture between them.
- (n) Accept instructions from the RDCK, provided that the Consultant shall not be subject to the control of the RDCK in respect of the manner in which such instructions are carried out.
- (o) At its own expense, obtain Workers Compensation Board coverage for itself, all workers and any shareholders, directors, partners or other individuals employed or engaged in the execution of the Work. Upon request, the Consultant shall provide the RDCK with proof of such compliance.
- (p) Be responsible for all fines, levies, penalties and assessments made or imposed under the *Worker's Compensation Act* and regulations relating in any way to the Services, and indemnify and save harmless fines, levies, penalties and assessments.
- (q) Not in any manner whatsoever commit or purport to commit the RDCK to the payment of any money.
- (r) Establish and maintain time records and books of account, invoices, receipts, and vouchers of all expenses incurred.
- (s) Notwithstanding the provision of any insurance coverage by the RDCK, indemnify and save harmless the RDCK, its successor(s), assign(s) and authorized representative(s) and each of them from and against losses, claims, damages, actions, and causes of action (collectively referred to as **CLAIMS**), that the RDCK may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this Agreement, that arise out of errors, omissions or negligent acts of the Consultant or its sub-consultant(s), subcontractor(s), servant(s), agent(s) or employee(s) under this Agreement, excepting always that this indemnity does not apply to the extent, if any, to which the Claims are caused by errors, omissions or the negligent acts of the RDCK its other consultant(s), contractor(s), assign(s) and authorized representative(s) or any other persons.
- (t) Use due care that no person or property is injured and no rights infringed in the performance of the Services, and shall be solely responsible for all losses, damages, costs and expenses in respect to any damage or injury, including death, to persons or property incurred in providing the Services or in any other respect whatsoever.

(u) The Contractor must provide the RDCK with a certificate of insurance upon execution of this Agreement in a form acceptable to the Chief Financial Officer of the Regional District and shall, during the Term of this Agreement, take out and maintain the following insurance coverage:

- (i) Automobile Liability (third party) insurance with a minimum limit of \$5,000,000.
- (ii) comprehensive commercial general liability insurance against claims for bodily injury, death or property damage arising out of this Agreement or the provision of the Services in the amount of **\$2,000,000 dollars per occurrence with a maximum deductible of \$5,000;**

Such insurance will:

- (A) name the Regional District, its elected officials, employees, officers, agents and others as an additional insured;
- (B) include the Contractor's Blanket contractual liability;
- (C) include a Cross Liability clause;
- (D) include occurrence property damage;
- (E) include personal injury;
- (F) include a Waiver of Subrogation clause in favor of the RDCK whereby the insurer, upon payment of any claim(s), waives its right to subrogate against the RDCK for any property loss or damage claim(s);
- (G) be primary in respect to the operation of the named insured pursuant to the contract with the RDCK. Any insurance or self-insurance maintained by the RDCK will be in excess of such insurance policy (policies) and will not contribute to it;
- (H) require the insurer not cancel or materially change the insurance without first giving the RDCK thirty days' prior written notice; provided that if the Contractor does not provide or maintain in force the insurance required by this Agreement, the Contractor agrees that the RDCK may take out the necessary insurance and the Contractor shall pay to the RDCK the amount of the premium immediately on demand.

(iii) professional liability coverage in the amount of **\$5,000,000 dollars per claim and \$10,000,000 dollars aggregate, with a maximum deductible of \$50,000;**

~~(iv) pollution/environmental impairment liability insurance in the amount of \$ Amount of Insurance dollars per occurrence and \$ Amount of Insurance dollars aggregate, with a maximum deductible of \$50,000;~~

Such insurance will:

- ~~(A) name the Regional District, its elected officials, employees, officers, agents and others as an additional insured;~~
- ~~(B) include the Contractor's Blanket contractual liability;~~
- ~~(C) include a Cross Liability clause;~~

- ~~(D) include occurrence property damage;~~
- ~~(E) include a Waiver of Subrogation clause in favor of the RDCK whereby the insurer, upon payment of any claim(s), waives its right to subrogate against the RDCK for any property loss or damage claim(s);~~
- ~~(F) be primary in respect to the operation of the named insured pursuant to the contract with the RDCK. Any insurance or self-insurance maintained by the RDCK will be in excess of such insurance policy (policies) and will not contribute to it;~~
- ~~(G) require the insurer not cancel or materially change the insurance without first giving the RDCK thirty days' prior written notice; provided that if the Contractor does not provide or maintain in force the insurance required by this Agreement, the Contractor agrees that the RDCK may take out the necessary insurance and the Contractor shall pay to the RDCK the amount of the premium immediately on demand.~~

- (v) Keep confidential for an unlimited period of time all communications, plans, specifications, reports or other information used in connection with the Project except:
  - (i) those requiring disclosure by operation of law; and
  - (ii) any disclosure authorized in writing by the RDCK.

#### **CONSTRUCTION SUPERVISION**

- (w) Inspect the site where the Services are to be performed (the **SITE**) and become familiar with all conditions pertaining thereto prior to commencement of the Services.
- (x) Where materials and supplies are to be provided by the Consultant, use only the best quality available.
- (y) Where samples of materials or supplies are requested by the RDCK, submit them to the RDCK for the RDCK's approval prior to their use.
- (z) Not cover up any works without the prior approval or consent of the RDCK and, if so required by the RDCK, uncover such works at the Consultant's expense.
- (aa) Keep the Site free of accumulated waste material and rubbish caused by it or the Services and, on the completion of the Services, leave the Site in a safe, clean and sanitary condition.
- (bb) At all times, treat as confidential all information and material supplied to or obtained by the Consultant or sub-consultant as a result of this Agreement and not permit the publication, release or disclosure of the same without the prior written consent of the RDCK.

#### **STANDARD OF CARE**

- (cc) The RDCK recognizes that sub-surface conditions may vary from those encountered where samplings, borings, surveys or explorations are located by the Consultant and that the data, interpretations and recommendations of the Consultant are based solely on the information available to it.

#### **UNDERGROUND UTILITIES**

- (dd) The Consultant shall be responsible for locating all underground utilities prior to commencing subterranean work and provide proof of such to the RDCK.



## SAFETY

- (ee) The Consultant shall be responsible for its activity and that of its employees on the job site. This shall not be construed to relieve the RDCK or any other contractor of their obligation to maintain a safe job site. Neither the presence of the Consultant nor of its employees, sub-consultants, sub-contractors and agents shall be understood to imply control of the operations of others, nor shall it be construed to be an acceptance of responsibility for job site safety.

## THE REGIONAL DISTRICT OF CENTRAL KOOTENAY'S OBLIGATIONS

- 2 The RDCK shall:
  - (a) Retain the Consultant to provide the Services as set out in this Agreement.
  - (b) Subject to the provisions of this Agreement, pay the Consultant, in full payment for the Services which in the opinion of the RDCK at the times set out is Schedule "B" of this Agreement (herein called **AGREEMENT PRICE**), and the Consultant shall accept such payment as full payment for the Services.
    - ~~(i) Notwithstanding Subsection 2(b), not be under any obligation to advance to the Consultant more than 90% of the Agreement Price for Services rendered in accordance with SCHEDULE A to the satisfaction of the RDCK. The 10% holdback shall be retained and paid back in accordance with the *Builder Lien Act*.~~
    - ~~(ii) providing that it is not in breach of any of its obligations under this Agreement, holdback from the Agreement Price in addition to the 10% holdback contemplated in Subsection 2(b)(i), sufficient monies to indemnify the RDCK completely against any lien or claim of lien arising in connection with the provision of the Services.~~
  - (c) Provide the Consultant with all reports, data, studies, plans, specifications, documents and information available to the RDCK and relevant to the Project. The Consultant shall be entitled to rely on the reports, data studies, plans, specifications, documents and other information provided by the RDCK.
  - (d) Provide access to any site or adjacent properties as required to complete the Project. The Consultant shall be liable for any and all injury or damage which may occur to persons or to property due to any act, omission, neglect or default of the Consultant, or of his employees, sub-consultants, sub-contractors or agents.
  - (e) Give the Consultant reasonable notice of anything the RDCK considers likely to materially affect the provision of the Services.
  - (f) Examine all studies, reports, sketches, proposals and documents provided by the Consultant under this Agreement, and render decisions pertaining thereto within a reasonable time.

## TERMINATION OF AGREEMENT

- 3 Should the Consultant neglect to complete the Services properly or fail to perform any of its obligations under this Agreement, the RDCK may notify the Consultant in writing that it is in default of its contractual obligations and instruct it to correct the default within fourteen (14) working days of receiving the notice. Failure to comply with the default request extends to the RDCK the option, without any other right or remedy, of suspending the Consultant's performance of the Services or immediately terminating this Agreement. The RDCK shall pay the Consultant for all Services performed and all disbursements incurred pursuant to this Agreement and remaining unpaid as of the effective date of such suspension or termination.
- 4 Other than for reasons set forth in section 3 the RDCK may suspend or terminate this Agreement for any

reason by giving thirty (30) calendar days' prior written notice to the Consultant. Upon receipt of such written notice, the Consultant shall perform no further Services other than those reasonably necessary to close out the Project. In such an event, the Consultant will be paid by the RDCK pursuant to this Agreement, for the completed tasks according to the Project schedule of tasks remaining unpaid as of the effective date of such suspension or termination.

- 5 Should the RDCK fail to perform any of its obligations under this Agreement, the Consultant may notify the RDCK in writing that it is in default of its contractual obligations and instruct it to correct the default within fourteen (14) working days of receiving the notice. Failure to comply with the default request extends to the Consultant the option, without limiting any other right or remedy the Consultant may have, of immediately terminating this Agreement and requesting settlement for all Services performed and for all disbursements incurred pursuant to this Agreement and remaining unpaid as of the effective date of such termination.
- 6 Should the Consultant's Services be suspended by the RDCK at any time for more than thirty (30) calendar days in any calendar year through no fault of the Consultant, the Consultant shall have the right until such suspension is lifted by the RDCK, to terminate this Agreement upon giving seven (7) working days' written notice to the RDCK. In such an event, the Consultant will be paid by the RDCK pursuant to this Agreement, for the completed tasks as per the Schedule of Tasks that remain unpaid as of the effective date of such termination.

## GENERAL TERMS

- 7 The RDCK shall be the sole judge of the work, material and the standards of workmanship in respect of both quality and quantity of the Services, and their decision on all questions in dispute with regard thereto, or as to the meaning and intentions of this Agreement, and as to the meaning or interpretation of the plans, drawings and specifications, shall be final, and no Services shall be deemed to have been performed as to entitle the Consultant to payment therefrom, until the RDCK is satisfied therewith.
- 8 The RDCK certifies that the Service purchased pursuant to this Agreement are for the use of and are being purchased by the RDCK and are therefore SUBJECT TO THE FEDERAL GOODS AND SERVICES TAX.
- 9 This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia.
- 10 Time shall be of the essence of this Agreement.
- 11 Any notice required to be given hereunder shall be delivered or mailed by prepaid certified or registered mail to the addresses above (or at such other address as either party may from time to time designate by notice in writing to the other), and any such notice shall be deemed to be received 72 hours after mailing.
- 12 This Agreement shall be binding upon the parties and their respective successors, heirs and permitted assigns.
- 13 A waiver of any provision or breach by the Consultant of any provision of this Agreement shall be effective only if it is in writing and signed by the RDCK.
- 14 A waiver under Section 13 shall not be deemed to be a waiver of any subsequent breach of the same or any other provision of this Agreement.
- 15 Everything produced, received or acquired (the **MATERIAL**) by the Consultant or subcontractor as a result of this Agreement, including any property provided by the RDCK to the Consultant or sub-consultant, shall:

- (a) be the exclusive property of the RDCK; and
- (b) be delivered by the Consultant to the RDCK immediately upon the RDCK giving notice of such request to the Consultant.

- 16 The copyright in the Material belongs to the RDCK.
- 17 The RDCK may, at its discretion, notify the Consultant that the terms, amounts and types of insurance required to be obtained by the Consultant hereunder be changed.
- 18 Where the Consultant is a corporation, it does hereby covenant that the signatory hereto has been duly authorized by the requisite proceedings to enter into and execute this Agreement on behalf of the Consultant.
- 19 Where the Consultant is a partnership, all partners are to execute this Agreement.
- 20 Sections 1 f), l), m), s), and 18 of this Agreement will, notwithstanding the expiration or earlier termination of the Term, remain and continue in full force and effect.
- 21 The ideas, processes, or other information contained in the Consultant's Proposal is proprietary and, until the Consultant's Proposal is accepted, shall not be disclosed to any parties outside of the RDCK's staff or be duplicated by any means or used in whole or in part for any purpose. Should the Consultant's Proposal be accepted, the RDCK shall have the right to duplicate, use or disclose the information contained therein.
- 22 Neither the RDCK nor the Consultant will be considered in default of this Agreement for non-performance due to strikes, labour disputes, riots, civil insurrection, mechanical breakdowns, war, floods, or acts of God or for other reasons beyond the reasonable control of the RDCK or the Consultant.
- 23 Unbudgeted disbursements incurred by the Consultant due to delays caused by weather conditions and/or poor site access shall be for the RDCK's account.
- 24 The parties shall make all reasonable efforts to resolve a dispute by amicable negotiations and agree to provide, on a without prejudice basis, frank, candid and timely disclosure of relevant facts, information and documents to facilitate these negotiations.
- 25 All matters in dispute, which cannot be settled by the RDCK and the Consultant, may, with the concurrence of both the RDCK and the Consultant, be submitted to final and binding arbitration to a single arbitrator appointed jointly by them.
- 26 No person shall be nominated to act as arbitrator who is in any way financially interested in the Project or in the affairs of either the RDCK or the Consultant.
- 27 In the event that the RDCK and the Consultant cannot agree to an arbitrator, such arbitrator shall be chosen by reference to a Judge of the Supreme Court of British Columbia.
- 28 If any portion of this Agreement is held to be illegal or invalid by a court of competent jurisdiction, the illegal or invalid portion shall be severed and the decision that it is illegal or invalid does not affect the validity of this Agreement.
- 29 This Agreement constitutes the sole and entire Agreement between the RDCK and the Consultant relating to the Project and completely supersedes and abrogates any prior agreements existing between the RDCK and the Consultant, whether written or oral.
- 30 The headings in this Agreement are for convenience of reference only and shall not affect the interpretation

or construction of this Agreement.

- 31 Parts 2, 3 and 4 of the **Choose Document Type** of the RDCK dated **[Enter Date]** and the Contractor's **Choose Document Type** provided in response are hereby incorporated into and forms part of this Agreement.
- 32 Except as expressly set out in this Agreement, nothing herein shall prejudice or affect the rights and powers of the RDCK in the exercise of its powers, duties or functions under the *Community Charter* or the *Local Government Act* or any of its bylaws, all of which may be fully and effectively exercised as if this Agreement had not been executed or delivered.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement as of the day and year first above written.

REGIONAL DISTRICT OF CENTRAL KOOTENAY	<b>CLICK HERE TO ADD CONSULTANT NAME</b>
<hr/>	<hr/>
(Signature of Authorized Signatory)	(Signature of Authorized Signatory)
<hr/>	<hr/>
(Name and Title of Authorized Signatory)	(Name and Title of Authorized Signatory)
<hr/>	<hr/>
(Signature of Authorized Signatory)	(Signature of Authorized Signatory)
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(Name and Title of Authorized Signatory)	(Name and Title of Authorized Signatory)

SAMPLE

## SCHEDULE B: CONTRACT PAYMENT TERMS

- 1 Total budget shall not exceed \$[Amount] (excluding GST).
- 2 Invoices to be submitted Choose Billing Option.

The following contract number and GL code(s) **must** be quoted on the invoice(s):

Contract Number: **YYYY-##-DEPT\_CONTRACTOR\_NAME**

GL Code: **ACCOUNT # & WORK ORDER #**

Invoices should be emailed to ap@rdck.bc.ca, with the contract administrator identified on the first page of this contract in cc.

- 3 Invoices to be paid on net 30 day term.
- 4 GST (if applicable) shall be listed as a separate line item on all invoices.
- 5 Invoices for work performed in the calendar year shall be emailed to ap@rdck.bc.ca, with the contract administrator identified on the first page of this contract in cc, no later than January 15th of the following year.

SAMPLE



# Certificate of Insurance Form

## Consulting Service Agreement

This certifies that policies of insurance as described below have been issued to the Insured named below and are in full force and effect at this time.

NOTE: PROOF OF INSURANCE WILL BE ACCEPTED ON THIS FORM ONLY. INSURANCE COMPANIES MUST BE LICENSED TO OPERATE IN CANADA AND HAVE A MINIMUM AM BEST RATING OF A- OR HIGHER.

This Certificate is issued to the Regional District of Central Kootenay

**Insured** Name: \_\_\_\_\_

Address: \_\_\_\_\_

**Broker** Name: \_\_\_\_\_ Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Title, number and nature of contract, permit, lease, license or operation to which this Certificate applies:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Type of Insurance	Insurer Name and Policy Number	Policy Term dd/mm/yy	Limits of Liability/Amounts
<b>Section 1</b> Commercial General Liability Occurrence Form Claims Made Form		From:  To:	Bodily Injury, Death & Property Damage \$ _____ Per Occurrence \$ _____ Aggregate \$ _____ Deductible
<b>Section 2</b> Umbrella Liability Excess Liability		From:  To:	\$ _____ Umbrella Liability \$ _____ Excess Gen. Liability
<b>Section 3</b> Professional/Errors and Omissions Liability Occurrence Form Claims Made Form		From:  To:	\$ _____ Per Claim \$ _____ Aggregate \$ _____ Deductible Per Claim

<b>Section 4</b> Environmental Impairment Liability Occurrence Form Claims Made Form		From:  To:	\$ _____ Per Occurrence \$ _____ Aggregate \$ _____ Deductible
<b>Section 5</b> Automobile Liability (owned or leased vehicles)	If insured by ICBC, attach a copy of the ICBC form APV-47	From:  To:	Personal Injury & Property Damage \$ _____ Limit
<b>Section 6</b> Other (Specify)		From:  To:	\$ _____ Limit \$ _____ Aggregate \$ _____ Deductible
<b>Section 7</b> Other (Specify)		From:  To:	\$ _____ Limit \$ _____ Aggregate \$ _____ Deductible

Details of Coverage (Sections 1 & 2):  indicates that the coverage is included.

The Regional District of Central Kootenay, its officials, officers, employees, servants and agents added as Additional Insured	Personal Injury  Premises & operations  Waiver of subrogation in favour of the RDCK
Blanket Contractual	
Cross Liability/ Severability Interests	Coverage is primary and not contributory
Occurrence Property Damage	30 days notice of cancellation

Particulars of Environmental Impairment Liability Insurance (Section 4)  indicates that the coverage is included.

The Regional District of Central Kootenay, its officials, officers, employees, servants and agents added as Additional Insured	Cross Liability/ Severability Interests  Waiver of subrogation in favour of the RDCK	Coverage is primary and not contributory  30 days notice of cancellation
Blanket Contractual		



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Details of Coverage (Sections 6):  indicates that the coverage is included.

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Details of Coverage (Sections 7):  indicates that the coverage is included.

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These policies comply with the insurance requirements of the governing contract, permit, lease, license or other requirements of the Regional District of Central Kootenay. It is understood and agreed any deductible or reimbursement clause contained in the policy shall be the sole responsibility of the Named Insured.

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Signature and Broker's Stamp  
Authorized to Sign on Behalf of Insurers

Title

Date Signed

## APPENDIX B: SUPPORTING DOCUMENTATION

1. *Design Brief*, Ward Engineering and Land Surveying Ltd. Pages 1-6, 23 February 2024.
2. *Drawing 23-118-C1 General Arrangement, Design Brief*, Ward Engineering and Land Surveying Ltd., 23 February 2024. **NOTE: Detailed design of future shop building is excluded from scope.**
3. *Drawing 23-118-C2 Paving and grading plan, Design Brief*, Ward Engineering and Land Surveying Ltd., 23 February 2024.
4. *Drawing 23-118-C3 3D views, Design Brief*, Ward Engineering and Land Surveying Ltd., 23 February 2024. **Note: Drawing presents views of conceptual final grading.**
5. Topographical plan prepared by Ward Engineering and Land Surveying Ltd, 26 November 2023
6. *As-built*, Ward Engineering and Land Surveying Ltd., 23 January 2015
7. General photos of site

Available on request:

- *Drawing 23-118 Cross Sections, Design Brief*, Ward Engineering and Land Surveying Ltd., 23 February 2024

## DESIGN BRIEF

DATE: February 23, 2024  
TO: RDCK, Attention: Jeannine Bradley  
FROM: Peter Ward, P.Eng.  
FILE: 23-118  
SUBJECT: Grohman Transfer Station Expansion Concept Design

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### 1.0 INTRODUCTION

Ward Engineering submitted a proposal to the RDCK on December 14, 2023 to prepare a conceptual design and cost estimate for the expansion of the existing Grohman Transfer Station.

Ward Engineering were the design engineers and construction managers for the original project in 2013 and therefore are familiar with the site.

### 2.0 BACKGROUND

A drone survey using Lidar scanning was completed by Harrier Surveys and Ward Engineering in the fall of 2023. This data was used to develop a contour map of the property and from the contour map cut and fill quantities were developed. The site is comprised primarily of rock.

### 3.0 DRAWINGS

Base on the survey work the following drawings (see the appendix) have been developed:

- 23-118-C1
- 23-118-C2
- 23-118-C3
- 23-118 Cross Sections

These drawings show the proposed expansion of the site and the location of:

- a new building for the maintenance of vehicles.
- the expanded area for recycling.
- expanded area for storage of roll off bins.

The design drawings also show a new flat area at the western end of the site (stations 25 to 90) that could be used for future activities.

### 4.0 MAINTENANCE SHOP

The design shows the building footprint for a new steel building at the east end of the site at station 240. This building is 90 ft long x 50 ft wide and is should be large enough to accommodate 3 of the existing compactor trucks and trailers.

### 5.0 PERMIT REQUIREMENTS

When the project proceeds to detailed design we anticipate the RDCK will be able to grant a building permit for the new maintenance building.

During blasting activities, the Contractor will be required to obtain approvals for temporary Highway closures and will notify CPR of the proposed activities.

The general public should also be informed of the proposed work.

It is anticipated that the facility will continue operation on reduced hours during the construction work.

## **6.0 DRAINAGE**

The expansion area to the north will be graded at 2% to the north so that surface runoff from the pavement will be disbursed onto the highly permeable rock fill.

## **7.0 ACID ROCK DRAINAGE**

The issue of acid rock drainage was reviewed during the construction of the original site in 2013 and was not found to be a concern. We have discussed this issue with a geotechnical engineer and it is still not considered to be a concern but we could complete detailed testing for this issue should this project proceed to construction.

## **8.0 ASPHALT PAVING**

Drawing 23-118-C2 shows a relatively large proposed area for asphalt paving.

In order to reduce costs some of the paving area west of the proposed maintenance building could be reduced.

## 9.0 ROCK FILL

The quantity of rock fill has been calculated as 20,000 m<sup>3</sup>. Using a rock expansion factor of 35% after blasting, we have determined that we would need to remove 15,000 m<sup>3</sup> of in place rock to develop 20,000 m<sup>3</sup> of fill rock.

We have discussed this work with Copcan construction a large reputable civil contractor and they have advised us that a unit price of \$35/m<sup>3</sup> would be an appropriate budget number to use for the blasting, hauling and placing of the rock in the fill areas.

## 10.0 COSTS

Unit prices for the work have been obtained from Copcan Construction, Selkirk Paving and Platinum Storage.

A summary of the costs is shown in the Appendix see the spreadsheet on schedule of quantities and prices.

Using a 25 % contingency the proposed budget for this site expansion and new maintenance building is \$3.4 million.

## 11.0 NOTE TO READER

This report has been prepared and the work referred to in this report has been undertaken by Ward Engineering and Land Surveying LTD (WELS) for the exclusive use of the RDCK (the Client), who has been a party to the development of the scope of work and understands its limitations. The methodology, findings, conclusions and recommendation in this report are based solely upon the scope of work and subject to the time and budgetary considerations described in the proposal and/or contract pursuant to which this report was issued. Any use, reliance on, or decision made by a third party based on this report is the sole responsibility of such third party.

WELS accepts no liability or responsibility for any damages that may be suffered or incurred by any third party as a result of the use of, reliance on, or any decisions made based on this report.

The findings, conclusions and recommendation in this report (i) have been developed in a manner consistent with the level of skill normally exercised by professionals currently practicing under similar conditions in the area, and (ii) reflect WELS' best judgement based on information available at the time of preparation of this report. No other warranties, either expressed or implied, are made with respect to the professional services provided to the Client or the findings, conclusions and recommendations contained in this report. The findings and conclusions contained in this report are valid only as of the date of this report and may be based, in part, upon information provided by others. If any of the information is inaccurate, new information is discovered or project parameters change, modifications to this report may necessary.

This report must be read as a whole, as sections taken out of context may be misleading. If discrepancies occur between the preliminary (draft) and final version of this report, it is the final version that takes precedence. Nothing in this report is intended to constitute or provide legal opinion.

The contents of this report are confidential and proprietary. Other than by the Client, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of the Client and WELS.

## 12.0 APPENDIX

The following are located in the appendix attached to this design brief:

- Drawing 23-118-C1
- Drawing 23-118-C2
- Drawing 23-118-C3
- Drawing 23-118 Cross Sections
- Schedule of Quantities and Prices

Yours truly,

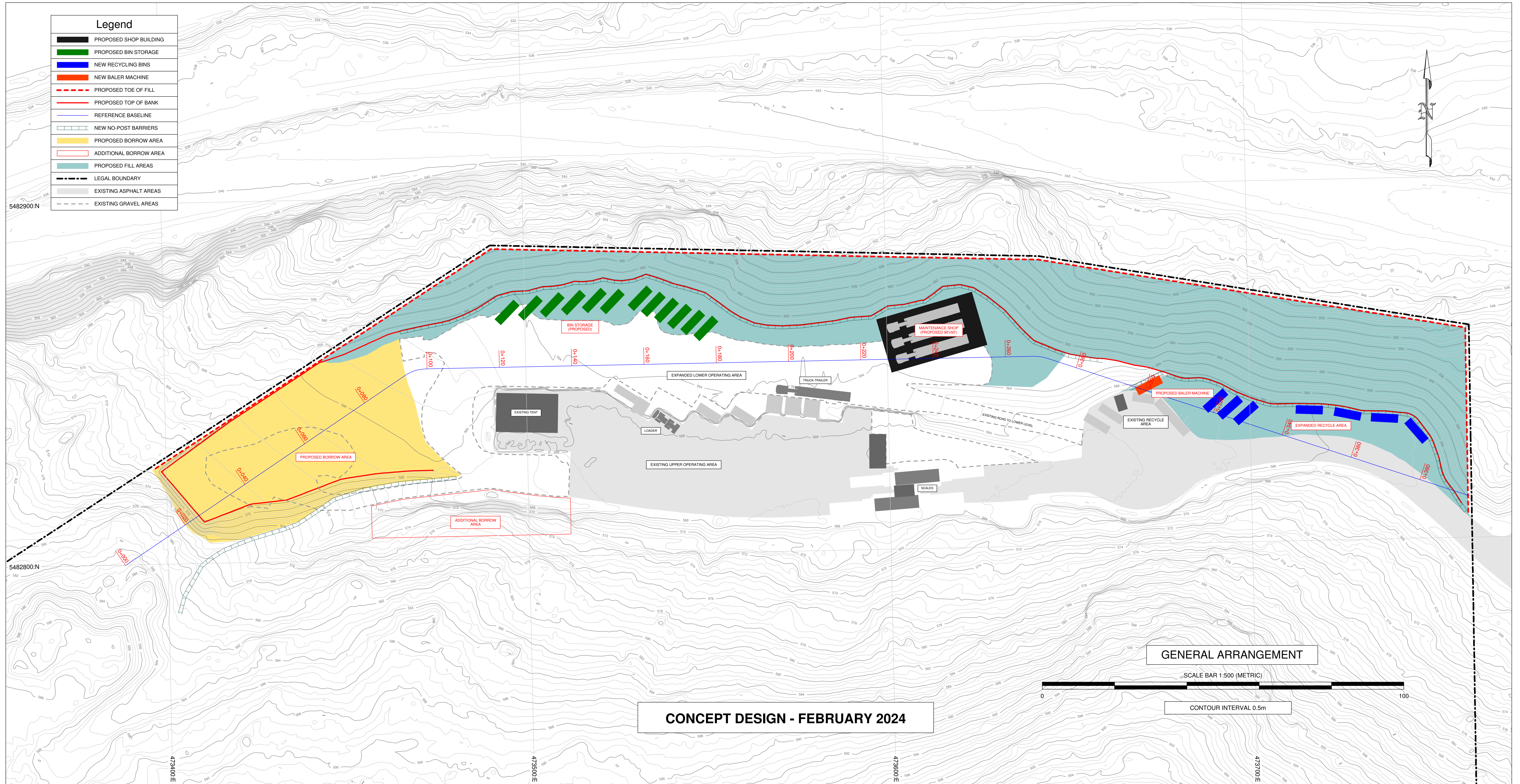
WARD ENGINEERING AND LAND SURVEYING  
LTD.

Per:



Peter Ward, P.Eng., B.C.L.S.



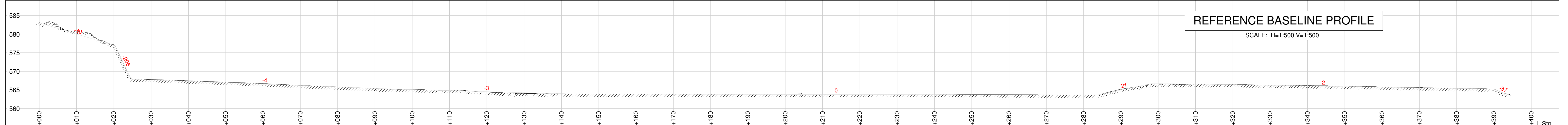


CONCEPT DESIGN - FEBRUARY 2024

GENERAL ARRANGEMENT

SCALE BAR 1:500 (METRIC)

CONTOUR INTERVAL 0.5m

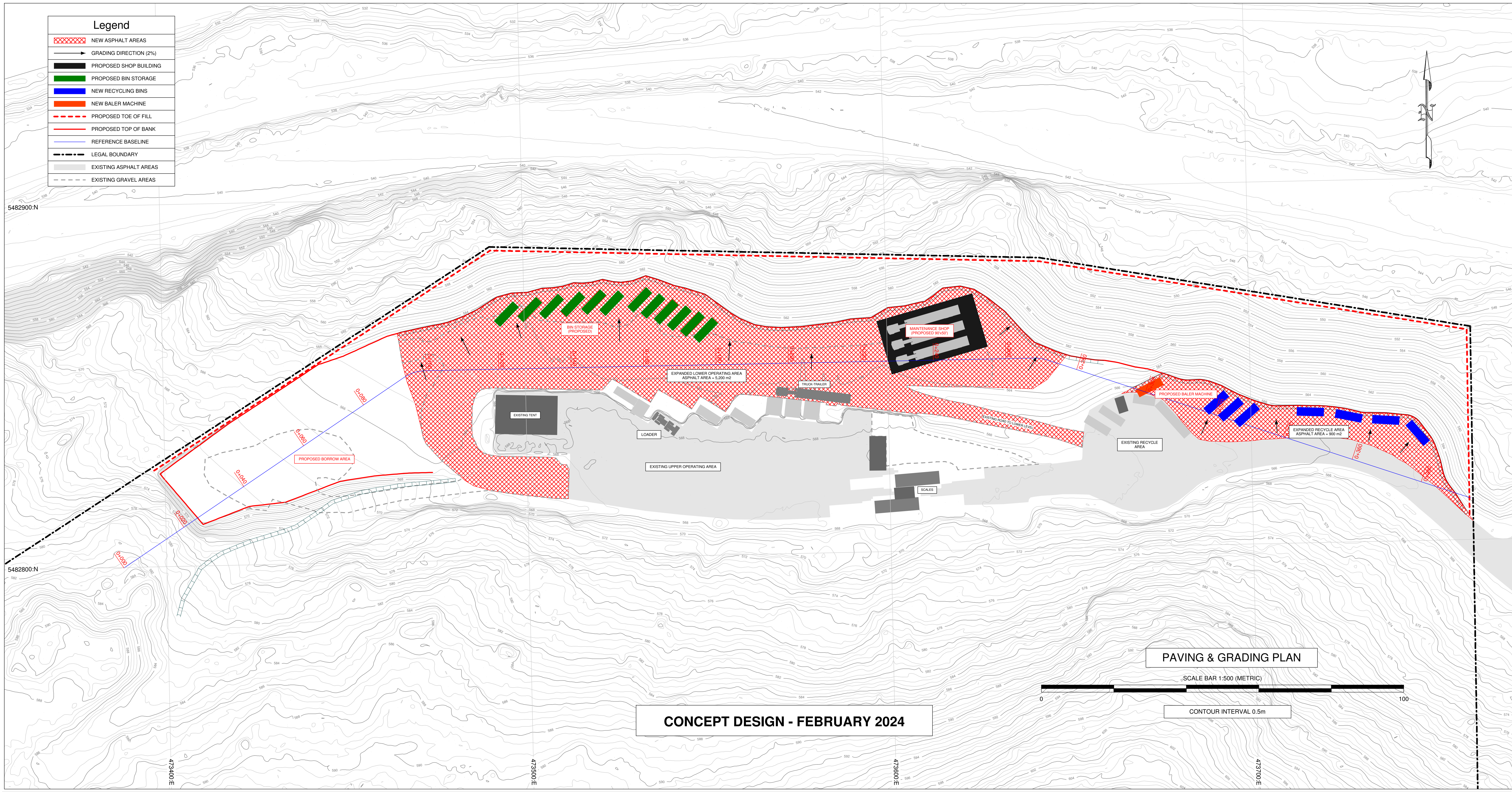


REFERENCE BASELINE PROFILE

SCALE: H=1:500 V=1:500

<p>WARD ENGINEERING AND LAND SURVEYING LTD.</p> <p>1014 SEVENTH STREET NELSON, BC V1L 7G2 TEL 250.364.1960</p>	<p>SURVEY CLASS: Lidar</p> <p>SURVEY BY: Harrier Aerial Surveys 26/11/2023</p>	<p><b>RDCK GROHMAN TRANSFER STATION EXPANSION CONCEPT DESIGN GENERAL ARRANGEMENT &amp; BASELINE PROFILE</b></p>	<p><b>REGIONAL DISTRICT OF CENTRAL KOOTENAY</b></p>	<p>P. ENG.</p> <p>DESIGNER: MD 23/02/2024</p> <p>DESIGN CHECK: PW 23/02/2024</p> <p>DRAWING BY: MD 23/02/2024</p> <p>DRAWING CHECK: [ ]</p> <p>REVIEWED BY: [ ]</p>	<p>E</p> <p>D</p> <p>C</p> <p>B</p> <p>A ISSUED FOR REVIEW</p> <p>REVISION</p>	<p>Plan Scale 1:500</p> <p>Profile Vert Scale 1:500</p> <p>Profile Horiz Scale 1:500</p>	<p>FILE NO: 23-118</p>
	<p>FILE NAME: G:\Shared drives\Office\Active Projects\WELS-23-01 Nelson Transfer Station Concept Design\Drawings\RDENG\Final_Design.dsnx</p>					<p><b>DRAWING No. 23-118-C1</b></p>	<p>REVISION: A</p>



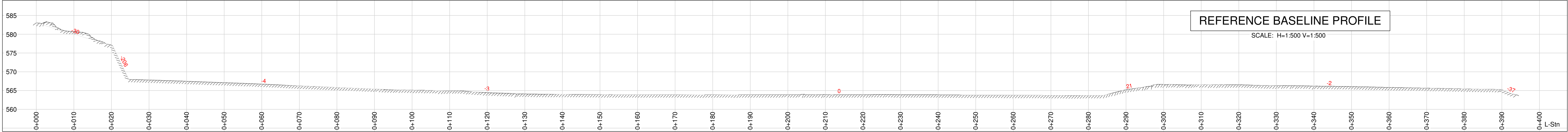


CONCEPT DESIGN - FEBRUARY 2024

PAVING & GRADING PLAN

SCALE BAR 1:500 (METRIC)

CONTOUR INTERVAL 0.5m



REFERENCE BASELINE PROFILE

SCALE: H=1:500 V=1:500

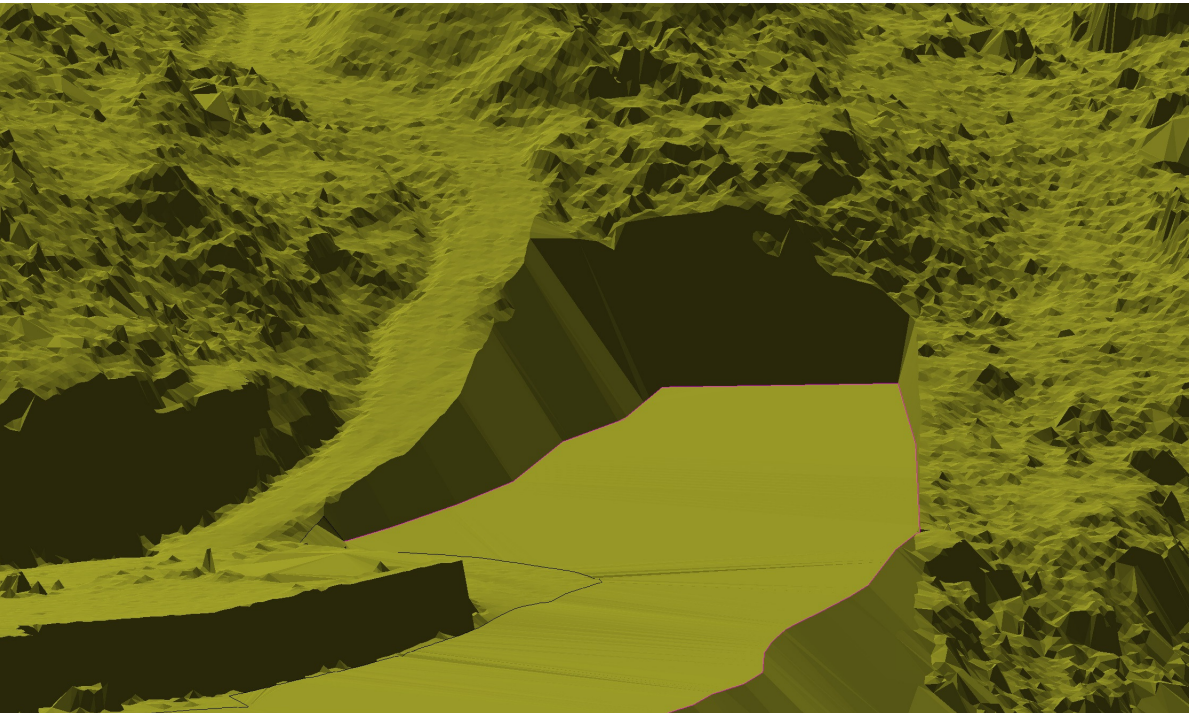
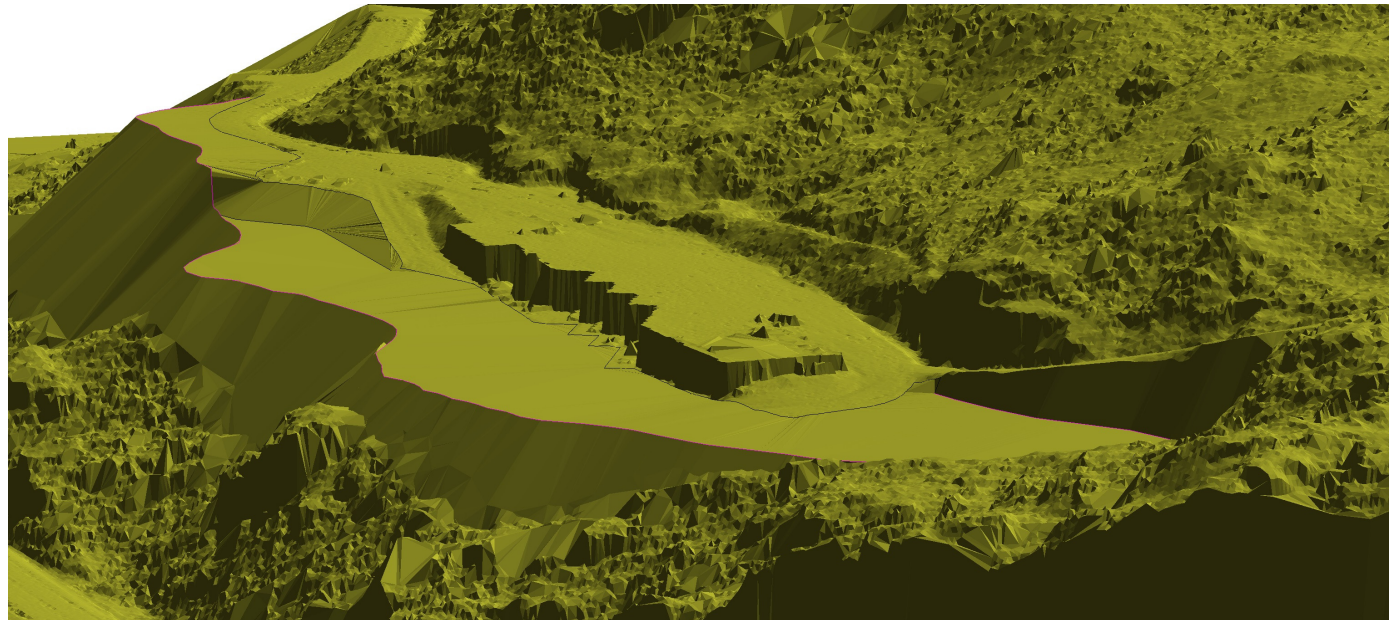
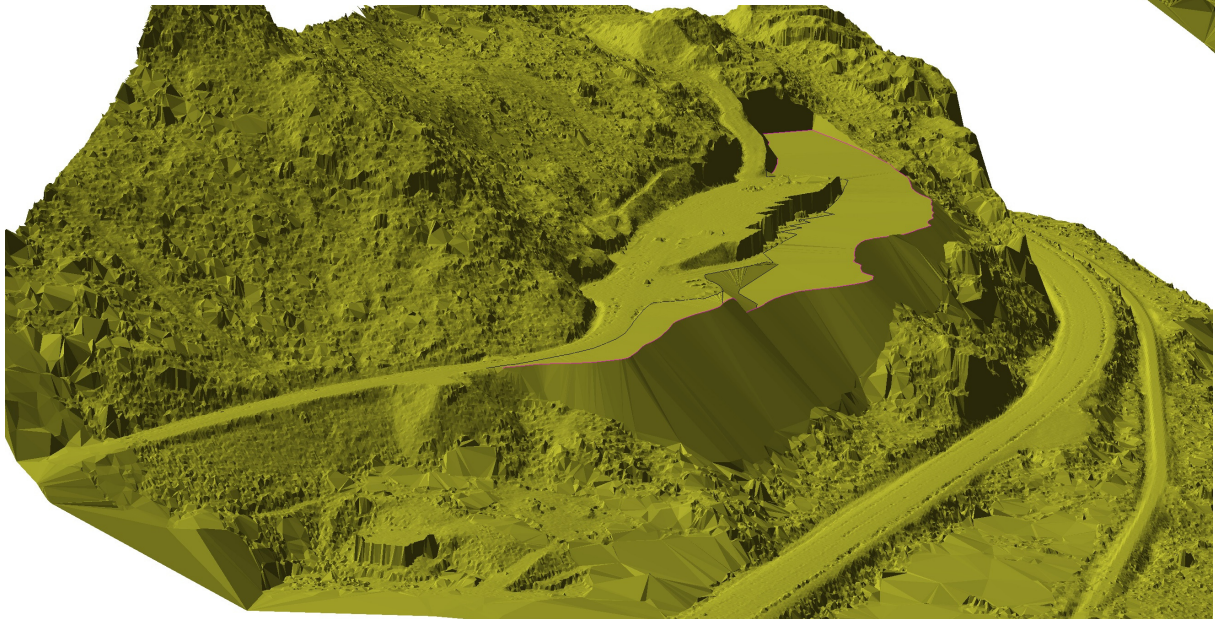
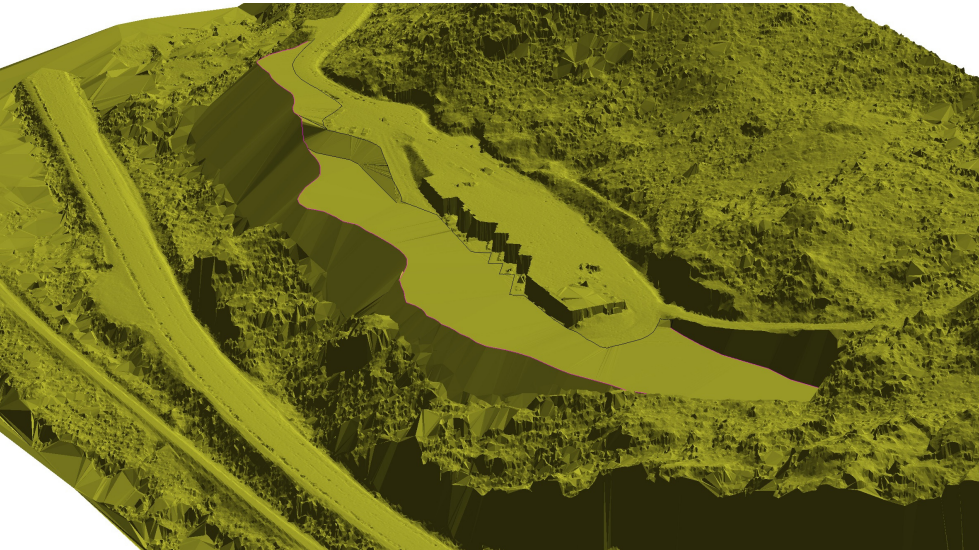
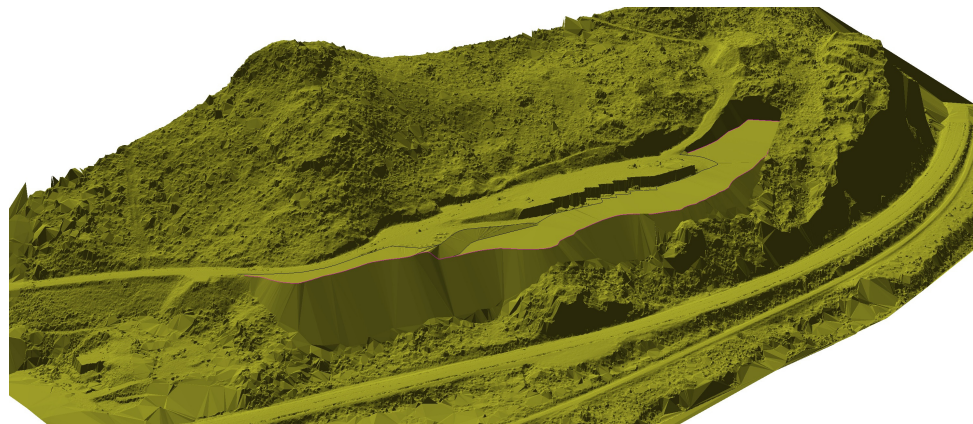
<p>WARD ENGINEERING AND LAND SURVEYING LTD.</p> <p>1014 SEVENTH STREET NELSON, BC V1L 7G2 TEL: 250.354.1860</p>	<p>SURVEY CLASS: Lidar</p> <p>SURVEY BY: Harrier Aerial Surveys 26/11/2023</p>	<p><b>RDCK GROHMAN TRANSFER STATION EXPANSION CONCEPT DESIGN PAVING AND GRADING PLAN-PROFILE</b></p>	<p><b>REGIONAL DISTRICT OF CENTRAL KOOTENAY</b></p>	<p>P.ENG.</p>	<p>DESIGNER: MD 23/02/2024</p> <p>DESIGN CHECK: PW 23/02/2024</p> <p>DRAWING BY: MD 23/02/2024</p> <p>DRAWING CHECK:</p> <p>REVIEWED BY:</p>	<p>E</p> <p>D</p> <p>C</p> <p>B</p> <p>A ISSUED FOR REVIEW</p> <p>REVISION</p>	<p>Plan Scale 1:500</p> <p>Profile Vert Scale 1:500</p> <p>Profile Horiz Scale 1:500</p>	<p>FILE NO: 23-118</p>
	<p>FILE NAME: G:\Shared drives\Office\Active Projects\WELS-23-01 Nelson Transfer Station Concept Design\Drawings\RDENG\Final_Design_Grading_Paving.dsnx</p>				<p>DATE: 23/02/2024</p>	<p>REVISION: A</p>	<p>Page 1 of 1</p>	

DRAWING No. 23-118-C2



APPENDIX B4

RDCK - GROHMAN NARROWS TRANSFER STATION  
3D VIEWS (2023 LIDAR SURVEY & NEW FILL SLOPES)  
FEB 23 2024







**WARD ENGINEERING AND LAND SURVEYING LTD.**

1014 Seventh Street  
Nelson, British Columbia  
V1L 7C2

Tel: (250) 354-1660  
Fax: (250) 354-1670  
Web: www.wels.ca

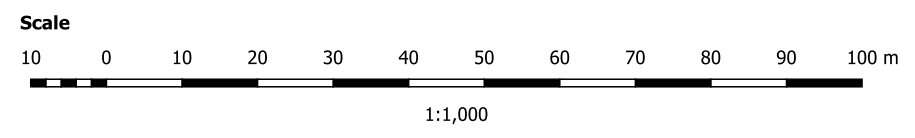
FILE: 23-118  
DRAWING: 23-118 TOPO  
DATE: DECEMBER 21, 2023

**Data** THIS PLAN SHOWS UTM GRID DISTANCES IN METRES.  
BEARINGS ON THIS PLAN ARE GRID BEARINGS.

Imagery collected using a multirotor UAV.  
Photogrammetrically produced orthomosaic at a 1.5 cm  
resolution.

**Coordinate System**

Horizontal: NAD83 UTM 11N  
Vertical: HT2  
Ground Control: RTK GNSS  
Units: Metres



**Note**

Linework provided by Ward Engineering and Land Surveying.

This is not a legal drawing. Lot Lines are for visual reference  
only. Legal information must be confirmed by a BCLS.

**Author & Date**

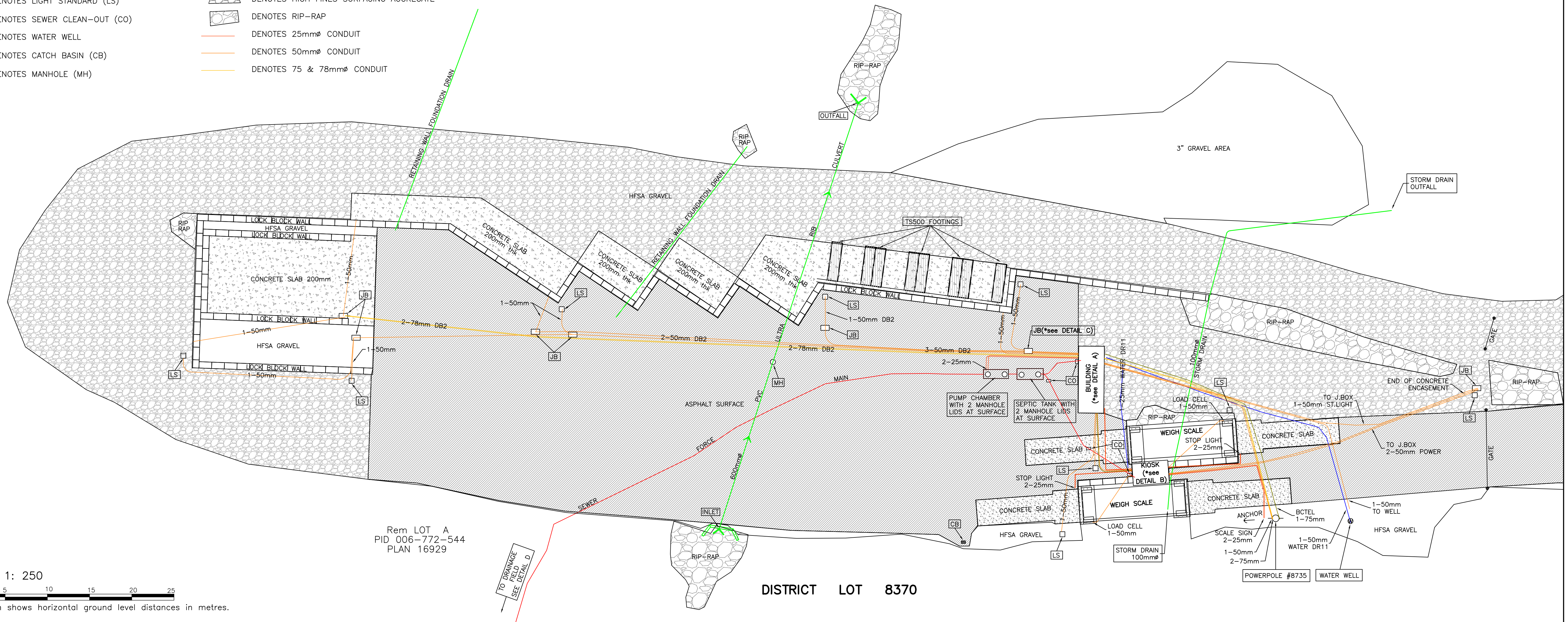
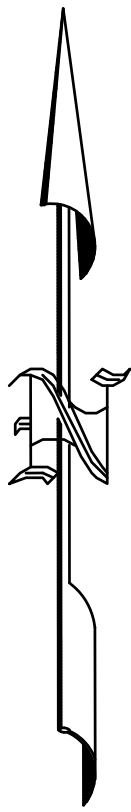
Harrier Aerial Surveys  
12-20-2023



**LEGEND:**

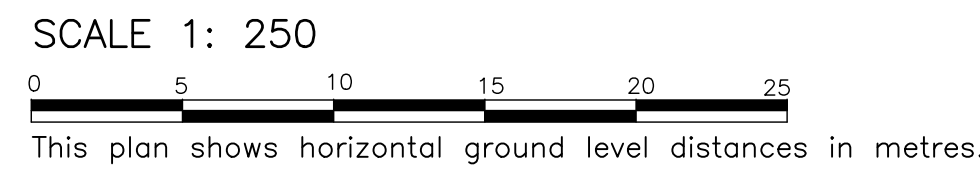
- DENOTES JUNCTION BOX (JB)
- DENOTES POWER POLE WITH ID NUMBER
- ← DENOTES UTILITY POLE ANCHOR
- DENOTES LIGHT STANDARD (LS)
- DENOTES SEWER CLEAN-OUT (CO)
- ⊙ DENOTES WATER WELL
- DENOTES CATCH BASIN (CB)
- DENOTES MANHOLE (MH)
- ↖ DENOTES GATE WITH POSTS
- ▨ DENOTES ASPHALT SURFACE
- ▭ DENOTES CONCRETE SLAB
- ▨ DENOTES HIGH FINES SURFACING AGGREGATE
- ▭ DENOTES RIP-RAP
- DENOTES 25mmØ CONDUIT
- DENOTES 50mmØ CONDUIT
- DENOTES 75 & 78mmØ CONDUIT
- DENOTES BCTEL CONDUIT
- DENOTES WATER PIPE
- DENOTES SEWER PIPE

**APPENDIX B6**

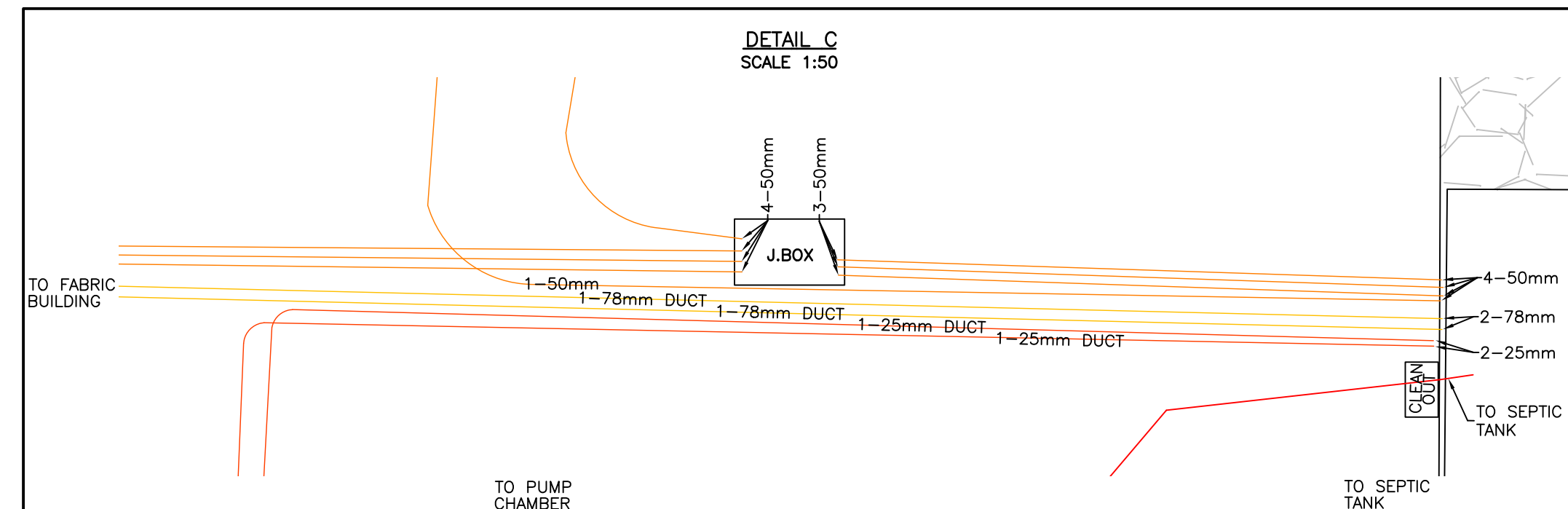
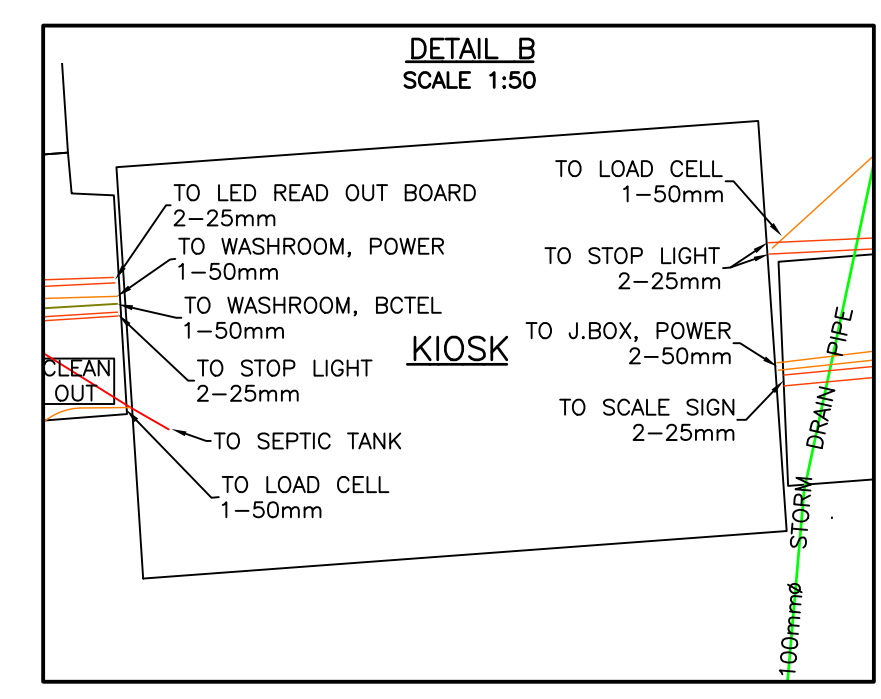
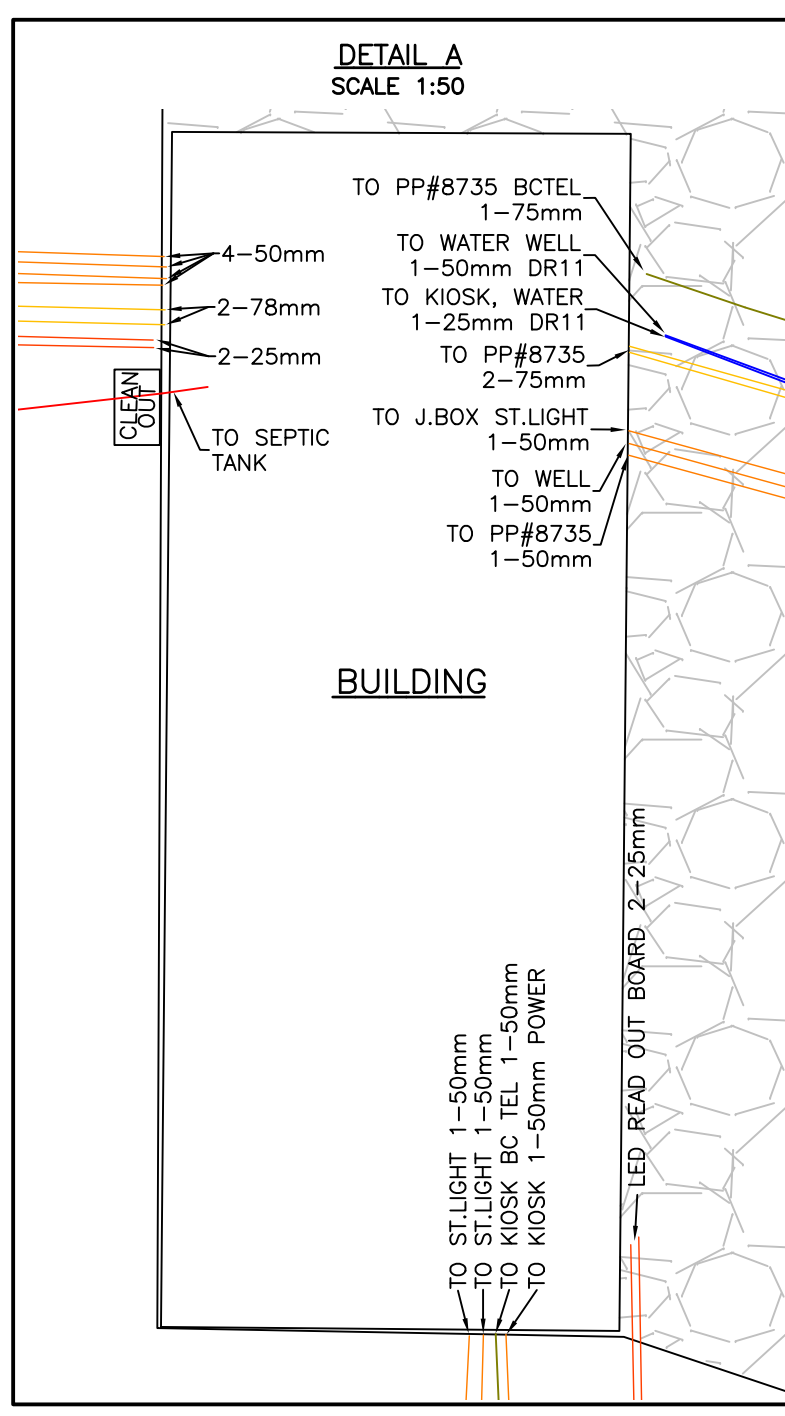


Rem LOT A  
PID 006-772-544  
PLAN 16929

**DISTRICT LOT 8370**



SEE DRAWING 13-073 AB2



No.	REVISION DESCRIPTION	DATE	BY
1	AS-BUILT	JAN 23/15	CL
0	FOR DISCUSSION ONLY	JUNE 20/14	CL

DESIGN:	N/A
DRAWN:	CL
CHECKED:	PW
BENCHMARK:	
SCALE:	HORIZONTAL SCALE 1:250

**WARD ENGINEERING AND LAND SURVEYING LTD.**  
1014 Seventh Street Nelson, British Columbia V1L 7C2  
Tel: (250) 354-1660 Fax: (250) 354-1670

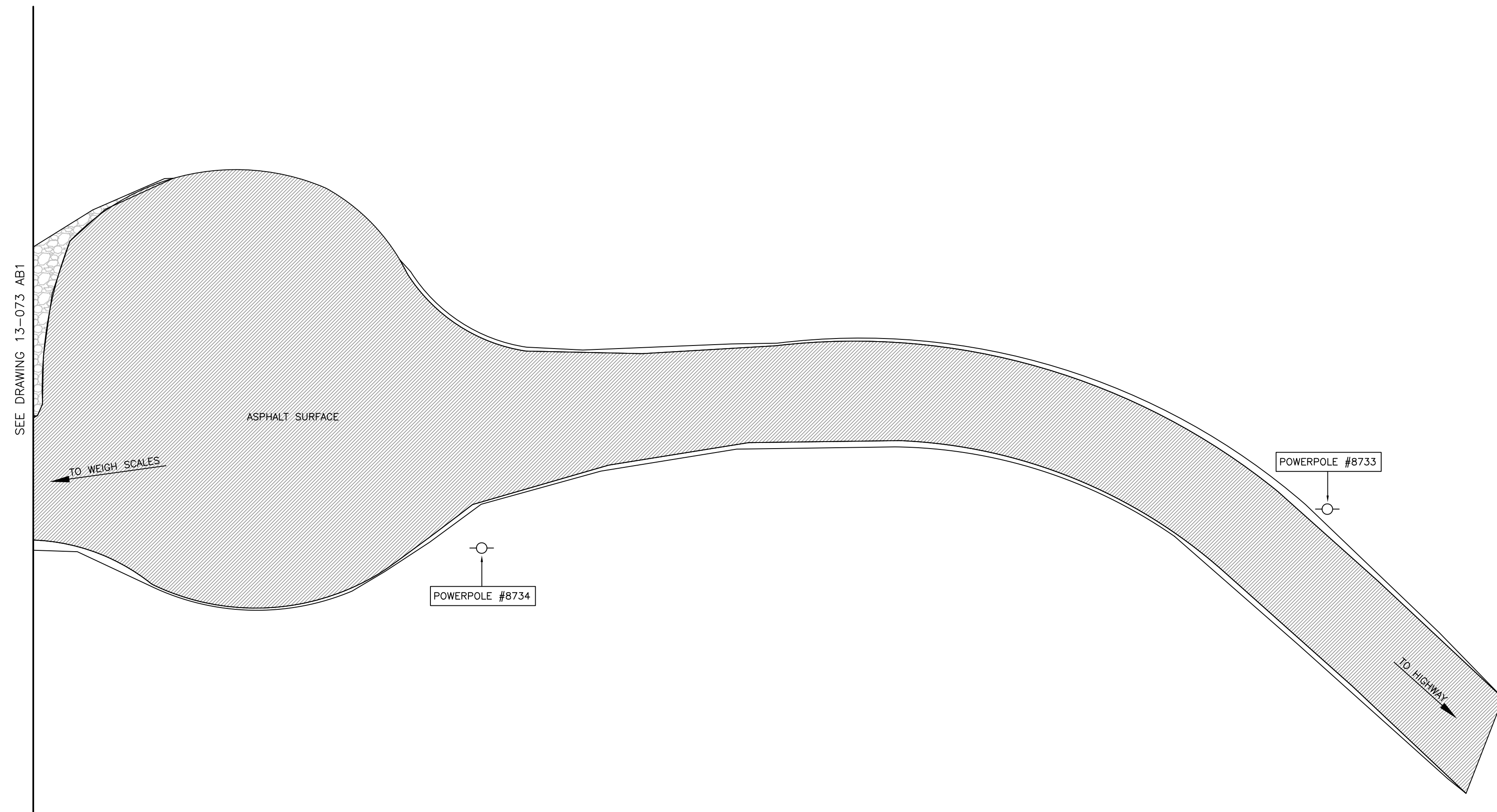
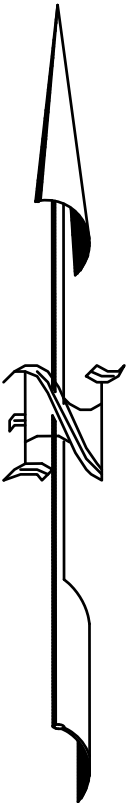
CLIENT:	REGIONAL DISTRICT OF CENTRAL KOOTENAY
PROJECT:	GROHMAN NARROWS TRANSFER STATION
DRAWING:	AS-BUILT

FILE No.	13-073
DRAWING NAME	13-073 AB1
REV.	1
CAD FILE NAME	13-073 150123 TS AB.dwg
SHEET	1 OF 3



**LEGEND:**

- DENOTES JUNCTION BOX (JB)
- DENOTES POWER POLE WITH ID NUMBER
- ← DENOTES UTILITY POLE ANCHOR
- DENOTES LIGHT STANDARD (LS)
- DENOTES SEWER CLEAN-OUT (CO)
- ⊙ DENOTES WATER WELL
- DENOTES CATCH BASIN (CB)
- DENOTES MANHOLE (MH)
- ⚓ DENOTES GATE WITH POSTS
- ▨ DENOTES ASPHALT SURFACE
- ▭ DENOTES CONCRETE SLAB
- ▨ DENOTES HIGH FINES SURFACING AGGREGATE
- ▨ DENOTES RIP-RAP
- DENOTES 25mm $\varnothing$  CONDUIT
- DENOTES 50mm $\varnothing$  CONDUIT
- DENOTES 75 & 78mm $\varnothing$  CONDUIT
- DENOTES BCTEL CONDUIT
- DENOTES WATER PIPE
- DENOTES SEWER PIPE



SCALE 1: 250  
 0 5 10 15 20 25  
 This plan shows horizontal ground level distances in metres.

				DESIGN: N/A
				DRAWN: CL
				CHECKED: PW
				BENCHMARK:
				SCALE: HORIZONTAL SCALE 1:250
1	AS-BUILT	JAN 23/15	CL	
0	FOR DISCUSSION ONLY	JUNE 20/14	CL	
No.	REVISION DESCRIPTION	DATE	BY	

**WARD ENGINEERING AND LAND SURVEYING LTD.**  
 1014 Seventh Street Nelson, British Columbia V1L 7C2  
 Tel: (250) 354-1660 Fax: (250) 354-1670

CLIENT: REGIONAL DISTRICT OF CENTRAL KOOTENAY	FILE No. 13-073
PROJECT: GROHMAN NARROWS TRANSFER STATION	DRAWING NAME 13-073 AB2
	REV. 1
DRAWING: AS-BUILT	CAD FILE NAME 13-073 150123 TS AB.dwg
	SHEET 2 OF 3

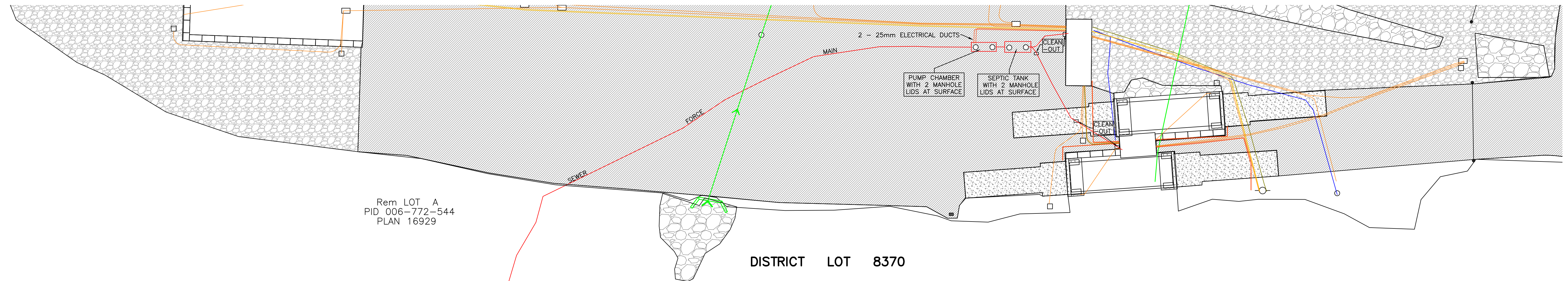
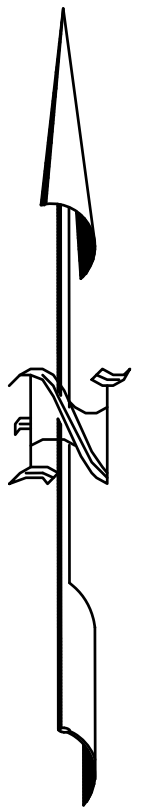
**LEGEND:**

- |                                     |  |                         |
|-------------------------------------|--|-------------------------|
| □ DENOTES JUNCTION BOX (JB)         | ↗ DENOTES GATE WITH POSTS                | — DENOTES BCTEL CONDUIT |
| ○ DENOTES POWER POLE WITH ID NUMBER | ▨ DENOTES ASPHALT SURFACE                | — DENOTES WATER PIPE    |
| ← DENOTES UTILITY POLE ANCHOR       | ▭ DENOTES CONCRETE SLAB                  | — DENOTES SEWER PIPE    |
| □ DENOTES LIGHT STANDARD (LS)       | ▨ DENOTES HIGH FINES SURFACING AGGREGATE |                         |
| □ DENOTES SEWER CLEAN-OUT (CO)      | ▨ DENOTES RIP-RAP                        |                         |
| ⊙ DENOTES WATER WELL                | — DENOTES 25mmØ CONDUIT                  |                         |
| ■ DENOTES CATCH BASIN (CB)          | — DENOTES 50mmØ CONDUIT                  |                         |
| ○ DENOTES MANHOLE (MH)              | — DENOTES 75 & 78mmØ CONDUIT             |                         |

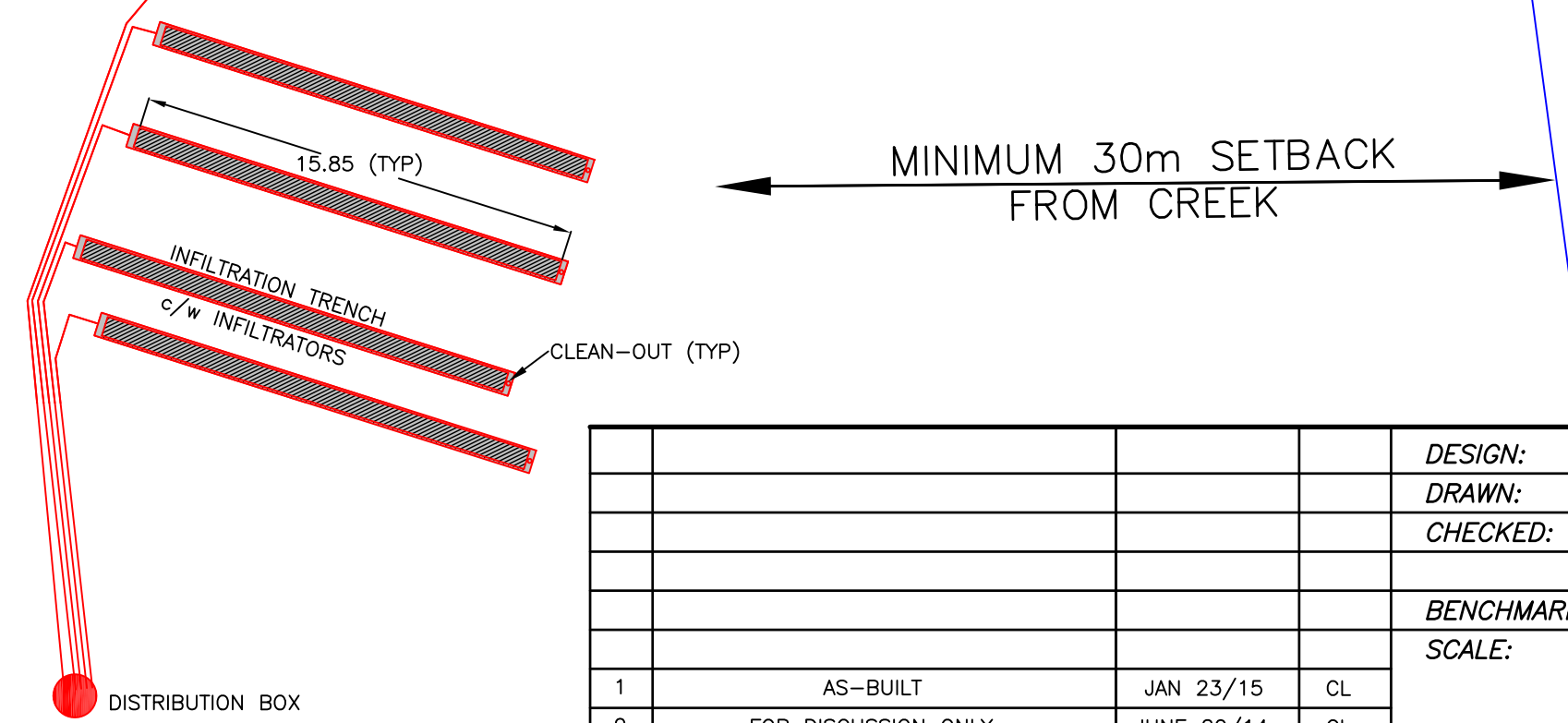
SEPTIC TANK IS KON KAST 1000 GAL TWO COMPARTMENT SEPTIC TANK  
 3.118m LONG x 1.753m HIGH x 1.264m WIDE  
 ITEM # 175H20 FOR H2O HIGHWAY LOADING

PUMP CHAMBER IS KON KAST 750 GAL TWO COMPARTMENT SEPTIC TANK  
 2.851m LONG x 1.753m HIGH x 1.035m WIDE  
 ITEM # 170H20 FOR H2O HIGHWAY LOADING

PUMP IS MYERS 2NFL51-12E: 12 US GPM @ 160 ft TDH



SCALE 1: 250  
 0 5 10 15 20 25  
 This plan shows horizontal ground level distances in metres.



DESIGN:	N/A		
DRAWN:	CL		
CHECKED:	PW		
BENCHMARK:			
SCALE:	HORIZONTAL SCALE 1:250		
No.	REVISION DESCRIPTION	DATE	BY
1	AS-BUILT	JAN 23/15	CL
0	FOR DISCUSSION ONLY	JUNE 20/14	CL

**WARD ENGINEERING AND LAND SURVEYING LTD.**  
 1014 Seventh Street Nelson, British Columbia V1L 7C2  
 Tel: (250) 354-1660 Fax: (250) 354-1670

CLIENT:	REGIONAL DISTRICT OF CENTRAL KOOTENAY	FILE No.	13-073
PROJECT:	GROHMAN NARROWS TRANSFER STATION	DRAWING NAME	13-073 AB3
DRAWING:	AS-BUILT - SEWER	REV.	1
		CAD FILE NAME	13-073 150123 TS AB.dwg
		SHEET	3 OF 3



## APPENDIX B7: PHOTOS

### Request for Proposals Grohman Narrows Recycling Depot: Site Expansion













