



REQUEST FOR PROPOSALS No. 19-077

Stone Lake Drive Community Park – Natural Play Space Project Design-Build

ISSUED: November 8, 2019

CLOSING DATE AND TIME:

Submissions must be received at the Closing Location on or before:
3:00 PM (15:00 hrs) Local Time on December 11, 2019

Regional District of Nanaimo (RDN) Contact for Questions:

Kelsey Cramer, Parks Planner
Telephone: 250-248-4744 ext. 3664
Email: kcramer@rdn.bc.ca

Questions are requested at least five (5) business days before the closing date.

Proponent's Information Meeting:

No Proponent's meeting will be held

Proposals will not be opened in public



Instructions to Proponents

Closing Date/Time/Location

Submissions must be received at the closing location on or before 3:00 PM (15:00 hrs), Local Time, on December 11, 2019. Submission Method:

1. By Email: With "19-077 Stone Lake Park Design Build " as the subject line at this electronic email address:

kramer@rdn.bc.ca

Please note: Maximum email file size limit is 20MB, or less.

Proposals received by hard copy or facsimile are not accepted.

Amendment to Proposals

Proposals may be amended in writing and sent via email at kramer@rdn.bc.ca on or before the closing. Such amendments should be signed by the authorized signatory of the Proponent.

Addenda

If the RDN determines that an amendment is required to this RFP, the RDN will post the Addendum on the RDN (www.rdn.bc.ca) and BC Bid (www.bcbid.gov.bc.ca) websites. Each addendum will be incorporated into and become part of the RFP. No amendment of any kind to the RFP is effective unless it is contained in a written addendum issued by the RDN. It is the sole responsibility of the Proponent to check and ensure any and all amendments are included prior to submitting their final Proposal submission.

Withdrawal of Proposals

The Proponent may withdraw their Proposal at any time by submitting a written withdrawal email to kramer@rdn.bc.ca on or before the closing.

Unsuccessful Vendors

The District will offer debriefings to unsuccessful Proponents, on request, at a mutually agreeable time.



1. INTRODUCTION

The Regional District of Nanaimo (RDN) invites qualified and experienced firms to submit Design Build Proposals to implement the Stone Lake Drive Natural Play Space project in the RDN's Electoral Area E (Nanoose Bay). Based on the attached Concept Plan, the successful proponent will complete final design details, costing and construction of the project.

The budget for this project is \$70,000 including contingencies, excluding GST.

2. BACKGROUND

Stone Lake Drive Community Park is a 1.2 hectare (3 acre) RDN Community Park located at 1565 Stone Lake Drive in Nanoose Bay in the Timberstone Estates neighbourhood, off of Northwest Bay Road (Location Map attached). The park currently offers easy walking trails around detention ponds in a regenerating forest setting. Through the Nanoose Bay Parks and Open Spaces Advisory Committee, the concept to implement a natural play space at the front/entry area to the park was brought forward and approved by the RDN Board. The intent of the project is to enhance the park's entry-way and create opportunities for natural play and family/neighbourhood interaction.

A Grading Plan has been prepared. Supplemental Details and Specifications for communication purposes have also been prepared (attached). An environmental report and site survey are attached.

A Costing Worksheet Bid Form (Excel File) has been provided to aid in assessing a Class B Cost Estimate and a Lump Sum Bid for this project. The completed Costing Worksheet must be submitted with your proposal.

3. SCOPE OF SERVICES

Contemplated Scope of Work & Deliverables:

- a) Revised and/or additional details and specifications to be provided to RDN for review.
- b) Updated pre-construction cost estimate (Class A) to be submitted.
- c) Confirmation of project scope with RDN staff upon review of items 1 & 2 above.
- d) Construction and project implementation, including:

- Site Works: clearing and grubbing; installation of culverts and sandbag headwalls; excavation for swales, trails, play pieces and tree pits; installation of wood fibre safety

surfacing; trail construction; placement of boulders, edging (log and/or timber), growing medium, plants, bark mulch, and grass seed.

- Site Features and Furnishings: sourcing and collaboration of play piece installation with suppliers; installation of bike rack and garbage can with concrete pad; installation of concrete pad for bench (bench by RDN).
- Site Management: supply and coordination of any on-site needs during construction (e.g. storage, toilet, site security fencing, etc. if applicable); maintain a clean and organized work site; neighbour relations and communications.

e) 1-year warranty period on workmanship and manufacturer's warranty on equipment.

The Contractor is responsible for verifying the location of all above and below ground utilities.

Permits and approvals are the responsibility of the Owner.

4. TIMELINE

Proposed Timeline:

- December 11, 2019: RFP Deadline;
- December 12 - December 20, 2019: RDN submission evaluation and Contract Award;
- January 2020: Finalize design details and costing for construction.
- February 2020: Begin site-works, preferable that clearing completed by March 1, 2020 to avoid bird-nesting window;
- March – May 2020: Project construction.
- June 2020: Project completion.
- Fall 2020: Planting and seeding if not completed in the spring.

5. ATTACHED REFERENCE/BACKGROUND INFORMATION

- a) Location Map
- b) Concept Plan
- c) Grading Plan
- d) Supplemental Details and Specifications
- e) Environmental Report
- f) Site Survey
- g) Costing Worksheet Bid Form (Microsoft Excel File)



6. PROPOSAL SUBMISSION AND EVALUATION

To assist in receiving similar and relevant information, and to ensure your Proposal receives fair evaluation, the RDN asks Proponents to provide the following information.

Please include with your proposal:

- Firm qualifications and areas of expertise. Note any local knowledge/experience.
- Experience of key personnel in previous relevant work. Provide short descriptions of similar projects completed by both the Firm and key personnel, including proposed sub-consultants/sub-trades, if applicable.
- 2-3 references (name, email, phone number & relevant project).
- Brief description of your Firm's approach to project delivery and how the Project Manager will meet project goals.
- A statement of your Firm's ability to complete the work within the timeframe.
- All-inclusive design-build fee. Use and submit the attached Costing Worksheet.

Proposals will be evaluated on the following basis 60% Technical, 40% Financial.

The lowest price proposal will receive full marks. Other proposals will receive reduced scores based on the proportion higher than the lowest price. i.e. $\text{Score} = \text{Min Cost} / \text{Cost} \times \text{Fee Points}$.

Proposals submitted should be in enough detail to allow the RDN to determine the Proponent's qualifications and capabilities from the documents received. The selection committee, formed at the RDN's sole discretion, will score the Proposals in accordance with the criteria provided.

The RDN may evaluate proposals on a comparative basis by comparing one proponent's proposal to another proponent's proposal. The RDN reserves the right to not complete a detailed evaluation if the RDN concludes the proposal is materially incomplete or, irregular or contains any financial or commercial terms that are unacceptable to the RDN.

The selection committee may proceed with an award recommendation or the RDN may proceed to enter into negotiations with the highest evaluated proponent with the intent of developing an agreement. If the parties after having bargained in good faith are unable to conclude a formal agreement, the RDN and the Proponent will be released without penalty or further obligations other than any surviving obligations regarding confidentiality and the RDN may, at its discretion, contact the Proponent of the next best rated Proposal and attempt to conclude a formal agreement with it, and so on until a contract is concluded or the proposal process is cancelled.

The RDN reserves the right to award the assignment in whole or in part or to add or delete any portion of the work. Throughout the evaluation process, the evaluation committee may seek



additional clarification on any aspect of the Proposal to verify or clarify the information provided and conduct any background investigation and/or seek any additional information it considers necessary.

7. PROPOSED PURCHASE CONTRACT

The RDN's preferred form of Contract is attached herein. Proponents should carefully review this form of Contract. Proponents may (but are not required to) request that RDN consider making revisions to the form of Contract, including the scope of Services. Proponents should submit such requests to the RDN well before the Closing Date and Time. If the RDN agrees to a request received prior to the Time, then RDN will issue an Addendum to modify the Contract. Failure to do so means acceptance of the agreement as presented.

8. GENERAL CONDITIONS

8.1 No Contract

By submitting a Request for Proposal and participating in the process as outlined in this RFP, proponents expressly agree that no contract of any kind is formed until a fully executed contract is in place.

8.2 Privilege Clause

The lowest or any proposal may not necessarily be accepted.

8.3 Acceptance and Rejection of Submissions

This RFP does not commit the RDN, in any way to select a preferred Proponent, or to proceed to negotiate a contract, or to award any contract. The RDN reserves the right in its sole discretion cancel this RFP, up until award, for any reason whatsoever

The RDN may accept or waive a minor and inconsequential irregularity, or where applicable to do so, the RDN may, as a condition of acceptance of the Submission, request a Proponent to correct a minor or inconsequential irregularity with no change in the Submission.

8.4 Conflict of Interest

Proponents shall disclose in their Proposals any actual or potential Conflict of Interest and existing business relationships it may have with the RDN, its elected officials, appointed officials or employees.

8.5 Solicitation of Board Members and RDN Staff

Proponents and their agents will not contact any member of the RDN Board or RDN Staff with respect to this RFP, other than the RDN Contact named in this document.



8.6 Litigation Clause

The RDN may, in its absolute discretion, reject a Proposal submitted by Proponent, if the Proponent, or any officer or director of the Proponent is or has been engaged either directly or indirectly through another corporation in legal action against the RDN, its elected or appointed officers and employees in relation to:

- (a) any other contract for works or services; or
- (b) any matter arising from the RDN's exercise of its powers, duties, or functions under the Local Government Act, Community Charter or another enactment within five years of the date of this Call for Proposals.

In determining whether to reject a Proposal under this clause, the RDN will consider whether the litigation is likely to affect the Proponent's ability to work with the RDN, its consultants and representatives and whether the RDN's experience with the Proponent indicates that the RDN is likely to incur increased staff and legal costs in the administration of this Contract if it is awarded to the Proponent.

8.7 No Claim for Compensation

Proponents are solely responsible for their own expenses in preparing and submitting a Proposal and for any meetings, negotiations, or discussions with the RDN. The RDN will not be liable to any Proponent for any claims, whether for costs, expense, losses or damages, or loss of anticipated profits, or for any other matter whatsoever, incurred by the Proponent in preparing and submitting a Proposal, or participating in negotiations for a Contract, or other activity related to or arising out of this RFP. Proponents agree that by participating in the RFP process they have no claim for compensation.

8.8 Ownership of Proposals

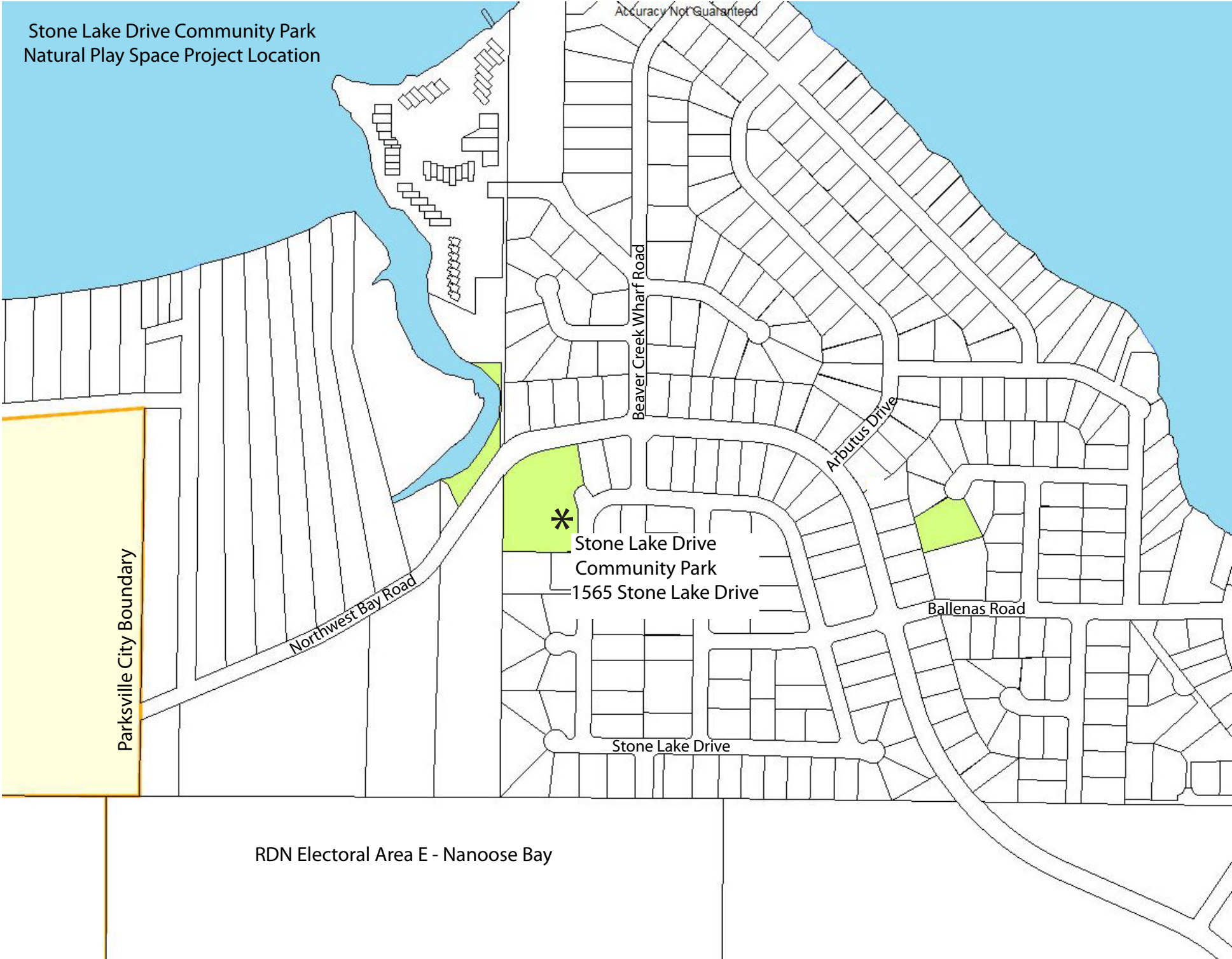
All Proposals, including attachments and any documentation, submitted to and accepted by the RDN in response to this RFP become the property of the RDN.

8.9 Freedom of Information

All submissions will be held in confidence by the RDN. The RDN is bound by the Freedom of Information and Protection of Privacy Act (British Columbia) and all documents submitted to the RDN will be subject to provisions of this legislation. The successful vendor and value of the award is routinely released.

Stone Lake Drive Community Park
Natural Play Space Project Location

Accuracy Not Guaranteed



RDN Electoral Area E - Nanoose Bay



CONCEPT PLAN

November 2019

scale: 1:100 when printed on 11 x 17" paper



example image



example image



POND

TRAIL

GARBAGE CAN

VEGETATION AREA

BIKE RACK

SIGN

mown shoulder

add page wire to existing fence

6.0m culvert

swale

BENCH

Boulders

Preserve Alders

Invasive Species Management Area

Preserve Alders

2M riparian buffer with growing medium

timber edging

safety surfacing

swale

Bark Mulch

Preserve Alders

WOODEN PLAY FEATURES

LOG EDGING

existing trail

Preserve Maple

VEGETATION AREA

new trail

grass

log seat wall

1.8M safety surfacing

timber edging

TUNNEL FEATURE

swale

53.79

edge of existing vegetation

curb line

STONE LAKE DRIVE

4.0m culvert

TRAIL

shade trees with growing medium

possible future portable toilet location

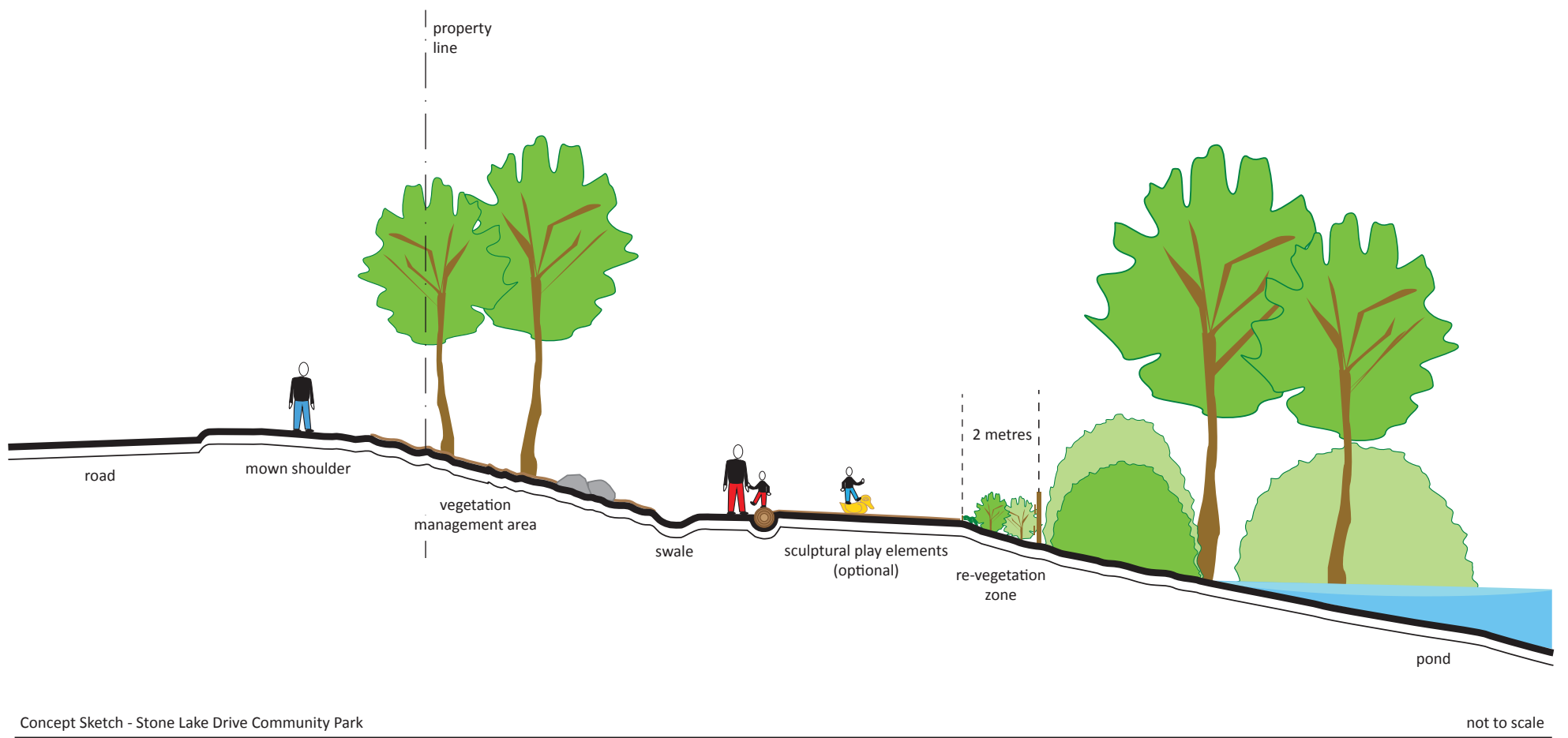
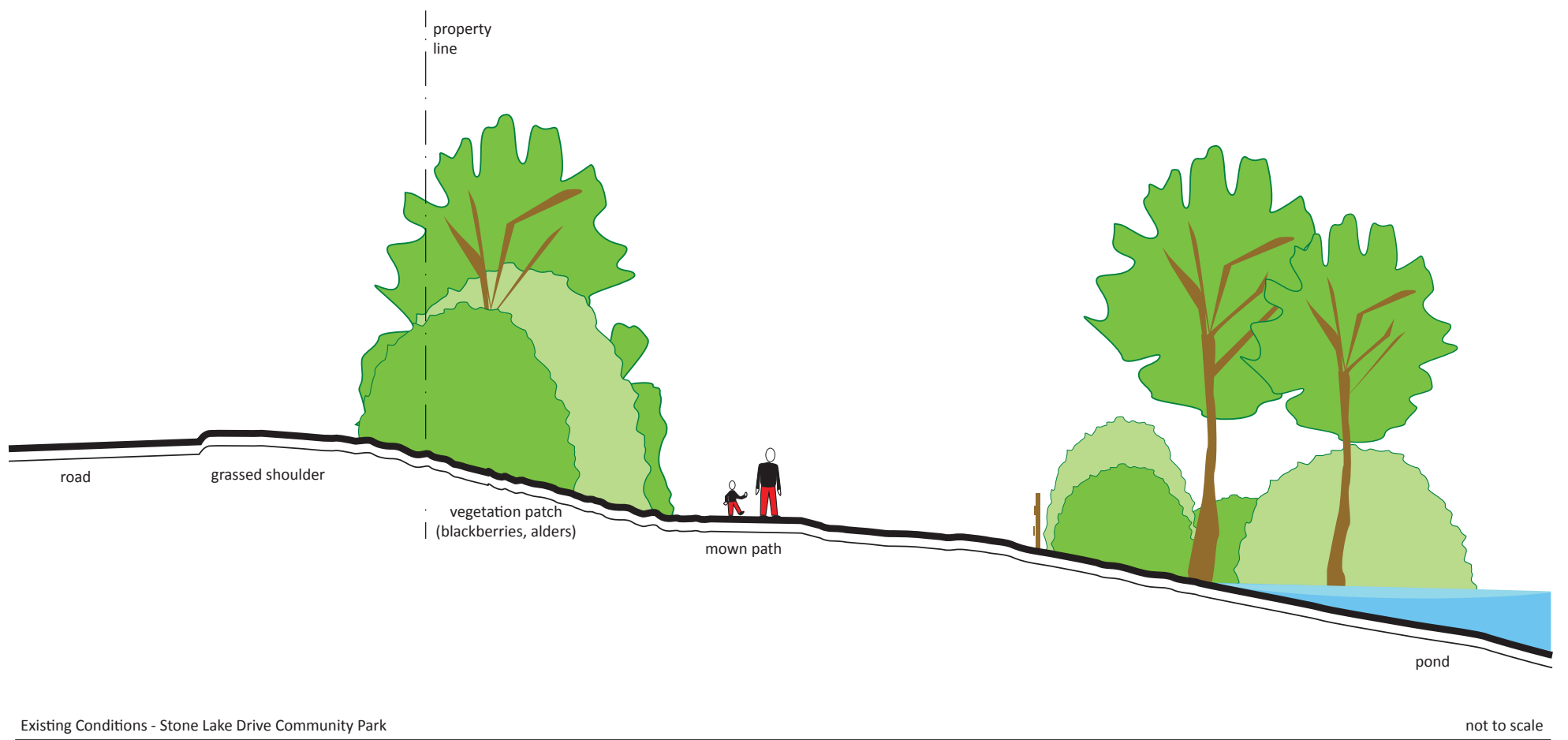
RDN Fenced Area (Wells/Water Services)

5M SETBACK

MAILBOXES
PAVING STONES

SHAW VAULT

TELUS VAULT



GRADING PLAN

November 2019

scale: 1:100 when printed on 11 x 17" paper



example image



example image



POND

BIKE RACK

VEGETATION AREA

SIGN

GARBAGE CAN

mown shoulder

sandbag headwall
INV 9.40

10.0

10.5 15% existing slope

11.0

11.5

add page wire to existing fence

BENCH

LCB RIM 9.80
INV 9.50

Boulders

Preserve Alders

Invasive Species Management Area

Preserve Alders

2M riparian buffer with growing medium

WOODEN PLAY FEATURES

Bark Mulch

Preserve Maple

LOG EDGING

existing trail

VEGETATION AREA

new trail

curb line

STONE LAKE DRIVE

10.5
grass

log seat wall

1.8M safety surfacing

timber edging

TUNNEL FEATURE

edge of existing vegetation

sandbag headwall
INV 10.90

10.5

4.0m culvert
INV 11.4

3.0%

11.45

11.5

LCB RIM 11.30
INV 11.00

shade trees with growing medium

3.3%

11.5

11.0

11.5

11.7

5M SETBACK

SHAW VAULT

TELUS VAULT

MAILBOXES
PAVING STONES

possible future portable toilet location

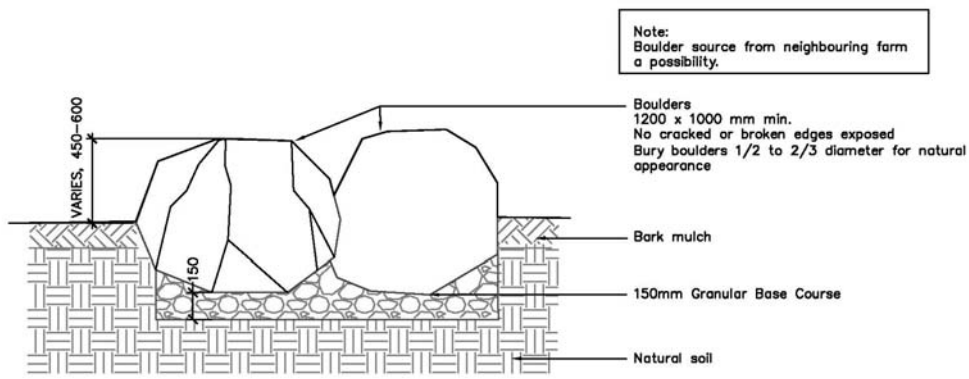
RDN Fenced Area (Wells/Water Services)

Project: Stone Lake Drive Community Park Natural Play Space – Design-Build

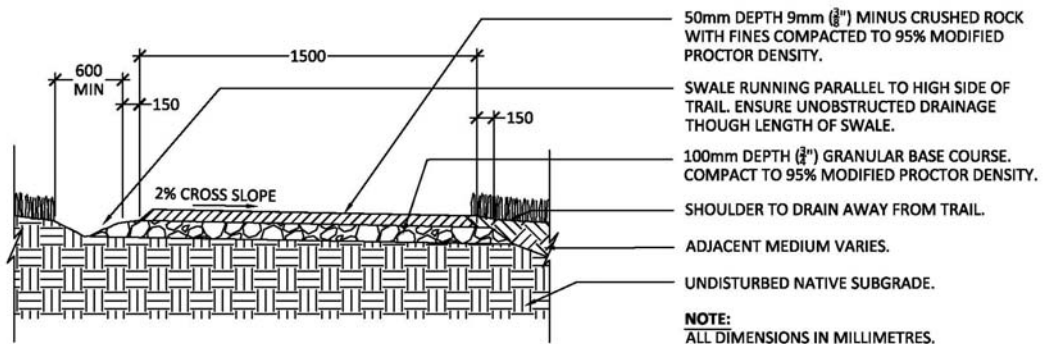
SUPPLEMENTAL DETAILS & SPECIFICATIONS

The following details and specifications are provided to communicate the intent and anticipated materials to implement the above noted project. Final details will be the responsibility of the contractor, in consultation with the RDN during the design-build process.

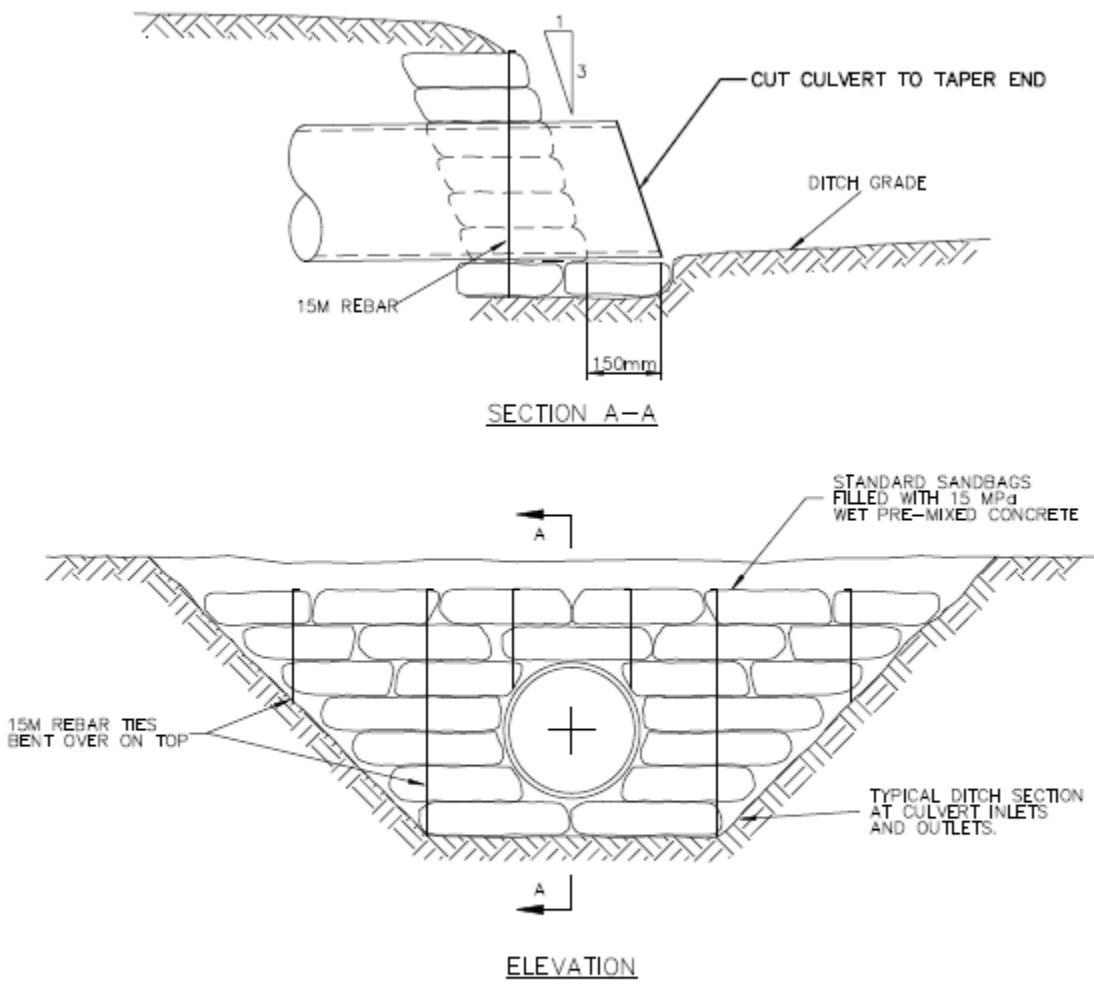
DETAILS



Boulders
Scale N.T.S. Section



NEW TRAIL
Scale N.T.S. Section



NOTES
 1. IF THE HORIZONTAL DIRECTION OF FLOW AT CULVERT INLETS AND OUTLETS EXCEEDS 30°, THE SANDBAG BULKHEADS REQUIRE CURVED WING WALLS TO FUNNEL THE FLOW.

SANDBAG HEADWALL
 SCALE NTS

SPECIFICATIONS

Bike Rack

Cora Bike Rack Model EXPO W4508, powder coated black (OR Similar upon approval of owner).

Garbage Can

Haul All Hid-A-Bag single bear resistant refuse bin. with 8" restrictor plate. Std. colour with HBI concrete mounting pad (OR Similar upon approval of owner).

Concrete pad for Bench

Dimensions: 6' long by 2' wide by 4" deep. Frame and pour concrete over compacted free-draining granular base. Sample image to right.



Log Edging

Cedar or yellow cedar logs, approx. 40-50cm diameter. Flat saw top edge and/or cut criss-cross saw marks for tread.

Log Seat Wall

Logs, approx. 30cm diameter, bark-removed, placed on end to retain play surfacing and to provide opportunity for balancing and sitting.

Stagger top heights, with sections that are the same height to create a seating opportunity. Install over free-draining granular base. Bury logs 2/3 length. Use brackets along back edge to secure and give strength if required. Sample image to right.



Planting and Grass Seed

To be installed in spring or fall to ensure suitable conditions for establishment.

Riparian Buffer Plant List

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
<i>Acer macrophyllum</i>	Big-leaf Maple	#1 POT	3-4m O.C.	10
<i>Holodiscus discolor</i>	Oceanspray	#1 POT	1m O.C.	12
<i>Cornus stolonifera</i>	Red-osier dogwood	#1 POT	1m O.C.	12
<i>Gaultheria shallon</i>	Salal	#1 POT	1m O.C.	15
<i>Polystichum munitum</i>	Sword Fern	#1 POT	1m O.C.	15
<i>Mahonia nervosa</i>	Dull Oregon grape	#1 POT	1m O.C.	15

Shade Trees Plant List

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
<i>Pseudotsuga menziesii</i>	Douglas-fir	#5 POT	3-4m O.C.	5

Grass Mix

Low maintenance, drought tolerant mix suitable to this region. Application per supplier's recommendation.

Growing Medium

As per BC Landscape Standard for Level 4 (Open Space/Play) Areas (information attached).

6.1.4. Growing Medium

1. Growing medium consists of any on-site or imported soil, soil substitute, or mixture whose chemical and physical properties fall within the ranges set out by this Standard or by Specification for identified application and maintenance level as per Section 14, Landscape Maintenance.
2. Each growing medium should be certified as to its origin.
3. Growing media shall be substantially free of plants or their roots, building materials, invasive or noxious plants and their reproductive parts, non composted wood, wood waste, insect pests, plant pathogenic organisms, chemical pollutants or substances at levels toxic to plants, and other extraneous materials that detract from the desirable physical and chemical properties required for landscaping purposes.
4. Death of plants during the first year that can be attributed to plant pathogenic organisms or toxic materials in the growing medium may be an indication that the growing medium did not meet this Standard's requirements at the time of installation, and may result in a requirement that the contractor remove and replace affected plants and faulty growing medium.
5. Excessive weed and invasive plant growth (as determined by the maintenance guide in Section 14, Landscape Maintenance, for the specified level) in a growing medium during the first year may be an indication that unacceptable levels of invasive plant seeds or parts were present in the growing medium at the time of installation such a determination may result in a requirement that the contractor remove all weeds and invasive plant roots and reduce the growth to acceptable levels.
6. Restoration soils may contain roots and wood debris that is considered unacceptable for other uses. A Qualified professional consultant should provide test results and amendment recommendations.

**Table T-6.3.5.4. Properties of Growing Media for Level 4, “Open Space/Play”,
Level 5, “Background” and Level 6 “Service & Industrial” Areas**

LEVELS 4, 5, and 6 Areas: High standard of maintenance is neither anticipated nor required. Irrigation may be provided, but more frequently only temporary watering is done for establishment maintenance. The textural classification for this growing medium by the Canadian System of Soil Classification is “Sandy Loam” to “Loam”. These soils provide a high-quality growing medium, albeit with reduced percolation and resistance to compaction. These may be imported soils, however existing soils may meet these requirements or it may be possible to amend them to meet the requirements. Plant selection must respond to the limitations of the growing medium and to modest maintenance expectations. If growing medium must be imported to augment existing site topsoil (due to insufficient volumes on site or damage to on-site topsoil by construction activities), the imported growing medium should be similar to the on-site soil and should be mixed with it. Different soil types should not be layered. Note: Trees and large shrub areas may also have Type 3L Growing Medium.		
Growing Medium Types:	3L	3P
Applications:	All Lawn Areas, Trees & Large Shrubs	Planting Areas
Texture:	Percent of Dry Weight of Total Growing Medium	
Coarse Gravel • Larger than 19mm • Smaller than 40mm	0 – 3%	0 – 3%
All Gravel • Larger than 2mm • Smaller than 40mm	0 – 10%	0 – 10%
	Percent of Dry Weight of Growing Medium Excluding Gravel	
Sand: • Larger than 0.05mm • Smaller than 2mm	30 – 70%	30 – 70%
Silt: • Larger than 0.002mm • Smaller than 0.05mm	15 – 50%	15 – 50%
Clay: • Smaller than .002mm	15 – 30%	15 – 30%
Clay and Silt Combined	Maximum 60%	Maximum 60%
Organic Content: Coast¹	2-10%	5-20%
Organic Content Interior²	5-10%	10-20%
Acidity (pH):	6.0-7.0	4.5-7.0



AQUAPARIAN

Environmental Consulting Ltd.



June 12, 2018

Kelsey Cramer
Parks Planner
Regional District of Nanaimo
1490 Springhill Road
Parksville BC, V9P 2T2

Via Email: kcramer@rdn.bc.ca

**RE: STONE LAKE PARK NATURAL PLAYSPACE PROJECT
ENVIRONMENTAL ASSESSMENT**

1.0 INTRODUCTION

Aquaparian Environmental Consulting Ltd. (Aquaparian) was retained to complete a background review and site assessment of Stone Lake Drive Community Park for a proposed natural play space project located within the area of the park fronting Stone Lake Drive. The purpose of the assessment was to identify sensitive environmental features of the site that may be impacted by the proposed park development; review regulatory requirements; and provide mitigation measures to avoid, limit or offset potential environmental impacts. A site location map has been attached as Figure 1. A site plan overlaid on Google Earth has been included as Figure 2.

2.0 DESKTOP REVIEW

The park is a 2.96 acre parcel bounded by Northwest Bay Road on the northwest side, by residential parcels on the east and south sides and an undeveloped forested parcel to the east (Lot B).

A review of the RDN property report indicates the park may be subject to three Development Permit Areas – Farm Land, Sensitive Ecosystem and Watercourse. The RDN Land Use Regulations map shows there is no adjacent land within the Agricultural Land Reserve, so the farmland DPA does not apply to the parcel. A review of the RDN Environmental Features map shows Sensitive Ecosystem Inventory (SEI) polygons located across Northwest Bay Road associated with Craig Creek and its riparian vegetation, but no polygons are located on the subject parcel. The estuary of Craig Creek is also identified within the Parksville/Qualicum Beach Wildlife Management Area which does not extend into the subject parcel. The RDN Environmental Features map also shows a Bald eagle nest tree (BA 105-095) located

approximately 200m to the southwest roughly in the middle of Lot B; a second nest tree (BA 105-093) previously mapped was cut down prior to development of 1681 Stone Lake Drive. Figure 3 shows the SEI polygons and the location of the eagle nest tree.

The only remaining DPA that may apply to the site identified within the Nanoose Bay Official Community Plan include Bylaw No. 1400, 2005: Watercourse Protection. This bylaw is intended to meet the requirements under the Provincial Riparian Areas Regulation (RAR) to protect fish and fish habitat. As such, the Development Permit Area adjacent to wetlands that either contain fish or drain into fish bearing waters is 30m starting from the wetland boundary. Development activity proposed within the DPA would typically require the completion of a RAR Detailed Assessment to determine the site specific Streamside Protection and Enhancement Area (SPEA) and measures to protect the SPEA from the proposed development. A minimum 15m SPEA results from completing a Detailed RAR assessment on all but the south side of wetlands; on the south side its 30m due to the shade requirement. However, as identified in the Nanoose Bay Official Community Plan Bylaw No. 1400, 2005, under the Exemptions for the Watercourse Protection Development Permit Area (7), *“All park or park land ancillary uses not containing commercial, residential, or industrial activities”* are exempt.

3.0 SITE ASSESSMENT

Aquaparian completed a site assessment on May 24, 2018. Site photographs are included in Appendix A.

The park contains a series of constructed wetlands within a stand of young trees presumably created for stormwater detention and filtration associated with the adjacent subdivision. A review of Google Earth images show the ponds being constructed in 2007 and approximately half of the park was cleared of vegetation at that time with some trees remaining. The ponds drain in a northwesterly direction to a culvert under Northwest Bay Road that discharges to a small stream that drains into the intertidal reach of Craig Creek. The small stream has no barrier to fish access. Craig Creek is a fish bearing watercourse.

A foot path is constructed around the perimeter of the ponds that is surfaced with gravel and is growing in with grasses and herbaceous species. A narrow, but thick band (~2m to 5m wide) of riparian vegetation is located between the path and the water line comprised of a young stand of trees and shrubs dominated by red alder and willows with a dense shrub understory. A stand of mature trees is located to the northwest and shows evidence of seasonal standing water and is characterised as a forested swamp.

The proposed natural park area is located between the ponds and Stone Lake Drive and is currently comprised of a 9.5m wide footpath and a patch of young trees and shrubs that is 9.5m

wide and 25m long. A fenced water treatment facility is located to the south of the proposed play area. The distance between the nearest edge of the pond and the edge of paving of Stone Lake Drive ranges from 20m in the north and 30m in the south of the proposed natural playground area. The patch of vegetation between the footpath and Stone Lake Drive is comprised of young red alder and bigleaf maple trees with an understory of shrubs dominated by invasive Himalayan blackberry. The site plan shows the Stone Lake Drive road right-of-way is approximately 6m wider than the existing paved area.

4.0 IMPACT ASSESSMENT

The whole project site was cleared in 2007 to construct the detention ponds associated with the adjacent subdivision. With the exception of the gravel footpaths, the vegetation is in a mid-seral stage of forest cover regeneration comprised of pole-sapling trees and thick understory shrubs. Fish presence resulting from potential access to Craig Creek in the wetlands is unknown, but other aquatic life was observed (newts).

Wetlands and their riparian areas are considered sensitive ecosystems as they support an abundance of life including fish, amphibians, reptiles, aquatic insects, birds, as well as small and large mammals. Wetlands also serve to ameliorate and filter stormwater flows and recharge groundwater resources. Riparian vegetation serves to maintain bank stability, filter groundwater, provide nutrient input for aquatic insects, and shade to keep the water temperature cool.

The riparian vegetation of primary importance to these constructed wetlands is the strip located immediately adjacent to the wetlands which is between 2 to 5m in width and protected by a wooden fence. Because of the 9.5m path, the patch of young trees and blackberry thicket in the remainder of the proposed playground area is not currently providing any benefit to the wetland habitat and only provides some limited value for songbirds and small mammals on a seasonal basis. The majority of the understory vegetation in the project footprint is comprised of Himalayan blackberry which is an invasive species that should be removed. The proposed natural playground will have a permeable surface and is therefore not expected to appreciably impact stormwater infiltration or runoff over the existing site conditions. Loss of this 250m² patch of regenerating vegetation to construct a natural playground is deemed to be a minor environmental impact based on the above observations.

The site is located approximately 200m from an eagle nest tree. The recommended buffer distance from eagle nest trees in an urban area is 1 ½ tree lengths and 100m for rural areas with an additional 100m quiet buffer during the breeding season (January 1 – August 15th). The playground is located outside the 200m buffer distance recommended during the breeding season.

5.0 RECOMMENDATIONS

Aquaparian recommends the following for the proposed development to limit or offset environmental impact of the proposed playground development:

- Locate the proposed playground footprint away from the riparian fence as far as possible and plant an additional 2m wide strip of trees and shrubs along 30m of the wooden riparian fence to enhance the existing functional riparian vegetation as follows:
 - The soil may first require loosening as it has been previously compacted by the trail construction.
 - Selected species should match the existing suite of species in the riparian strip including trees such as red alder (*Alnus rubra*), bigleaf maple (*Acer macrophyllum*) and western red cedar (*Thuja plicata*) with understory species including Indian plum (*Oemlaria cerasiformis*), sword fern (*Polystichum munitum*), salal (*Gaultheria shallon*) and dull Oregon grape (*Mahonia nervosa*).
 - Space the trees 3m apart and space the shrubs 0.5m apart on centre. Based on this density a total of 10 trees and 120 shrubs will be required.
 - Install the plants in the fall at the beginning of the rainy season to maximize survival.
 - Based on the high groundwater table it is unlikely the plantings will require watering; however, the plantings should be checked through the first two summer seasons in case of extended periods of drought.
 - If any plants die off they should be replanted.
- Attach 4" gauge page wire (or similar) to the wooden fence to prevent children from accessing the ponds for safety.
- Vegetation removal should be completed outside the songbird nesting season (March 15 - August 15) or as close to the end as possible (after July 15th) following an assessment for nesting activity by a qualified nest surveyor.
- Complete the vegetation removal and site preparation during the dry season, or minimal rain forecast. No sediment is to be allowed to migrate into the ponds. If heavy rain is forecast, install silt fencing along the fence line. The disturbance area should be mulched or grass seeded as soon as possible to prevent surface erosion.

6.0 CONCLUSION

Aquaparian has determined that the proposed natural playground location is currently providing low to moderate habitat values that include limited seasonal use by song birds and small mammals within the patch of regenerating vegetation. The majority of the area is a gravel trail with limited grass growth that does not provide any habitat value. Additional vegetation is recommended to be added to the riparian area near the wooden fence to enhance the functional riparian habitat and partially offset the proposed playground. Based on these conclusions, Aquaparian supports the proposed natural playground in the proposed location.

7.0 CLOSURE

This report is based on a review of available information, a site assessment, past project experience and in accordance with generally accepted biological practices. No other warranty is made, either expressed or implied.

Aquaparian trusts that the information provided in this report meets your requirements. Any questions regarding information provided in this document, please contact the undersigned at (250) 591-2258.

Respectfully submitted,

AQUAPARIAN ENVIRONMENTAL CONSULTING LTD



Sarah Bonar B.Sc., R.P.Bio
Principal

Y:\Projects\Projects\N376 Stone Lake Drive Park\Stone Lake Park Letter **REPORT.DOCX**



203-321 WALLACE ST, NANAIMO, BC V9R 5B6
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

FIGURE 1
SITE LOCATION MAP

STONE LAKE DRIVE PARK SITE LOCATION MAP

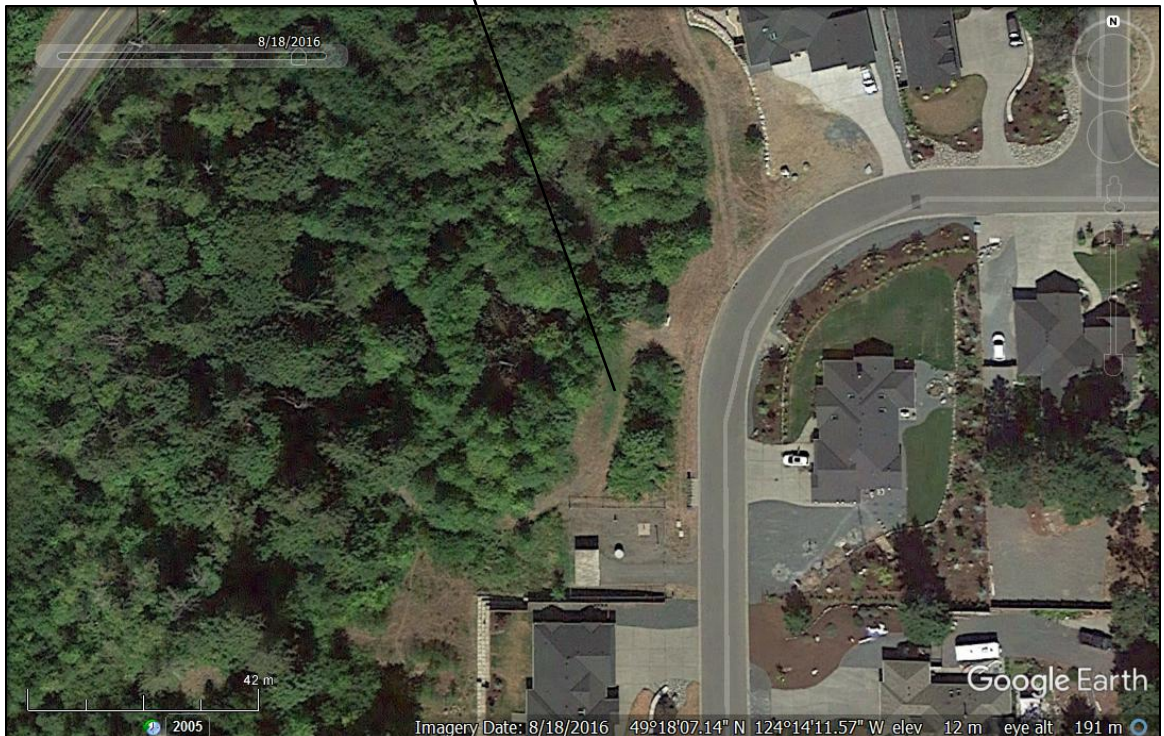
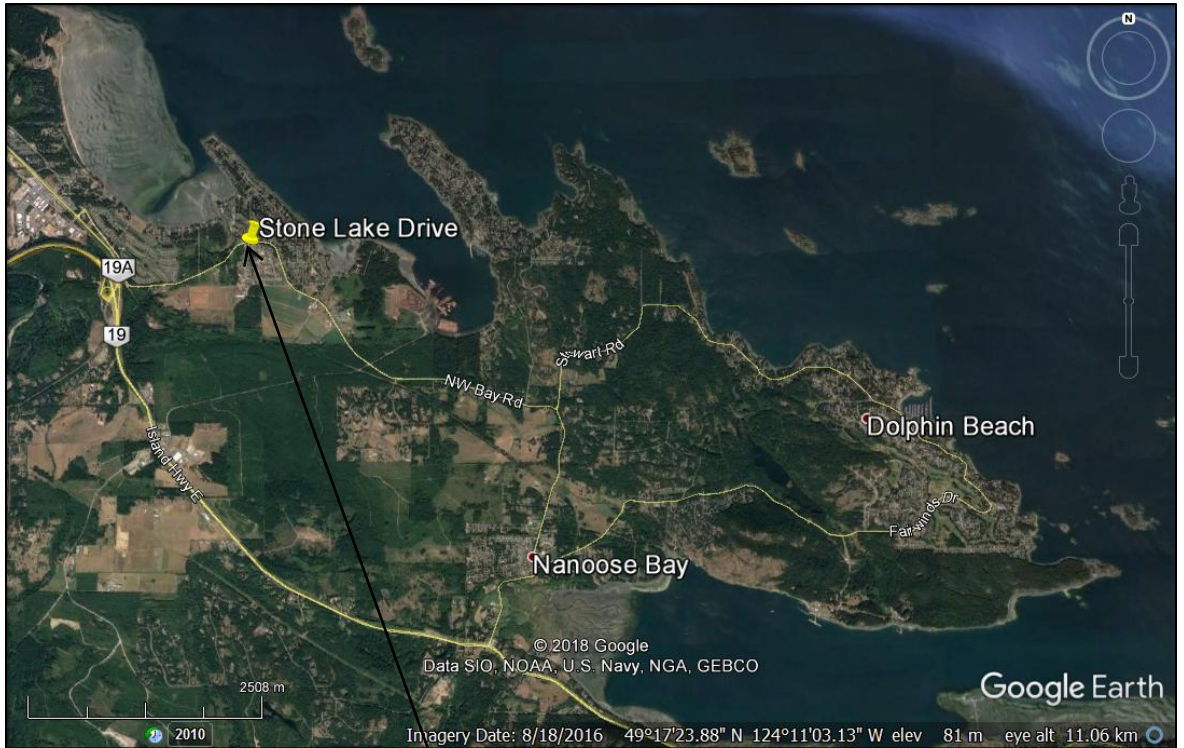


FIGURE 2
SITE PLAN

STONE LAKE DRIVE PARK SITE SURVEY



Edge of constructed ponds

Existing foot path

Proposed playground area

FIGURE 3
SEI POLYGON & EAGLE NEST TREE LOCATION MAP

STONE LAKE DRIVE PARK SITE SEI POLYGON & EAGLE NEST TREE LOCATION MAP



★ STONE LAKE
DRIVE PARK



APPENDIX A
SITE PHOTOGRAPHS

SITE PHOTOGRAPHS Photo Sheet 1



Photo 1 . Showing a Google earth image of the site in 2007 during construction of the wetlands. The approximate playground area is circled.



Photo 2. Looking south toward the proposed playground area showing the riparian fence, the 9.5m wide footpath clearing and the patch of regenerating trees and shrubs.

Photo Sheet 2



Photo 3. Looking north from the water treatment facility toward the tree and shrub area.



Photo 4. Looking south along the footpath clearing area. The proposed additional planting area is the 2m wide strip along the fence line.

Photo Sheet 3

Photos 5, 6 & 7 showing typical views within the park along the foot paths and across the ponds.



SITE PLAN

REGIONAL DISTRICT
OF NANAIMO

LOT A, DISTRICT LOT 68,
NANOOSE DISTRICT,
PLAN VIP80339

ADDRESS : STONE LAKE DRIVE COMMUNITY
PARK, NANOOSE BAY, BC

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : DWH

DATE : APRIL 5/18

OUR FILE : 89171

REVISION :



**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
E-MAIL : nanaimo@jeanderson.com
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

LOT B

PLAN
EPP10000



LEGEND

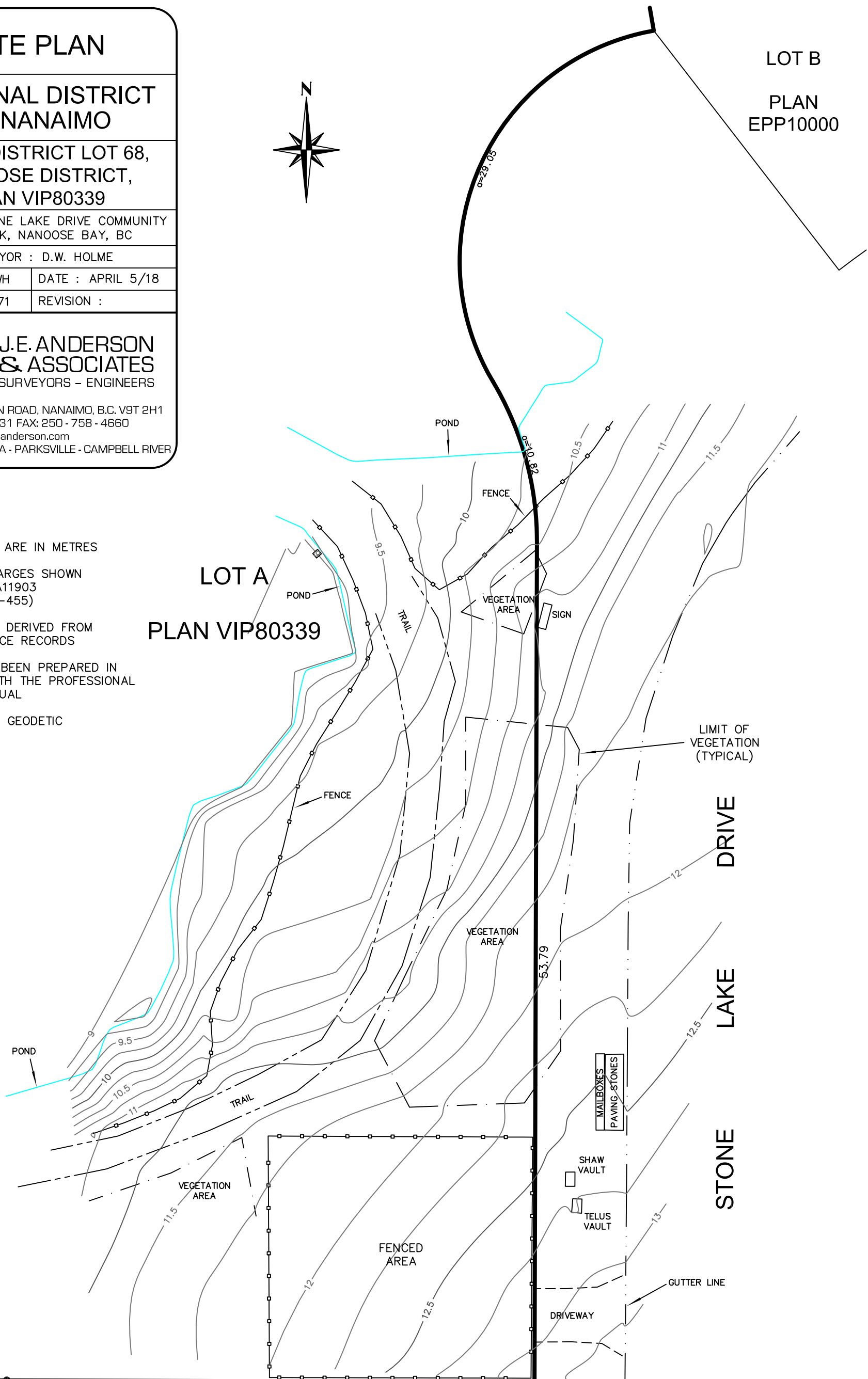
ALL DIMENSIONS ARE IN METRES

SUBJECT TO CHARGES SHOWN
ON TITLE NO. FA11903
(P.I.D. 026-565-455)

DIMENSIONS ARE DERIVED FROM
LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE PROFESSIONAL
REFERENCE MANUAL

ELEVATIONS ARE GEODETIC



LOT A

PLAN VIP80339

LIMIT OF
VEGETATION
(TYPICAL)

DRIVE
LAKE
STONE

LOT 24

BENCH MARK IRON
POST = 11.02

33.80
LOT 23

PLAN

VIP87768



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250

BETWEEN: _____ (the "Contractor")

AND: The Regional District of Nanaimo (the "Regional District")

THIS AGREEMENT WITNESSES that the Contractor and the REGIONAL DISTRICT agree as follows:

1. The Contractor shall provide all labour, Contractor's Plant and Equipment and materials required to perform the Work within the required time, as required by the Contract Documents.
2. The REGIONAL DISTRICT shall pay the Contractor the Contract Price, as required by the Contract Documents.
3. The Contract Price shall be the sum in Canadian Dollars of the following:
 - (a) Up to the Tender Price set out in the accepted Tender Form and;
 - (b) Payments made on account of change orders, as may be required by the Contract Documents.

The Contract Price shall be the entire compensation owing to the Contractor by the REGIONAL DISTRICT for the Work and shall cover and include all supervision, labour, materials, Contractor's Plant and Equipment, overhead, profit, financing costs and all other costs and expenses whatsoever incurred in performing the Contract.

4. The Contractor shall commence the Work within 7 Days after issuance of the Notice to Proceed from the REGIONAL DISTRICT, unless the Notice to Proceed states otherwise, and shall attain completion of the Work by [____].
5. The Contract Documents shall form a part of this Agreement as though recited in full.
6. The Contract supersedes all prior negotiations, representations or agreements, whether written or oral and is the entire agreement between REGIONAL DISTRICT and the Contractor with respect to the subject matter of this Agreement.
7. Defined terms in this Agreement shall have the same meanings as set out in the General Conditions, except where the contrary is expressed.
8. In entering into and executing this Agreement, the Contractor has relied on its own examination of the Site, access to the Site, and on all other data, matters and things requisite to the fulfilment of the Work, and on its own knowledge of existing services or utilities along or crossing or in the vicinity of the route or facility to be installed or

constructed under this Contract, and not on any representation or warranty of the REGIONAL DISTRICT.

9. The Contractor shall not assign the Contract, or any portion of the Contract, or any payments due or to become due under the Contract, without the express written consent of the REGIONAL DISTRICT.
10. No action or failure to act by the REGIONAL DISTRICT or an authorized representative of the REGIONAL DISTRICT shall constitute a waiver of any right or duty afforded any of them under the Contract, or constitute an approval or acquiescence in any breach thereunder, except as may be specifically agreed in writing.
11. This Agreement shall enure to the benefit of and be binding upon the REGIONAL DISTRICT and the Contractor and their respective heirs, executors, legal representatives, successors and permitted assigns. In the event of more than one person being the Contractor, the grants, covenants, provisos and claims, rights, powers, privileges and liabilities shall be construed and held to be several as well as joint.
12. Time shall be of the essence of this Agreement.
13. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument. Delivery by electronic transmission in portable document format (PDF) of an executed counterpart of this Agreement is as effective as delivery of an originally executed counterpart of this Agreement.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as follows:

The Regional District of Nanaimo by its authorized signatory on _____ day of _____, 20__ (the date of Agreement):

SIGNED on behalf of the REGIONAL DISTRICT by:

Signature: _____

Name: _____

Title: _____

[CONTRACTOR'S NAME]

by its authorized signatory on _____ day of _____, 20__ :

SIGNED on behalf of the Contractor by:

Signature: _____

Name: _____

Title: _____

END OF SECTION

GENERAL TERMS & CONDITIONS OF CONTRACT

PART 1 LAW APPLICABLE

This Contract shall be construed under and according to the laws of the Province of British Columbia, Canada.

PART 2 ACCEPTANCE

For the purpose of this Tender, acceptance of the work shall mean the acceptance of the work for final payment of the contract price but not for the purpose of extinguishing any covenant or agreement on the part of the Contractor to be performed or fulfilled under this contract which has not in fact been performed or fulfilled at the time of such acceptance, all of which covenants and agreements shall continue to be binding on the Contractor until they have been fulfilled.

PART 3 PRIME CONTRACTOR DESIGNATION

The Contractor must be registered with WorkSafe BC and be in good standing with remittance up to date throughout the agreement and is designated as the Prime Contractor and shall fulfill the Prime Contractor responsibilities as defined in:

- a) *WorkSafeBC Occupational Health and Safety Regulation*, Notice of Project, Section 20.2, and Coordination of multiple employer workplaces, Section 20.3;
- b) *Workers Compensation Act (BC)*, Coordination at multiple-employer workplaces, Section 118, Subsections (1) & (2); and
- c) General Requirements, Section 3.10 WorkSafe BC.

PART 4 QUALITY OF WORK AND MATERIALS

The whole of the materials and/or the work, whether or not so stated herein, shall be done in the most substantial and professional manner with new materials, articles, equipment and work of the best quality and description and by employment of properly skilled trades and in strict conformity with and as required by this contract to the satisfaction of the REGIONAL DISTRICT whether or not so stated herein. Materials and equipment shall be the products of suppliers or manufacturers of established reputation engaged in the supply or manufacture of such materials or equipment.

Materials are to be installed or incorporated into the Work applied in accordance with the manufacturer's directions. Use the techniques and application best suited for the type of material being used.

PART 5 JUDGE OF WORK AND MATERIALS

The REGIONAL DISTRICT shall be the final judge of all work, materials and plants in respect of both quality and quantity and their decisions of all questions in dispute with regard thereto will be final.

All materials shall be subject to inspection and test by and shall meet the approval of the REGIONAL DISTRICT.

In case any materials, equipment and supplies are defective in material or quality or otherwise not in conformity with the specifications of the contract, the REGIONAL DISTRICT shall have the right either to reject them or to require their correction.

Acceptance or rejection of the materials, equipment, supplies, etc. shall be made as promptly as practicable after delivery, but failure to inspect and accept or reject supplies shall not relieve the contractor from responsibility for such supplies as are not in accordance with the specifications.

PART 6 C.S.A. SEAL OR PROVINCIAL CERTIFICATE APPROVAL

All electrical material and equipment, and all manufacturing and assembling procedures and workmanship, shall be in accordance with the requirements of the current edition and revisions of the Canadian Electrical Code Part 1 (CSA Standard C22.1 – 2012) as adopted and amended by the Province of British Columbia (hereinafter referred to as the “Electrical Code”), as amended from time to time.

Only approved materials and equipment shall be used and where specified materials and equipment do not have current approval, as required by the Electrical Code, the Contractor shall offer approved substitutes.

Each completed assembly shall carry the approval seal either of the Inspection Department, and where alterations are required by the Department the Contractor shall make these at his own expense. The Contractor shall pay all fees and costs incurred in obtaining the required approvals.

PART 7 RECTIFICATION OF DAMAGE AND DEFECTS

The Contractor shall rectify any loss or damage for which, in the opinion of the REGIONAL DISTRICT, the Contractor is responsible, at no charge to the REGIONAL DISTRICT and to the satisfaction of the REGIONAL DISTRICT. In the alternative, the REGIONAL DISTRICT may repair the loss or damage and the Contractor shall pay to the REGIONAL DISTRICT the costs of repairing the loss or damage forthwith upon demand from the REGIONAL DISTRICT. Where, in the opinion of the REGIONAL DISTRICT, it is not practical or desirable to repair the

loss or damage, the REGIONAL DISTRICT may estimate the cost of the loss or damage and deduct such estimated amount from the amount owing to the Contractor hereunder.

PART 8 WARRANTY AND GUARANTEE

The work shall be warranted to be free of defects, and shall be guaranteed by the Contractor for a period of one (1) year from the date of acceptance. On receipt of notice from the REGIONAL DISTRICT the Contractor shall promptly make all repairs arising out of defective work or any equipment or materials supplied by him.

The REGIONAL DISTRICT is hereby authorized to make such repairs if, ten (10) days after the giving of such notice to the Contractor, the Contractor has failed to make or undertake with due diligence said repairs; provided, however, that in the case of an emergency, where, in the opinion of the REGIONAL DISTRICT delay would cause serious loss or damage, repairs may be made without notice being sent to the Contractor, and all expense in connection therewith shall be charged to the Contractor.

PART 9 ASSIGNMENT

The Contractor shall not assign, sub-contract or let out as task work any part of the work, and shall not assign any interest herein or any right to payment hereunder without first having had and obtained the consent in writing of the REGIONAL DISTRICT; which consent the REGIONAL DISTRICT may withhold in its absolute discretion. If the REGIONAL DISTRICT should consent to any such assignment, sub-contracting or letting out as task work of all or any part of the work, the Contractor shall by reason thereof be in no ways relieved from his responsibility for the fulfillment of the work, but shall continue to be responsible for the same in the same manner as if all the work had been performed by the Contractor himself.

PART 10 TERMINATION

The REGIONAL DISTRICT may by written notice to the Contractor terminate the whole or any part of this contract in any one of the following circumstances:

- a) If the Contractor fails to perform the work within the time specified herein or any extension thereof.
- b) If the Contractor fails to perform any of the other provisions of this contract, or so fails to make progress as to endanger performance of this contract in accordance with its terms and in any of these circumstances, does not cure such failure within a period of ten (10) days, or such longer period as the REGIONAL DISTRICT may authorize, in writing, after receipt of notice from the REGIONAL DISTRICT specifying any such failure.

- d) In the event that the Contractor performs any act or does anything by which the REGIONAL DISTRICT shall incur any liability whatsoever.
- e) The REGIONAL DISTRICT may terminate the Agreement, without any cost or penalty or consequence whatsoever, if it concludes, acting reasonably on the information available to it, that the Contractor is in material non-compliance with, or has been convicted of a material offence or violation of, health, safety, labour or environmental laws.
- f) In the event that any creditor of the Contractor causes a writ of execution or similar writ or court order to be served upon the REGIONAL DISTRICT requiring the REGIONAL DISTRICT to pay to such creditor or to a sheriff or other public official or to the Court any portion of the consideration due to the Contractor under this Contract.
- g) In the event that the Contractor shall be adjudged bankrupt or if it should make a general assignment for the benefit of creditors or if it becomes insolvent or is appointed by a creditor of if it should take the benefit of any Act that may be in force for bankrupt or insolvent debtors.

Upon termination of the Contract as aforesaid, the REGIONAL DISTRICT shall have no obligation to the Contractor except for such labour and materials as have been supplied or performed up to the date of the termination of the Contract.

PART 11 STATUTES, MUNICIPAL BY-LAWS AND PERMITS

Unless otherwise noted, the Contractor shall take out all necessary permits and licenses required to permit the Contractor to perform its obligations under the Contract. The Contractor shall give all notices and comply with all REGIONAL DISTRICT regulations, all laws, by-laws, ordinances, rules and regulations, whether federal, provincial or municipal, relating to the business it carries on and the services provided pursuant to the Contract, including the Workers' Compensation Act and the Employment Standards Act.

PART 12 SITE INSPECTION

The Contractor shall make site inspections of all appropriate areas to determine their general condition and to ensure the fulfillment of the contract requirements.

PART 13 USE OF PREMISES

The Contractor shall abide by, and shall ensure its employees abide by, all appropriate regulations, including but not limited to regulations relating to fire, safety, parking, traffic control and health. The Contractor will ensure that all of its employees are aware of the applicable regulations.

PART 14 DAMAGE TO PERSON AND PROPERTY

The Contractor shall use due care that no persons are injured, no property damaged or lost, and no rights are infringed in the performance of the Work, and the Contractor shall be solely responsible for all loss, damages, costs and expenses in respect of any injury to persons, damage of property, or infringement of the rights of others incurred in the performance of the Work or caused in any other manner whatsoever by the Contractor, or its employees.

PART 15 CLEAN UP

The Contractor shall at all times conduct the work in an orderly and reasonably tidy manner, and shall at suitable intervals remove any accumulation of rubbish or refuse materials. At no time shall any person employed by the Contractor or by any of his Subcontractors discard any litter or garbage on or adjacent to the site, except into a suitable container. Upon completion and before final acceptance of the work, the Contractor shall remove all rubbish, surplus, or discarded materials and equipment and shall leave the site in a clean and neat condition.

PART 16 ACCESS AND PUBLIC SAFETY

The Contractor shall effectively warn and protect the public and other personnel from any danger as a result of the work being done.

No material or equipment shall be stored where it will interfere with the free and safe passage of vehicular or pedestrian traffic or where it creates a hazard or a nuisance.

PART 17 CURRENCY OF PAYMENT

All reference to money in this Contract shall refer to and mean lawful money of Canada.

PART 18 DAMAGES FOR DELAY

If the work is not completed and/or the materials delivered before or upon the expiration of the time limited therefore all costs which the REGIONAL DISTRICT shall be put to by reason thereof shall be charged to the Contractor.

PART 19 PAYMENTS

The Contractor will be solely responsible for invoicing the REGIONAL DISTRICT ensuring to include the REGIONAL DISTRICT's Purchase Order number on all invoices to assure timely payment.

All invoices are subject to prior review and approval by the REGIONAL DISTRICT and approved invoices will be paid on a net 30 day basis unless otherwise negotiated and agreed to in writing.

If the REGIONAL DISTRICT does not approve of the services or part of them which are the subject of the invoice, the REGIONAL DISTRICT shall advise the Contractor in writing of the reasons for non-approval and the Contractor shall remedy at no additional cost to the REGIONAL DISTRICT before the REGIONAL DISTRICT shall be obliged to pay the invoice or any part of it, as the case may be.

PART 20 CHANGE ORDERS

If for any reason it may become desirable during the course of the work to change the alignment, dimensions or design, or to add to or to omit portions thereof, the REGIONAL DISTRICT reserves the right to issue change orders to give effect to such changes as may, in the opinion of the REGIONAL DISTRICT be necessary or desirable.

The change may or may not result in a change in the amount of the work. If the changes do, in the opinion of the REGIONAL DISTRICT, change the amount of the work, the contract price shall be adjusted as mutually agreed between the Contractor and the REGIONAL DISTRICT.

Should the Contractor and the REGIONAL DISTRICT fail to agree on the value of the change in the amount of work, the Contractor shall nevertheless change the work so ordered, and the value thereof shall be referred to the arbitration of three persons, one to be appointed by the Contractor, one to be appointed by the REGIONAL DISTRICT, and the third to be appointed by such two persons before proceeding with the arbitration. The decision of any two of the arbitrators shall be binding, and shall be deemed to be a submission to arbitration within the provisions of the "Arbitration Act".

PART 21 STATUTORY DECLARATION

Prior to any payment to the Contractor, if requested by the REGIONAL DISTRICT, the Contractor shall deliver to the REGIONAL DISTRICT a statutory declaration in a form satisfactory to the REGIONAL DISTRICT declaring that all subcontractors, labour and accounts for material and equipment have been paid and that no persons, firms or REGIONAL DISTRICTs have any lien against the lands comprising the work site or the work

together with such other documentation as the REGIONAL DISTRICT, acting reasonably, determines is necessary or desirable.

PART 22 BUILDERS LIENS

The Contractor shall, at its own expense, cause any and all builders liens and other liens for labour, services or materials alleged to have been furnished with respect to the lands comprising the work site or the work which may be registered against or otherwise affect the lands or the work, except liens properly filed by the Contractor on its own behalf, to be paid, satisfied, released or vacated forthwith after the REGIONAL DISTRICT has sent written notice of any claim for any such lien. In the event of a bona fide dispute regarding the validity or correctness of any claim for such lien, the Contractor shall be entitled to defend against a claim for such lien in any proceedings brought in respect thereof after first paying into court the amount claimed plus any interest payable, or providing sufficient security therefor and such cost as the court may direct and registering all such documents as may be necessary to cancel such lien, or providing such other reasonable security in respect of such claims as the REGIONAL DISTRICT may in writing approve. Upon receiving satisfactory security for any costs and an indemnity in writing from the Contractor, the REGIONAL DISTRICT may authorize the Contractor to apply to the court in the name of the REGIONAL DISTRICT to have any lien removed upon payment into court or deposit in court of satisfactory security therefor.

PART 22 PROTECTION OF REGIONAL DISTRICT AGAINST CLAIMS

The Contractor shall assume the defense of, and indemnify and hold harmless the REGIONAL DISTRICT and its officers, employees and agents, from and against all claims relating to materials furnished and to inventions, copyrights, trademarks, or patents and rights thereto used by the Contractor in the execution of this contract and in subsequent use and/or operation by the REGIONAL DISTRICT.

PART 23 INDEMNIFICATION AND INSURANCE

23.1 Indemnification and Release

23.1.1 The Contractor shall save harmless and indemnify the REGIONAL DISTRICT and its directors, officers, servants, employees and agents (the "Indemnified Parties") from and against all actions, claims, demands, proceedings, suits, losses, damages, costs and expenses of whatsoever kind or nature (including but not limiting the generality of the foregoing, in respect of death, injury, loss or damage to any person or property) arising in any way out of or connected with the Work by the Contractor or its subcontractors, or their servants or employees under this Contract, except to the proportionate extent that such actions, claims, demands, proceedings, suits, losses,

damages, costs and expenses were caused by the Indemnified Parties or any on them.

23.1.2 Unless otherwise specified in the Contract, the Contractor shall save harmless and indemnify the Indemnified Parties from and against all actions, claims, demands, proceedings, suits, losses, damages, costs and expenses of whatsoever kind or nature arising in any way from liability of any nature or kind for or on account of any copyrighted or un-copyrighted composition, secret or other process, patented or unpatented invention, articles or appliances manufactured, supplied or used in the Work, and/or to be used by the REGIONAL DISTRICT before or after completion of the Work as a result of the Work performed by the Contractor, and if the Contractor shall fail to save harmless and indemnify in manner aforesaid, any money collected from the Indemnified Parties shall be charged to the Contractor.

23.1.3 The Contractor shall release and discharge the REGIONAL DISTRICT and its directors, officers, servants, employees and agents (the "Released Parties") from and against all actions, claims, demands, proceedings, suits, losses, damages, costs and expenses of whatsoever kind or nature (including but not limiting the generality of the foregoing, in respect of death, injury, loss or damage to any person or property) which the Contractor or its subcontractors or their servants or employees might have in any manner arising in any way out of or connected with the Work by the Contractor or its subcontractors, or their servants or employees under this Contract, except to the proportionate extent that such actions, claims, demands, proceedings, suits, losses, damages, costs and expenses were caused by the Released Parties or any on them.

23.1.4 The indemnity provided in the Clause 24.1.1 by the Contractor to the Indemnified Parties shall not in any way be limited or restricted by any insurance or by limitations on the amount or type of damages, compensation or benefits payable under the Workers' Compensation Act or any other similar statutes.

23.2 Insurance Obtained by Contractor

23.2.1 General

The Contractor shall itself and cause each subcontractor to obtain and maintain, at its own expense, the insurance set out below until all conditions of the Contract have been fully complied with.

23.2.2 Commercial General Liability Insurance

Commercial General Liability Insurance providing third party bodily injury, death and property damage coverage in an amount of not less than \$5,000,000 per occurrence, indicating that the REGIONAL DISTRICT is added as Additional Insureds. The policy shall include Premises and Operations Liability; Contractor's Protective Liability with respect to the Operations of sub-contractors; Completed Operations Liability; Contractual Liability; Non-Owned Automobile Liability; and a Cross Liability and/or Severability of Interest clause protecting each insured to the same extent as if they separately insured.

The policy shall also contain a clause providing that the REGIONAL DISTRICT will receive 30 days' notice of cancellation or of any material change in coverage which will reduce the extent of coverage provided to the REGIONAL DISTRICT.

The Contractor shall file with the REGIONAL DISTRICT, prior to the commencement of work, a certificate of insurance in a form acceptable to the REGIONAL DISTRICT evidencing this policy. The Contractor shall also file with the REGIONAL DISTRICT evidence of the renewal on this policy. The Contractor is responsible for paying all deductibles.

23.2.3 Automobile Third Party Liability Insurance

A Standard Owner's Form Automobile Policy for each vehicle used in the performance of the Contract and regulated by the Insurance (Motor Vehicle) Act or similar legislation. The Third Party Legal Liability Limits are to be in an amount not less than \$2,000,000 per occurrence.

23.2.4 Contractor's Equipment Insurance

The Contractor shall maintain an All Risk insurance policy covering all construction equipment, mobile equipment, miscellaneous equipment, tools, office contents and other miscellaneous property whether owned, leased or rented or for which the Contractor may be responsible, that is used in any way in connection with this Contract.

23.2.5 Other Insurance

The Contractor and subcontractors shall provide at their own cost any additional insurance which they are required by law to provide or which they consider necessary.

23.2.6 Waiver of Subrogation

Each insurance policy obtained by the Contractor or any subcontractor in accordance with clause 24.2.4 shall include the following clause:

“Waiver of Subrogation

It is understood and agreed that in the event of a loss and upon payment of any claim hereunder, the insurer will waive its right of subrogation against the REGIONAL DISTRICT and any of their servants, agents, employees, parent, subsidiary, affiliated or related firms.”

23.2.7 Indemnity Not Restricted By Insurance

The provisions for insurance shown above shall not in any way limit the indemnity granted by the Contractor to the Indemnified Parties elsewhere in this section.

23.2.8 Maintenance of Insurance

All required insurance shall be maintained until final completion of the work, including the making good of faulty work and materials, except that coverage of Completed Operations Liability shall in any event be maintained for 12 months from date of final acceptance by the REGIONAL DISTRICT.

PART 24 HOURS OF WORK

Unless alternate arrangements have been made in writing with the authority (ies) with jurisdiction, no work will be permitted outside the hours defined below:

“Before 7:00 a.m. or after 9:00 p.m., Monday to Saturday and before 9:00 a.m. or after 9:00 p.m., on Sundays and Statutory Holidays.”

PART 25 FORCE MAJEURE

Neither party shall be responsible for any delay or failure to perform its obligations under this agreement where such a delay or failure is due to fire, flood, explosion, war, embargo, governmental action, act of public authority, act of god or to any other cause beyond its control, except labour disruption. In the event force majeure occurs, the party who is delayed or fails to perform shall give prompt notice to the other party and shall take all reasonable steps to eliminate the cause. Should the force majeure event last longer than 30 calendar days, the REGIONAL DISTRICT may terminate this agreement immediately by written notice to the contractor without further liability, expense, or cost of any kind.

PART 26 DISPUTE RESOLUTION

26.1 If the parties to this Agreement are unable to agree on the interpretation or application of any provision in the Agreement, or are unable to resolve any other issue relating to this Agreement, the parties agree to the following process in the order it is set out:

- (a) the party initiating the process will send written notice to the other party (the “Dispute Notice”); and
- (b) the parties will promptly, diligently and in good faith, including the senior management of both parties, take all reasonable measures to negotiate an acceptable resolution to the disagreement or dispute.

26.2 If the parties are unable to negotiate a resolution within 30 days of the Dispute Notice, the parties may request the assistance of a mediator agreed to by the parties within 30 days written notice of a request to appoint a mediator by any party, failing which the mediator will be appointed by the B.C. International Commercial Arbitration Centre (BCICAC), and unless the parties agree otherwise, this mediation will follow BCICAC rules and will terminate 60 days after the appointment of the mediator.

26.3 The parties will be responsible for their own costs under this dispute resolution process.

PART 27 INDEPENDENT CONTRACTOR

27.1 The Contractor shall be, and in all respects be deemed to be, an independent contractor and nothing in this *Agreement* shall be construed to mean that the Contractor is an employee of the REGIONAL DISTRICT or that any agency, joint venture or partnership exists between the *Contractor* and the *REGIONAL DISTRICT*.

PART 28 BANKRUPTCY

28.1 The REGIONAL DISTRICT reserves the right to stop the work, or, terminate the contract immediately if the contractor commits an act of bankruptcy, threatens to commit an act of bankruptcy.

End of GENERAL TERMS & CONDITIONS OF CONTRACT