

DISTRICT OF LOGAN LAKE
IRONSTONE RIDGE SUBDIVISION PHASE 4A
NEGOTIATED REQUEST FOR PROPOSAL

Owner:



District of Logan Lake
1 Opal Drive, PO Box 190
Logan Lake, B.C., V0K 1W0

Owner's Representative:



TRUE Consulting
2089 Falcon Road
Kamloops BC V2C 4J2

May 2026
992-608



PLANHOLDER REGISTRATION FORM

Negotiated Request for Proposals

992-608-District of Logan Lake
Ironstone Ridge Subdivision Phase 4A



For any further distributed information about this Request for Proposal please complete this form and e-mail to:

TRUE Consulting
2089 Falcon Road
Kamloops, BC V2C 4J2
Attn: Derek Young
Email: info@true.bc.ca

Company Name:	
Address:	
Contact Person:	
Contact Telephone:	
Contact Email:	

Proponents completing this form will be issued any addendums and/or any additional information regarding this tender. It is the sole responsibility of the Proponent to ensure that the Planholder Registration form has been received by the Contract Administrator.

Signature

Date

**District of Logan Lake
Ironstone Ridge Subdivision Phase 4A
NEGOTIATED REQUEST FOR PROPOSAL**

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1. General Information

1.1. Contact Information

Owner:	District of Logan Lake
Address:	1 Opal Drive, PO Box 190
	Logan Lake, BC
Postal Code:	V0K 1W0
Phone:	250-523-6225
Owners Representative:	TRUE Consulting
Address:	2089 Falcon Road
	Kamloops, BC
Postal Code:	V2C 4J2
Attention:	Derek Young
Phone:	250-819-8506
Email:	DYoung@true.bc.ca

1.2. Invitation

The District of Logan Lake (Owner) invites Proposals, through this Negotiated Request for Proposal (NRFP), from Proponents for the *Ironstone Ridge Subdivision Phase 4A* project.

The Proponent is to include the following work that represents a base Proposal:

- Earthworks, civil utilities, road works, and third-party utility works associated with the proposed subdivision on Calcite Drive and Road 'A' including 7 single family lots and 22 duplex units.

In addition to responding to the base Proposal, the Proponent is invited to propose any innovations that the Proponent believes will reduce the cost of the Project, improve the constructability of the Project, or improve the performance of the infrastructure. The intent is for the Proponent to use their knowledge of construction practices to improve the overall Project by shortening the construction time frame, managing Project risks, and reducing the overall Project cost.

Proponents are encouraged to submit the included Planholder Registration Form if they would like to be emailed addenda.

1.3. Reference Information

The below tables list information that has been provided in the appendices to aid the Proponent in forming their proposal.

Table 1: Reference Reports and Drawings

TITLE	FILE. No.	REVISION No.	REVISION DATE	ISSUED FOR:
Detailed Design Drawings	992-608-SR1	1	20 May 2026	NRFP
Geotechnical Reporting – Telford Geotechnical	1067	-	April 9, 2022	-

1.4. Queries

Queries and requests for clarification related to this NRFP are to be submitted, in writing (via email) to the Owners Representative. The last day for questions will be June 1, 2026 at 5:00 pm, unless otherwise adjusted by addenda. The Owner's Representative will determine, at their sole discretion, whether a query requires response, and such responses will be made available to all by issue of addenda posted on the BC Bid website. No verbal conversation will affect or modify the terms of this NRFP.

1.5. Project Information

Information about the Project for which services are being sought in this NRFP is set out in Section 2.

1.6. Contract

Following successful negotiations between the Preferred Proponent and the Owner, the Preferred Proponent will be required to execute an Agreement. A sample Agreement (MMCD) is included in Appendix 4. The Proponent must consider each of the documents outlined in the sample Agreement when preparing their Proposal.

If the Preferred Proponent and the Owner are not able to successfully negotiate, the Owner reserves the right to enter negotiations with a any backup Proponents.

1.7. Negotiated Request for Proposal Schedule

Table 2: NRFP Schedule

ACTIVITY	DATE
NRFP release.	May 20, 2026
Last date for written inquiries, 5:00 pm Pacific Standard Time	June 1, 2026
NRFP closing time, 2:00pm Pacific Standard Time.	June 5, 2026
Preferred Proponent selection and commencement of any negotiations leading to a completed agreement.	June 10, 2026
Expected Date of Work commencement (on or after).	June 22, 2026

1.8. Site Meeting

Proponents may visit the site at any time to view the site conditions on their own.

1.9. Definitions

Words and phrases used in this NRFP, appendices, schedules, and/or any addenda are outlined below.

Table 3: Definitions

TERM	DEFINITION
Addendum or Addenda	Change(s) to this NRFP communicated pursuant to this NRFP
Agreement	An agreement(s) between the Owner and the Proponent(s) for the work required by the Proponent (s) identified in this NRFP and all attached Appendices and Schedules. Any agreement entered into by the Owner and the Preferred Proponent will be as negotiated between the two parties
Owner	The District of Logan Lake
Owner's Representative	The Owner's contact person as described within this NRFP
Closing Location	Online via BC Bid
Closing Time	2:00pm Pacific Standard Time
Proponent	The Proponent who enters into an agreement pursuant to this NRFP
Contracting Services	Services required to be provided by the Proponent as described in Section 2
Evaluation Committee	A committee of Owner personnel, and/or, at the Owner's discretion, one or more third parties who will evaluate the Proposals
Evaluation Criteria	Criteria for the evaluation of the Proposals as set out in Section 4
NRFP	Negotiated Request for Proposal
Place of Work	The project location for completion of the Work.
Preferred Proponent	The Proponent, if any, selected by the Owner to negotiate an agreement
Project	See Section 2 for particulars
Proponent	Any legal entity, including a person, company, firm, or consortium, which submits a Proposal
Proposal	A Proponent's submission pursuant to this NRFP
Base Proposal Price	Proponent's proposal price as listed on the Schedule of Quantities and Prices
Scope of Work	As described in Section 2
Submission Requirements	Requirements set out by the Owner in Section 5 that should be included in a Proposal
Work	Wherever used in these documents shall mean the entire Work including materials, labour, equipment, transportation, or other facilities or items ancillary to the foregoing, required to be done, furnished, and performed by the Proponent to complete the Work, in accordance with the NRFP.

2. SCOPE OF SERVICES

The Proponent will be required to provide the Contracting Services that are necessary to design, construct and complete the Project. Such Contracting Services may include, but not be limited to, those indicated in the Scope of Work. However, the Proponent is encouraged to ensure that all Contracting Services that will be provided for the Project are included within the Proposal.

Anticipated deliverables may include those indicated in the Scope of Work; however, the Proponent should include within its Proposal details regarding any additional deliverables or value-add services they will be able to provide for the Project.

2.1. Scope of Work

The District of Logan Lake is seeking to engage a qualified general Proponent to complete the Ironstone Ridge Subdivision Phase 4A project. All works will be undertaken in accordance with MMCD and supplemental specifications outlined in the enclosed sample agreement.

The completion of the following work is expected (approximate quantities):

- Approximately 300 meters of 200mm diameter DR18 C900 watermain
- Approximately 300 meters of 200mm diameter DR35 sanitary sewer main
- Approximately 300 meters of 300mm diameter DR35 storm main
- Water, sanitary sewer and storm sewer services to 7 single family lots and 22 duplex units
- Approximately 2,500 square meters of asphalt road including gravels, curb, and gutter
- Street lighting and third party shallow utility ducting; and
- Approximately 18,000 cubic meters of on site cut to fill earthworks

A comprehensive list of works is included in the Schedule of Quantities (SOQ) in Appendix 1. Detailed Design Drawings for the above items are provided in Appendix 2.

Applicants must be experienced in similar projects. Detailed descriptions of previous work experience and similar projects are required as a part of the RFP Submission.

2.2. Schedule

The District's preferred schedule is total completion of this project in 2026 in order to create new building lots for 2027 house construction. It is recognized that some or all proponents may not be able to achieve full completion in 2026.

A proposed design, approvals and construction schedule will be required as part of the NRFP submission, a GANTT chart is preferred.

Full points for this aspect of the scoring criteria will be awarded to proponents who demonstrate total project completion in 2026.

3. INSTRUCTIONS TO PROPONENTS

1. The Owner's Representative is the only authorized contact person for the Owner on behalf

of this NRFP.

2. Proposal Submissions:

Proposals should be submitted online via the BC Bid Portal. It is the sole responsibility of the Proponent to ensure receipt of all documents by the Owner's Representative. **Note that submitting on BC Bid requires Proponents to be registered for a Business BCeID.** If Proponents do not have an existing Business BCeID they should begin the registration process early, as processing times can take a week or longer. Instructions for BCeID registration and supplier submissions are available on their website

RFP Closing Date: **June 5, 2026** 2:00 pm Pacific Standard Time

Owners Representative: Derek Young.

Email: dyoung@true.bc.ca

Phone: 250-819-8506

If the Proponent has any issues with BCeID registration or the submission process, they should reach out to the Owner's Representative. Alternative submissions will be accepted at the sole discretion of the Owner's Representative and the Owner.

3. Proposals should be submitted in a format that cross-references the information provided in Section 5 of this document.
4. All questions and requests for clarification relating to the NRFP process and/or identification of any errors or omissions in the NRFP documents should be directed to the Owner's Representative.
5. Information about this NRFP from any other source is not official and should not be relied on. Inquiries and responses may be recorded and may, at the Owner's discretion, be retained in confidence or distributed to all other Proponents.
6. The Owner's Representative may explain, interpret, clarify, change, amend, or correct this NRFP by issuing an Addendum or Addenda to Proponents. Addenda will be in writing and may be sent by the same medium used to distribute the NRFP. The relevant content of all Addenda issued by the Owner will be incorporated into and become part of the NRFP documents. A Proponent is solely responsible to ensure that it has received a complete NRFP as listed in the Table of Contents and a copy of any Addenda. Submission of a Proposal constitutes a representation by a Proponent that it has verified receipt of a complete NRFP, including any Addenda. Each Proposal will be deemed to be made on the basis of the entire NRFP and any Addenda.
7. Proposals should clearly identify the Proponent and whether it is an individual, a corporation, a partnership, or a consortium, including the legal entity that will execute an Agreement. If the Proposal is from a consortium or partnership, information should be provided for all Proponent members, including their legal and financial relationship with each other. The contact entity and representative for dealings with the Owner should also be specified.

8. This is an NRFP and is not a tender call or a request for binding offers. This NRFP is a non-binding invitation to treat. It is not an offer. The Owner does not intend for this NRFP to create any obligations between the Owner and any Proponent and no contractual, tort, or other legal obligation of any kind is created or imposed on the Owner by this NRFP or by the submission of any Proposal or by consideration of, or failure or refusal to consider, any Proposal by the Owner. No contractual or other legal obligations will be created between the Owner and any Proponent until and unless a written Agreement is executed between the Owner and a Proponent for the provision of the Works. The contents of this NRFP are statements of the Owner's intentions only and are not promises, contractually binding or otherwise, on the part of the Owner. The use of mandatory or prescriptive language in this NRFP in relation to future acts of the Owner is intended only to describe the Owner's present intention, is not intended to express contractual intention, and if relied upon by a Proponent is relied upon at that Proponent's own risk. Without limiting the generality of the foregoing, the Owner is in no way obligated to select any Proponent for inclusion in formation of an Agreement with respect to the above project. If there is anything in this NRFP that is inconsistent with this paragraph, this paragraph prevails.
9. Any Proponent, or other party, by responding to this NRFP will be solely responsible for its own expenses and bears the sole risk and liability for any expense, damage, loss, or liability incurred by it, including loss of opportunity and loss of profits or potential profits, in connection with its consideration of and response to this NRFP. By submitting a Proposal, the Proponent absolutely waives any right, or cause of action against the Owner, its officers, directors, employees, or agents by reason of the Owner's failure to accept the Proposal submitted by the Proponent, whether such right or cause of action arises in contract, negligence, bad faith, or otherwise.
10. All Proponents and any other person(s) who through this NRFP process gains access to confidential financial information of the Owner are required to keep strictly confidential all information that in any way reveals confidential business, financial or investment details, programs, strategies, or plans learned through this NRFP process. This requirement will continue with respect to such information learned by the Successful Proponent, if any, over the course of any Agreement that may arise out of this NRFP process. Information pertaining to the Owner obtained by the Proponent as a result of participation in this process is confidential and must not be disclosed without prior, written authorization from the Owner.
11. The Proponent acknowledges and agrees that the submission of the Proposal documents by the Proponent is subject to the *Freedom of Information and Protection of Privacy Act* and, as such, the Owner may be required to disclose any or all of the contents of the Proposal package under such Act.
12. Unless otherwise expressly specified by the Owner, any additional information ("Reference Information") made available by the Owner or Owner's Representative to Proponents prior to the NRFP Closing Time and NRFP Closing Date is not intended to be included as part of the Agreement. Such additional information is made available only for

the assistance of Proponents who are to make their own judgment about its reliability, accuracy, completeness and relevance to the Work, and neither the Owner nor any representative of the Owner gives any guarantee or representation that the additional information is reliable, accurate, complete or relevant.

13. The Proponent, either personally or through a representative, is responsible for examining the Place of the Work before submitting a Proposal. A Proponent has full responsibility to be familiar with and make allowance in the Proposal for all conditions at the Place of the Work that might affect the Proposal, including any information regarding subsurface soil conditions made available by the Owner, the location of the Work, local conditions, topographical soil conditions, weather and access. Unless otherwise specified in the Agreement, a Proponent is not required to do subsurface investigations. By submitting a Proposal, a Proponent represents that the Proponent has examined the Place of the Work, or specifically elected not to. It is intended that the Agreement that results from this NRFP process will include a provision stating that no additional payments or time extensions will be claimable or due because of difficulties relating to conditions at the Place of the Work which were reasonably foreseeable by a Proponent qualified to undertake the Work.
14. The Proposal Price is to represent the entire cost excluding GST to the Owner of the complete Work based on the estimated quantities in the Schedule of Quantities and Prices in this NRFP. Notwithstanding the generalities of the above, the Proponent is to include in the Proposal Price, including unit prices, lump sum prices, or other forms of pricing, with sufficient amounts to cover:
 - a) the costs of all labour, equipment and material included in or required for the Work, including all items which, while not specifically listed in the Schedule of Quantities and Prices, are included in the Work specifically or by necessary inference from the Design Drawings;
 - b) all assessments payable with respect to labour as required by any statutory scheme such as unemployment insurance, holiday pay, insurance, CPP and all employee benefits and the Workers Compensation Act;
 - c) All overhead costs, including head office and on-site overhead costs, and all amounts for the Proponent's profit.
15. The Proposal Price is to cover all taxes and assessments of any kind payable with respect to the Work but not include GST. GST should be listed as a separate item.
16. The Proposal Price score will be calculated based on the price submitted on the completed Schedule of Quantities and Prices included in Appendix 1. Any cost identified in the Innovation and Value-Added section of the proposal deemed to have merit may be applied to the price on the completed Schedule of Quantities at the discretion of the evaluation committee.
17. Proponents, including their key individuals, and their respective directors, officers,

employees, consultants, agents, advisors and representatives will not engage in any form of political or other lobbying whatsoever in relation to this NRFP, or the evaluation process, including for the purpose of influencing the outcome of the evaluation process. Further, no such person other than as expressly contemplated in the NRFP will attempt to communicate in relation to this NRFP, or the evaluation process, directly or indirectly, with any representative of the Owner, or any member of Council for the purpose of:

- a) Commenting on, or attempting to influence views on, the merits of the Proponent's Proposal, or in any relation to Proposals of any Proponents;
- b) Influencing, or attempting to influence, the evaluation and ranking of the Proposals, the selection of the Preferred Proponent, or any negotiations with the Preferred Proponent;
- c) Promoting the Proponent or its interests in the Contracting Services;
- d) Commenting on or criticizing aspects of this NRFP, the evaluation process, including in a manner which may give the Proponent a competitive or other advantage over other Proponents; and
- e) Criticizing the Proposals of other Proponents.

Failure to comply with this requirement may result in the Owner no longer considering the Proposal.

18. The Proponent is solely responsible for any and all costs and expenses incurred by it in preparing this submission.
19. The Owner reserves the right to review similar work completed by the Proponent or proposed project team that may or may not be referenced in the Proponent's Proposal.
20. If the Owner determines that any of the information provided within the Proposal is inaccurate or otherwise provided falsely, the Proponent may no longer be considered for the projects described within these documents or any future work for the Owner.

4. EVALUATION PROCESS AND CRITERIA

1. The Owner, in its absolute and sole discretion, and according to its own judgment of its best interest, having regard for the greatest value that can be obtained on overall quality, service, and price, reserves the full right to reject any or all Proposals or alternative Proposals for any reason whatsoever and continue its evaluation of one or more of the other Proposals.
2. The Owner retains a separate right to waive irregularities of a minor or technical nature. This right does not, in any way, waive the requirement of the Proponents to submit a Proposal in proper form as required by the NRFP.
3. The Proposals will be evaluated by an Evaluation Team comprised of representatives from the Owner.
4. The Owner may utilize the input and opinions of any third parties as it is deemed appropriate in its absolute discretion to assist the Owner in its evaluation of the Proposals.
5. Throughout the evaluation of the Proposals, the Owner, in its sole discretion, may request additional written clarifications and/or supplemental information from selected Proponents, as it deems appropriate, to more thoroughly evaluate the Proposals.
6. The Owner, in its absolute and sole discretion, may evaluate Proposals based on the Owner's determination of what provides the best value and overall benefit to the Owner. All Proposals will be evaluated against the criteria included below section.
7. The decision of the Owner in all matters relating to the evaluation of a Proposal will be final.
8. The Agreement Between Owner and Proponent will be proposed and negotiated after preferred Proponent selection.
9. The individual criterion score for Project Schedule will be based on the following:

TOTAL PERFORMANCE DATE	PROJECT SCHEDULE SCORE
On or before October 30, 2026	20
On or before May 28, 2027	15
On or before June 25, 2027	12.5
On or before July 30, 2027	10
Other (after July 30, 2027)	5

10. The individual criterion score for the Proposal Price will be based on the following formula:

$$\text{Score} = \frac{\text{Lowest Proposal Price}}{\text{Submission Proposal Price}} \times \text{Maximum Point Value for Price}$$

11. Proponents are advised that the proposed project schedule will be a significant factor in the evaluation, as the Owner intends to balance schedule and price in determining best value. The Sample Agreement includes enhancements to MMCD's liquidated damages provisions (SGC 13.9) reflecting the Proponent's Schedule Commitment. Proponents should ensure that any proposed schedule is realistic, achievable, and fully supported.
12. The Proponent that has the highest overall score will be noted as the Preferred Proponent and may be asked to enter into negotiations with the Owner. The decision of the Owner in all matters relating to the evaluation of a Proposal will be final.
13. In the event that a single Proposal is received, the Owner reserves the unfettered right to determine the next step, which may include, but not be limited to, collapsing or re-issuing this NRFP, negotiating with the sole Proponent, or pursue a different selection process altogether.

4.1. Evaluation Criteria

Each section of the proposal will be evaluated based on the below general criteria and weighted as listed in Table 2 below. A further breakdown of weighting for some categories is included in Section 5.

Table 2: Evaluation Criteria Overview

CATEGORY	WEIGHT
Required Documentation	N/A - Pass or Fail
Team Qualifications	10
Project Experience	10
Project Schedule	20
Project Plan and Identification of Key Issues	10
Innovation and Value Added	5
Cost (Lowest Cost/Proponent Price x 45)	45

Table 3: Scoring Matrix

SCORE	DESCRIPTION
5	Exceeds Expectations. Proponent clearly understands the requirement and has an excellent probability of success.
4	Very Good. Meets Expectations. Proponent demonstrates a good understanding of the project requirements and has a high probability of success.
3	Good. Meets most expectations. Minor weaknesses.
2	Fair. Meets some expectations. Some weaknesses or deficiencies may decrease the chance of success.
1	Poor. Does not meet most expectations. Weaknesses and deficiencies that may negatively affect the chance of success.
0	Not compliant. Response indicates a complete misunderstanding of the requirements.

Note: a score of zero (0) on any one item may result in disqualification of the submission.

5. SUBMISSION REQUIREMENTS

The following should be addressed in the order presented below by each Proponent's response to this NRFP.

1. Required Documentation (Pass/Fail)
 - a) Completed Proposal Submission – Proponent Acknowledgement Form
 - b) Consent to Surety Provided – Proponent should provide consent to surety for a labour and materials bond and performance bond each in the amount of 50% of the proposed price.
2. Team Qualifications (10)
 - a) Provide a general corporate overview
 - b) Provide an overall team structure – including Proponents own team as well as subcontractors
 - c) Provide resumes for key personnel on the project team
 - d) Include an overview of subcontractors, if applicable.
 - e) Provide an overview of company resources and availability to complete the project within the proposed schedule.
3. Project Experience (10)
 - a. Provide a list of relevant projects completed within the last ten (5 years) complete with construction value.
 - b. Select three (3) examples from the project list and provide a more detailed description, including, but not limited to the following:
 - Scope of work
 - Planned and actual duration of construction
 - Key challenges and how they were managed
 - Key personnel and subcontractors
 - Client/owner names and contact information
 - c. Additional references may be provided, proposals must include a minimum of three different references
4. Project Schedule (20)
 - a. Provide a detailed project schedule demonstrating the Proponent's ability to complete the Work within the proposed timeline. The schedule should, at a minimum:
 - Clearly identify all major work activities and milestones

- Identify the proposed Total Performance Date.
 - Include durations and logical sequencing of activities.
 - Highlight critical path activities and any schedule constraints.
 - Identify any long-lead items and procurement timelines.
 - Clearly outline any assumptions made in developing the schedule.
- b. Proponents should clearly describe their approach to achieving the proposed schedule, including:
- Resourcing strategy (crews, shifts, equipment, subcontractors, etc.)
 - Opportunities for schedule acceleration, if applicable
 - Key risks to achieving the schedule and proposed mitigation strategies
- c. Where an accelerated schedule is proposed, Proponents should demonstrate that the schedule is realistic and achievable, and supported by appropriate resourcing and methodology.

5. Project Plan (10)

The purpose of the Project Plan is to demonstrate that the Proponent has a strong understanding of the project and sequencing. The project plan should be developed around fulfilling the requirements for this project and demonstrate an understanding of site specific issues.

a. Methodology and Approach (3)

Provide a detailed summary of the Proponent's proposed overall construction methodology. Include details on the following, or any other project related items that the Proponent deems important;

- Quality of Work
- Acquisition of approvals
- Environmental Impact Mitigation
- External Agency coordination
- Approach to Site Safety
- Construction stage methodology

b. Risk Identification and Mitigation

Proponents should provide a detailed risk matrix. The risk matrix should identify any key risks the Proponent sees to project schedule or cost and provide proposed mitigation measures for these risks.

6. Innovation and Value Add (5)

- a. Provide any proposed innovations or value-added solutions the Proponent may be proposing. Any cost changes to the project because of value-added solutions should be included in this section. Note that cost changes for value added solutions

may be incorporated or excluded into the cost evaluation at the discretion of the owner and evaluation committee. Innovation and value-added solutions should improve the chance of project success, for example they may:

- Improve Project constructability
- Reduce construction schedule
- Mitigate environmental impacts
- Reduce Project costs
- Increase Project quality
- Reduce complexity
- Provide any other benefit that increases the likelihood of success on this project.

7. Cost Evaluation (45)

- a. Completed Schedule of Quantities and Prices included in Appendix 1.
- b. At the complete discretion of the evaluation committee, cost savings for value added solutions may be applied to the price identified on the completed Schedule of Quantities and Prices to form the Proposal Price.

6. OWNER DISCRETION

In addition to any other discretion set forth in this NRFP, the Owner reserves the right, without limitation, in its sole and unfettered discretion, to:

1. Not consider any Proposal from a Proponent who appears not to have requisite experience or financial capability
2. Contact, for reference purposes, any party to verify the Proponent's financial capability or relevant expertise or other information contained in its Proposal
3. Consider or not consider any Proposal that lacks required information or is otherwise incomplete
4. Accept items in a Proposal that are non-compliant or in variance with the specific NRFP requirements
5. Require clarification or additional information where a Proposal is unclear, or allow rectification of defects
6. Reject any Proposal prior to discussion with the Proponent
7. Reject any Proposals from a Proponent that is, or whose principals or partners are, at the NRFP Closing Time, engaged in litigation against the Owner
8. Not consider any Proposal that in the Owner's opinion does not warrant detailed evaluation or is not in the best interests of the Owner
9. Communicate with any Proponent
10. Consider previous works, dealings, or projects between the Owner and a Proponent that may or may not be explicitly included in that Proponent's Proposal
11. Negotiate with the Preferred Proponent or any backup Proponents on any matter, including price, at any time
12. Raise new issues in negotiation that were not mentioned in the NRFP or in a Proposal
13. Not consider the lowest total cost Proposal, even though financial cost is an important criterion, if, for example, a combination of other factors makes another Proposal more attractive
14. Discontinue negotiations with the Preferred Proponent or any backup Proponent at any time if the Owner concludes that it is unlikely that an Agreement for the Project will be entered into within 14 days of the selection of the Preferred Proponent or such other period acceptable by the Owner, or that such Proponent is not working diligently to achieve an Agreement or otherwise
15. Not consider any or all Proposals without any obligation or any compensation or reimbursement to the Proponents
16. Extend, abridge, modify, or discontinue the process contemplated by this NRFP
17. Determine, at any time, to withdraw some or all the Submission Requirements from the process described in this NRFP; and / or,
18. Discontinue this NRFP for any reason whatsoever.

7. PROPONENT ACKNOWLEDGEMENT

1. WE, THE UNDERSIGNED:

- a. Have received and carefully reviewed all of the Negotiated Request for Proposal (NRFP) documents including the following Addenda:

- b. By submitting a Proposal, a Proponent acknowledges that it has read and understood the requirements of this NRFP. A Proponent is solely responsible for investigating and satisfying itself on every aspect of the Contracting Services, including without limitation, the application of the Contracting Services to the Project. By submitting a Proposal, a Proponent will be deemed to have satisfied itself on all such matters. Any information or ideas provided during the course of this NRFP and Project, by any Proponent, will not be held in confidence and may be shared amongst any Owner staff member, the public, or Owner vendor.

2. OUR ADDRESS is as follows:

Phone: _____

Email: _____

Attention: _____

Proponent:

(FULL LEGAL NAME OF CORPORATION, PARTNERSHIP, OR INDIVIDUAL)

(AUTHORIZED SIGNATORY) Name (Printed)

(AUTHORIZED SIGNATORY) Name (Printed)

SIGNED this _____ day of _____, 2026

APPENDIX 1 : Schedule of Quantities and Prices

Instructions:

In order for a submission to be deemed complete each item on the Approximate Schedule of Quantities and Prices must be completed.

District of Logan Lake

Supply and install the following works in accordance with these Contract Documents and Specifications complete with labour, equipment, materials, compaction, testing, layout, restoration, permits, traffic control, and incidentals.

Ironstone Ridge Phase 4A

ITEM	PAYMENT		DESCRIPTION	UNIT	UNIT QUANTITY	UNIT PRICE	TOTAL PAYMENT
	SECTION	PARA					
DIVISION 01 - GENERAL REQUIREMENTS							
1.1	01 57 01	1.6.1	Erosion and sediment control	LS	1		
1.2	01 33 01	1.8.1	Maintain and submit to Contract Administrator Project Record Documents	LS	1		
Subtotal Division 01							
DIVISION 03 - CONCRETE							
3.1	03 30 20	1.4.3	Machine-formed roll-over curb and gutter	l.m.	505		
Subtotal Division 03							
DIVISION 26 - ELECTRICAL							
26.1	26 42 13	1.8.1S	Corrosion protection of all metallic water fittings with mastic filler and petrolatum tape.	LS	1		
26.2	26 56 01	1.9.4S/1.9.5S	Streetlight c/w Type 'C1' service base, 7.1m powder coated cobra head pole, luminaire, photocell and wiring.	ea.	1		
26.3	26 56 01	1.9.4S/1.9.5S	Streetlight c/w Type 'C' base, 8m powder coated cobra head pole, luminaire, and wiring.	ea.	4		
26.4	26 56 01	1.9.4S/1.9.5S	53Ø RPVC street lighting conduit c/w 2x 1C#8 RW90 CU & 1x 1C#8 BOND, bedding, marker tape, and connection to existing power supply	l.m.	246		
26.5	26 56 01	1.9.4S/1.9.5S	53Ø RPVC street lighting conduit c/w, bedding, marker tape, (stub for future)	l.m.	50		
26.6	26 56 01	1.9.4S/1.9.5S	Supply and install 75Ø primary and secondary conduit as per BC Hydro Specifications & design drawings	l.m.	505		
26.7	26 56 01	1.9.4S/1.9.5S	Supply and install 75Ø service duct as per BC Hydro Specifications & design drawings	l.m.	180		
26.8	26 56 01	1.9.4S/1.9.5S	Install BC Hydro-supplied PLT Pyramid Pad c/w bollards and grounding cable as per BC Hydro	ea.	2		
26.9	26 56 01	1.9.4S/1.9.5S	Install BC Hydro-supplied 332 Junction Box as per BC Hydro Specifications & design drawings	ea.	1		
26.10	26 56 01	1.9.4S/1.9.5S	Install BC Hydro-supplied B3-04 Lightweight Large Sidewalk Duty Service Box as per BC Hydro Specifications & design drawings	ea.	5		
26.11	26 56 01	1.9.4S/1.9.5S	Supply and install 2-100Ø conduits in common trench as per Telus Specifications & design drawings	l.m.	290		
26.12	26 56 01	1.9.4S/1.9.5S	Supply and install 50Ø service duct as per Telus Specifications & design drawings	l.m.	200		
26.13	26 56 01	1.9.4S/1.9.5S	Install Telus-supplied 1102 Service Vault as per Telus Specifications & design drawings	ea.	1		

ITEM	PAYMENT SECTION	PARA	DESCRIPTION	UNIT	UNIT QUANTITY	UNIT PRICE	TOTAL PAYMENT
DIVISION 26 - ELECTRICAL - continued							
26.14	26 56 01	1.9.4S/1.9.5S	Install Telus-supplied 5686 Service Box as per Telus Specifications & design drawings	ea.	6		
26.15	26 56 01	1.9.4S/1.9.5S	Supply and install 75Ø conduit for District Cable	l.m.	290		
26.16	26 56 01	1.9.4S/1.9.5S	Supply and install 50Ø service conduit for District Cable	l.m.	200		
26.17	26 56 01	1.9.4S/1.9.5S	Supply and install 2335PL fibreglass service box for District Cable	ea.	7		
26.18	26 56 01	1.9.4S/1.9.5S	Supply and install 100mm (4") pre-ducting as per Fortis BC Specifications	l.m.	50		
Subtotal Division 26							
DIVISION 31 - EARTHWORK							
31.1	31 11 01	1.4.2	Clearing and grubbing c/w salvage of trees ± 150Ø and delivery to Logan Lake Public Works Yard (max round trip distance of 7.0km)	m ²	29370		
31.2	31 22 01	1.4.1	Stripping of topsoil (average depth 0.4m) c/w stockpiling and then placement on permanently established cut/fill slopes to a thickness of 0.1m.	m ³	315		
31.3	31 23 17	1.6.3	Rock removal	m ³	1100		
31.4	31 24 13	1.8.5	Stripping of topsoil (average depth 0.4m) c/w disposal off site at Logan Lake Public Works Yard (max round trip distance of 7.0km)	m ³	11,435		
31.5	31 24 13	1.8.5	Strip and recondition overburden per Geotechnical Report (average depth 1.1m below original ground max depth 1.5m) c/w placement and recompaction on site	m ³	9,900		
31.6	31 24 13	1.8.5	Common excavation - on site cut to fill	m ³	17,650		
31.7	31 24 13	1.8.9	Subgrade preparation of roadway to 300mm beyond back of curb	m ²	3,825		
31.8	31 23 01	1.10.8	Construct drainage swales per TRUE DWG 992-608-02	l.m.	470		
31.9	31 37 10	1.4.1	Graded 10kg rip rap check dams	ea.	20		
Subtotal Division 31							
DIVISION 32 - ROADS AND SITE IMPROVEMENTS							
32.1	32 11 16.1	1.4.3	75mm minus SGSB gravel, 300mm thickness	m ²	3,825		
32.2	32 11 23	1.4.2	Granular Base, 100mm thickness	m ²	3,825		
32.3	32 12 16	1.5.1S	Hot-Mix asphalt concrete - 50mm UC#1	m ²	2,495		
32.4	32 92 19	1.8.1	Hydraulic seeding of permanent cut/fill slopes	m ²	3,150		
Subtotal Division 32							
DIVISION 33 - UTILITIES							
33.1	33 11 01	1.8.2	200Ø C900 DR18 PVC Watermain	l.m.	305		
33.2	33 11 01	1.8.3	200 x 200 x 150 DI Tee	ea.	2		

ITEM	PAYMENT		DESCRIPTION	UNIT	UNIT QUANTITY	UNIT PRICE	TOTAL PAYMENT
	SECTION	PARA					
DIVISION 33 - UTILITIES - continued							
33.3	33 11 01	1.8.3	200 x 200 x 200 DI Tee	ea.	2		
33.4	33 11 01	1.8.3	200 HxF Gate Valve	ea.	4		
33.5	33 11 01	1.8.3	200Ø HxS 5° PVC Bend	ea.	2		
33.6	33 11 01	1.8.3	200Ø 11.25° to 90° PVC Bend	ea.	5		
33.7	33 11 01	1.8.3	200Ø DI end cap	ea.	2		
33.8	33 11 01	1.8.3	150Hx200H Reducer	ea.	1		
33.9	33 11 01	1.8.4	25Ø Pex water services c/w service saddle, main stop, curb stop, and tubing	ea.	29		
33.10	33 11 01	1.8.5	50Ø Self-Draining Temporary Standpipe	LS	1		
33.11	33 11 01	1.8.13	Tie-in to existing 150Ø PVC Watermain c/w hymax grip coupler and removal of temporary standpipe, end cap, and thrust block	LS	1		
33.12	33 11 01	1.8.13	Tie-in to existing 200Ø PVC Watermain c/w hymax grip coupler and removal of existing standpipe, end cap and thrust block	LS	1		
33.13	33 11 01	1.8.14	Fire Hydrant Assembly c/w 150HxF valve and 150Ø DR18 C900 PVC lead	ea.	2		
33.14	33 30 01	1.6.2	200Ø DR35 PVC Sanitary	l.m.	290		
33.15	33 30 01	1.6.2	200Ø PVC End cap	ea.	1		
33.16	33 30 01	1.6.3	100Ø DR28 PVC Sanitary Service	ea.	29		
33.17	33 44 01	1.5.2	Sanitary inspection chamber	ea.	29		
33.18	33 30 01	1.6.7	Tie-in to existing 200Ø DR35 PVC Sanitary	LS	1		
33.19	33 40 01	1.6.2	375Ø DR35 PVC Storm	l.m.	35		
33.20	33 40 01	1.6.2	300Ø DR35 PVC Storm	l.m.	265		
33.21	33 40 01	1.6.3	150Ø DR28 Storm Service	ea.	29		
33.22	33 44 01	1.5.2	Storm inspection chamber	ea.	29		
33.23	33 40 01	1.6.5	200Ø DR35 PVC Catch basin leads	l.m.	30		
33.24	33 40 01	1.6.5	250Ø DR35 PVC Catch basin leads	l.m.	10		
33.25	33 40 01	1.6.5	300Ø PVC End cap	ea.	1		
33.26	33 40 01	1.6.9	Tie-in to existing 375Ø DR35 PVC Storm	LS	1		
33.27	33 44 01	1.5.1 (1)	1050Ø Pre-Cast prebenched manhole base, lid, slab, frame, cover	ea.	17		
33.28	33 44 01	1.5.1 (1)	1050Ø Pre-Cast prebenched manhole base, lid, and "birdcage" inlet.	ea.	1		
33.29	33 44 01	1.5.1 (2)	1050Ø manhole vertical risers	v.m.	36		
33.30	33 44 01	1.5.2	Type I catch basin	ea.	6		

ITEM	PAYMENT		DESCRIPTION	UNIT	UNIT QUANTITY	UNIT PRICE	TOTAL PAYMENT
	SECTION	PARA					
DIVISION 33 - UTILITIES - continued							
33.31	33 44 01	1.5.2	Type III catch basin	ea.	4		
33.32	33 01 30.1	1.6.2	CCTV Inspection of sanitary main	l.m.	290		
33.33	33 01 30.1	1.6.2	CCTV Inspection of storm main	l.m.	300		
OPTIONAL WORK							
99.1	33 11 01	1.8.2	Extra cost to 200Ø watermain install with drain rock bedding.	l.m.	50		
99.2	33 30 01	1.6.2	Extra cost to 200Ø sanitary main install with drain rock bedding.	l.m.	100		
99.3	33 40 01	1.6.2	Extra cost to 300Ø or 375Ø storm main install with drain rock bedding.	ea.	75		
Subtotal Optional Work							

CONTRACT SUMMARY	
<i>SUBTOTAL DIVISION 01 - GENERAL REQUIREMENTS</i>	_____
<i>SUBTOTAL DIVISION 03 - CONCRETE</i>	_____
<i>SUBTOTAL DIVISION 26 - ELECTRICAL</i>	_____
<i>SUBTOTAL DIVISION 31 - EARTHWORK</i>	_____
<i>SUBTOTAL DIVISION 32 - ROADS AND SITE IMPROVEMENTS</i>	_____
<i>SUBTOTAL DIVISION 33 - UTILITIES</i>	_____
<i>SUBTOTAL OPTIONAL WORK</i>	_____
<i>SUBTOTAL ALL PARTS</i>	=====
<i>PROVISIONAL CONTRACT SUM (CONTINGENCY)</i>	\$125,000.00
<i>GST (5% of Subtotal and Contingency)</i>	_____
<i>TOTAL CONTRACT SUM</i>	=====

NRFP 992-608
IRONSTONE RIDGE SUBDIVISION PH 4A
APPENDIX

APPENDIX 2: Design Drawings

(bound separately)

NRFP 992-608
IRONSTONE RIDGE SUBDIVISION PH 4A
APPENDIX

APPENDIX 3: Geotechnical Reporting

TRUE Consulting
2079 Falcon Road
Kamloops, BC
V2C 4J2

April 9, 2022
File: 1067

Attention: Alyssa Schultz, P.Eng.

**Re: Geotechnical Investigation Report –Ironstone Ridge Phase 4 Subdivision
Calcite Drive, Logan Lake, BC**

1.0 INTRODUCTION

We understand that it is proposed to construct the 4th phase of the Ironstone Ridge Subdivision at the end of Calcite Drive in Logan Lake. The proposed subdivision plan at the time of this report contains 42 residential building lots connected by a paved road network.

Telford Geotechnical Ltd. (TGL) was retained by TRUE Consulting (TRUE) to conduct a geotechnical investigation on the property to characterize the subsurface conditions for the proposed development. This report presents the results of the investigation and provides geotechnical recommendations for the design and construction of the project. This report has been prepared exclusively for TRUE, for their use, the use of others on their design team, and the District of Logan Lake for use in the development permitting process.

2.0 SITE DESCRIPTION

The proposed development site is located at the south end of Calcite Drive, east of the Phase 3 Ironstone Ridge development. The development site is bordered by undeveloped lands to the east and south. Most of the site consists of a relatively flat plateau. The plateau is bordered by a 2 horizontal to 1 vertical slope down to the Phase 3 development on the west side, and a slope up to the undeveloped lands on the east side. There is a raised area on the northwest side of the site, near 420 Calcite Drive, that consists of a rocky knoll and visible bedrock outcrops.

There is an existing unpaved access road that runs north to south through the site. At the time of our visit, the site was generally covered with 10 to 200 mm of snow. The site was primarily vegetated with coniferous trees with some shrubs, and some grass underlying the snow. The west side of the site (along the border of the Phase 3 development) has been stripped of vegetation and some granular material has been placed.

3.0 FIELD INVESTIGATION

The subsurface conditions were investigated on March 18 and 19, 2022. Fifteen solid stem auger holes were advanced between depths of 0.9 to 6.1 m below the existing site grades using a track-mounted auger drill that was supplied and operated by Southland Drilling of Delta, BC. The soil conditions were logged in the field by an engineer from our office. Selective disturbed samples were collected from the

test holes for laboratory testing of the Standard Proctor (ASTM D698) density relationship, moisture content and fines content.

Dynamic Cone Penetration Tests (DCPT's) were advanced in some of the test holes to assess the relative in-situ density of the soils. The DCPT is comprised of a 55 mm blunt nosed cone that is driven into the soil with a 63.5 kg drop hammer from a controlled height of 760 mm and provides results similar to the Standard Penetration Test. The number of blows required to advance the rod for each 300 mm interval are recorded. The test holes were backfilled with bentonite chips and drill cuttings upon completion.

The approximate test hole locations are shown on our drawing 1067-01, following the text of this report.

4.0 SUBSURFACE CONDITIONS

4.1 Published Geological Information

The general geology of the region under investigation is described as 'Undivided Deposits', mainly consisting of undifferentiated morainal deposits (Till with minor sand, gravel and silt) according to the Geological Survey of Canada (GSC) map 1393A.

4.2 Soil Conditions

The soil profile generally consisted of topsoil over soft weathered till, followed by competent glacial till and/or bedrock. The topsoil ranged in thickness from 0.2 to 0.5 m at our investigation locations, with an average depth of 0.3 m. Frozen surficial topsoil was encountered in some of the test holes.

Below the topsoil, the weathered till overburden was generally characterized as silt and sand to sandy silt with some gravel. The material was likely weathered from annual freeze-thaw cycles, and it had a soft consistency that became firm with depth. The moisture content was typically high in this stratum (9 to 20%). The weathered till was underlain by dense glacial till in most test holes, except for TH22-12 and 13, where the weathered till was underlain by shallow bedrock encountered at depths of 0.8 to 0.9 m below grade.

The competent till was encountered at depths of 0.8 to 1.5 m below the existing site grades (1.1 m average across the site). The material was characterized as a silt and sand to silty sand with some gravel. The till was consistently very stiff to hard, with DCPT blow counts greater than 50 blows per 300 mm interval. The moisture content of the till ranged from 6.8 to 10.4%, with most samples being near the optimum moisture content of 8.6% as determined by the Standard Proctor (ASTM D698) lab test. Boulders and cobbles were occasionally encountered in the till, as indicated by hard drilling or drill refusal in some cases. Bedrock was encountered below the glacial till in test holes TH22-01 and TH22-02 at depths of 4.4 to 5.9 m below grade and 0.8 to 0.9 m below grade in TH22-12 and TH22-13.

A detailed description of the test holes is provided in the test hole logs in Appendix A, and a tabulated summary is provided in Section 6.1. The laboratory test results are included in Appendix B.

4.3 Groundwater Conditions

No groundwater was encountered during the site investigation. However, based on previous experience in the area, perched groundwater may exist in the bedrock or granular pockets within the till during wetter months of the year or after periods of prolonged precipitation. Changes to the general till and bedrock surfaces (i.e., cut excavations or blasting) may disturb existing groundwater flow regimes resulting in the emergence of groundwater in areas that were previously dry.

It is recommended that cut slopes and subgrades in bedrock and glacial till be reviewed to assess the presence of groundwater. The design and implementation of groundwater collection systems should be determined during construction based on field observations.

5.0 DISCUSSION

5.1 General Comments

As noted, it is proposed to construct a new 42-lot residential subdivision in Logan Lake, at the end of Calcite Drive.

Due to the site grades, cuts and fills will be required to provide level building and road areas. The site is generally underlain by topsoil over soft weathered till, followed by hard glacial till and/or bedrock. The hard till and bedrock are suitable subgrades for the placement of engineered fills and for supporting residential buildings on conventional foundations.

From a geotechnical perspective, we confirm that the proposed development is feasible provided that our recommendations outlined in the following sections are incorporated into the overall design.

6.0 RECOMMENDATIONS FOR DEVELOPMENT

6.1 Site Preparations

The recommended site preparations for the proposed roads and building areas include the removal of all topsoil, overburden, and unsuitable soils to expose a subgrade of very dense to hard glacial till or bedrock. Any grade reinstatement beneath the site should consist of engineered fill. In the context of this report, engineered fill is imported granular fill or locally borrowed fill that is free from debris and organics. It is expected that the natural soils (till) can be used as engineered fills provided that they are dried out or moisture conditioned to achieve the desired level of compaction.

The fills are recommended to be compacted in 300 mm loose lifts with a vibratory roller to a minimum of 100% Standard Proctor (ASTM D698) maximum dry density (SPMDD). The fills should also be re-compacted and wetted if allowed to dry out. In-situ nuclear density tests should be conducted during the site filling to ensure that the fill is being compacted properly.

A summary of the topsoil depth, stripping depth, depth to bedrock (if encountered), and total test hole depth is summarized for each test hole in Table 1.

Table 1. Test Hole Summary

Test Hole ID	Topsoil Depth (m) ¹	Stripping Depth (m) ¹	Depth to Bedrock (m) ^{1,2}	Total Hole Depth (m) ¹	Stripping Subgrade
TH22-01	0.2	1.4	4.4	4.6	TILL
TH22-02	0.2	1.4	5.9	6.1	TILL
TH22-03	0.3	0.9	-	6.1	TILL
TH22-04	0.3	1.1	-	6.1	TILL
TH22-05	0.3	0.9	-	6.1	TILL
TH22-06	0.2	0.9	-	3.0	TILL
TH22-07	0.4	1.4	-	3.0	TILL
TH22-08	0.3	1.1	-	3.0	TILL
TH22-09	0.4	1.2	-	3.0	TILL
TH22-10	0.3	0.9	-	3.0	TILL
TH22-11	0.2	1.2	-	3.0	TILL
TH22-12	0.2	0.8	0.8	0.9	BEDROCK
TH22-13	0.2	0.9	0.9	1.1	BEDROCK
TH22-14	0.2	0.8	-	4.6	TILL
TH22-15	0.5	1.5	-	3.0	TILL

Notes:

1. Depth below existing grades.
2. "-" Indicates bedrock was not encountered.

It should be noted that the depths are referenced from our test hole locations and that the thickness of unsuitable soils is expected to vary across the site.

6.2 Permanent Cut and Fill Slopes

Permanent cut slopes in the dense glacial till for the proposed development are recommended not to exceed 2.0H:1V in soil and 1.5H:1V in bedrock. Compacted soil fill slopes should not exceed 2.0H:1V.

Permanent soil slopes should be armoured with riprap or vegetated to reduce erosion. The use of an erosion control blanket to facilitate slope revegetation may be recommended for some cut slopes on a case-by-case basis.

6.3 Cold Weather Construction

Construction during prolonged periods of cold weather during the winter requires special site preparations for general earthworks. Typically, temperatures of 0 degrees to -5 degrees Celsius may require a small amount of overnight frost removal or placing a dry insulating soil cover to protect the subgrade from freezing. Temperatures of -5 degrees Celsius to -10 degrees Celsius require the placement of a dry insulating soil cover to prevent the previous day's moisture conditioned and compacted fill layer from freezing. Temperatures below -10 degrees Celsius generally require a large effort to maintain a reasonable production level since frost will penetrate the ground rapidly during the

day and water lines will freeze up. These are general guidelines and would be required to be modified depending on night-time temperatures, wind, and available sunlight during the day.

During cold weather, the following requirements may be required for construction:

1. Frozen materials must be removed from the surface of any borrow pits and stockpiles to access unfrozen materials.
2. The subgrade of the work area must be kept free of frost prior to placing engineered fills.

6.4 Building Foundations

Foundations constructed on the compacted engineered fills or dense glacial till can be designed for a Serviceability Limit State bearing pressure of 100 kPa and a factored Ultimate Limit State bearing pressure of 150 kPa. Post construction settlement should be less than 25 mm and differential settlements should be less than 10 mm over a 5 m span at the recommended bearing pressures. The exterior foundations should be buried at least 1200 mm for frost protection. The use of sulphate resistant concrete is recommended for any below grade foundations.

6.5 Seismic Design of Foundations

The soils underlying this site are classified as Site Class C as defined in Table 4.1.8.4.A. of the 2018 BC Building Code (BCBC).

6.6 Grade Supported Floor Slabs

To provide suitable support for any concrete slabs-on-grade, we recommend that any grading fills placed under the slab should be compacted in 200 mm loose lifts to a minimum of 98% SPMDD. The floor slab should be underlain by a polyethylene moisture barrier and a minimum of 100 mm of clean gravel fill to inhibit upward migration of moisture beneath the slab and to provide for radon gas control.

6.7 Site and Foundation Drainage Systems

A perimeter drain shall be provided for all below grade interior spaces in accordance with Section 9.14 of the 2018 BCBC. It is recommended that the drain tile be covered with a minimum of 150 mm of clear drain rock and a non-woven geotextile fabric. The perimeter drains should be connected to the municipal storm system with a backflow preventer upstream of the roof drains. Where possible, the perimeter drains could be daylighted by gravity to the rear of the lots as there is expected to be negligible groundwater on site.

The roof drains should be discharged into the municipal storm system or directed towards landscape areas. The stormwater should not be directed towards an adjacent property or at the top of fill slopes. The use of energy dissipaters at the discharge locations is recommended to reduce erosion.

The areas surrounding the buildings should be sloped away with a minimum gradient of at least 2% to prevent ponding of water near the building.

6.8 Temporary Excavations

We would expect that temporary slopes can be cut at 1H:1V in the existing compact to dense native soils. Temporary cut slopes exceeding 1.2 m in height require an inspection by a professional engineer in accordance with WorkSafe BC guidelines prior to workers entering the excavation.

7.0 NEW ON-SITE ROADS AND PARKING AREAS

7.1 Construction Materials

It is assumed that the specifications for granular materials for backfill, pipe bedding and compaction requirements for trenches will meet the requirements of the Master Municipal Specifications Construction Documents (MMCD).

7.2 Site Preparation

Following the recommended site preparation noted in Section 6.1, the soil subgrade should be proof rolled to locate any soft areas, or loose zones and compacted to 100% SPMDD. Any areas identified would have to be over excavated and replaced with granular materials or re-compacted to the required density.

7.3 Road Design and Construction

The minimum road structure for the proposed development is shown in Table 2 below and is considered suitable for the ground conditions at this site, following completion of the recommended site preparation works.

Table 2: Recommended Minimum Light Duty Asphalt Pavement Structure

Material	Thickness (mm)
Asphaltic Concrete	50
Crushed gravel base course - 25 mm minus	75
Select granular sub-base course, well graded - 75 mm minus	300

It is recommended that the road fills be compacted with a vibratory drum roller having a minimum operating weight of 10,400 kg and a drum diameter of at least 1.5 m.

The fills are recommended to be placed in uniform, loosely placed layers not exceeding 150 mm in thickness. The contractor must ensure that sufficient water is added as necessary during compaction in order to obtain the specified density and optimum moisture content for compaction. All imported fills, and subgrade soils should be compacted to a minimum of 100% SPMDD that is within 2% of the optimum moisture content.

7.4 Utility Installation

We recommend that all utility excavations be sloped or shored in accordance with the latest WorkSafe BC regulations. Pipe bedding, backfill materials and compaction requirements should be in accordance with the MMCD. Gravel pipe bedding may be required if wet trench conditions are encountered.

8.0 FIELD REVIEWS

As required by the 2018 BC Building Code “Letters of Assurance”, TGL will carry out sufficient field reviews during construction to ensure that the geotechnical design recommendations contained within this report have been adequately communicated to the design team and to the contractors implementing the design. These field reviews are not carried out for the benefit of the contractor, therefore they do not in any way affect the contractor’s obligations to construct the works in accordance with the design.

It is the contractors’ responsibility to advise TGL (a minimum of 24 hours in advance) that a field review is required. Reviews are normally required at the time of these activities:

1. Site stripping
2. Excavation subgrade
3. Review of cut and fill slopes
4. Review of groundwater emergence (if present)
5. Compaction of engineered fills
6. Road subgrade and proof rolling
7. Compaction testing of road gravels
8. Excavation more than 1.2 m in height requiring man-entry

9.0 CLOSURE

This report has been prepared exclusively for TRUE Consulting for the purpose of providing geotechnical recommendations for the design and construction of the proposed residential subdivision development as described in this report. The report remains the property of TGL and unauthorized use of, or duplication of this report is prohibited.

We are pleased to be of assistance to you on this project and we trust that our comments and recommendations are both helpful and sufficient for this project. If you would like further details or require clarification, please do not hesitate to contact the undersigned.

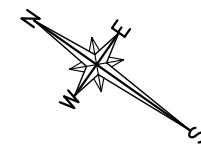
For:
Telford Geotechnical Ltd.

Reviewed by:



Ameeta Bhabra, B.A.Sc., EIT
Project Engineer

Bill Telford, M.Eng., P.Eng.
Principal Geotechnical Engineer



PROPOSED SPREADSHEET INFORMATION
 PLAN AREA: 100' BY 100'
 SCALE: 1" = 100'
 DATE: 03/24/2022
 DRAWN BY: AKB
 APP'D: WWT

SITE PLAN
 SCALE = N.T.S.

LEGEND:
 TEST HOLE LOCATION  TH22-03

- REFERENCE:
- TRUE CONSULTING, DRAWING NO. 992-603-L1, FEB. 2022
 - TNRD GIS MAP

TG TELFORD GEOTECHNICAL
 Geotechnical Engineering | Materials Testing
 101-1428 Lorne Street Kamloops, BC V2C 1X4
 telfordgeotech.com 250-828-2466

DATE:	MARCH 24, 2022	
DRN. BY:	AKB	APP'D. WWT
SCALE:	AS SHOWN	

IRONSTONE RIDGE SUBDIVISION PHASE 4
 CALCITE DRIVE, LOGAN LAKE, BC
TEST HOLE LOCATION PLAN

FILE NO.:	1067
DWG. NO.:	1067-01

REVISIONS:
A.
B.
C.

ORIGINAL PAPER SIZE: 8.5"X11"

APPENDIX A – TEST HOLE LOGS

Test Hole Log: TH22-01

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



**TELFORD
GEOTECHNICAL**

Geotechnical Engineering | Materials Testing

101-1428 Lorne Street
Kamloops, BC V2C 1X4
(250) 828-2466
<http://telfordgeotech.com>

Depth	Soil Profile			Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description	Depth (m)				
0		Ground Surface	0.0				
0		Topsoil Silt, some sand, roots, dark brown, very moist	0.2	7			
1		Weathered Till Silt and sand, some gravel, trace rootlets, greyish brown with some green/purple mottling, slight moisture, soft	1.4	7, 25, 32	10.5		Hard drilling at 4.5'
2		Till Silt and sand, some gravel (sub-rounded to sub-angular), trace rootlets, greyish brown, slight moisture, very stiff to hard	4.4	>50	8.3		
3			4.6	>50	7.9		
4		Bedrock Rock flour, drill refusal	4.6				No groundwater
5		End of Borehole					
6							

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-02

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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101-1428 Lorne Street
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(250) 828-2466
<http://telfordgeotech.com>

Depth	Soil Profile			Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description	Depth (m)				
0		Ground Surface	0.0				
0.2		Topsoil Silt, some sand, roots, dark brown, very moist	0.2				
1.4		Weathered Till Sand and silt, some gravel, greyish brown, slight moisture, soft	1.4		8.8		
5.9		Till Sand and silt, gravelly (sub-rounded to sub-angular), greyish brown, slight moisture, very stiff to hard	5.9				Hard drilling at 4.5'
6.1		Bedrock Rock flour (light green/grey), drill refusal	6.1		6.8		
6.1		End of Borehole			8.7		No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-03

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface	0.0			
0		Topsoil Silt, some sand, roots, dark brown, very moist	0.3			Very soft at ground surface
1		Highly Weathered Till Sand and silt, some gravel, brown, very loose becoming compact, wet to very moist	0.9	16.4		Hard drilling at 3'
2		Till Sand and silt to silty sand, some gravel (sub-rounded to sub-angular), brown, slight moisture, very stiff to hard	>50 _c	6.8		
3		- Moist seam near 14'		9.7		
4						
5						
6						
6.1		End of Borehole				Hard drilling near 19', likely boulder No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-04

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface				
0		Topsoil Silt, some sand, roots, dark brown, very moist				Very soft at ground surface
0.3		Weathered Till Sand and silt, some gravel, light greyish brown, dry, soft				
0.9		Till Sand and silt, some gravel (sub-angular), some boulders/cobbles, brown, slight moisture, very stiff to hard				Hard drilling at 3.5'
6.1		End of Borehole				Boulder encountered at 8'
				10.2		No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-05

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile			Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description	Depth (m)				
0		Ground Surface	0.0				
0		Topsoil Silt, roots, dark brown, wet, very soft	0.3	5			Very soft upper 150 mm
1		Weathered Till Sand, silty, some gravel, trace rootlets, brown, very moist, loose	1.1	13			Hard drilling at 3'
2		Till Sand, silty, some gravel to gravelly (sub-angular, fine to medium), brown, slight moisture, very dense	6.1	40			
3				>50 _c			
8					7.5		
18					7.0		
20		End of Borehole	6.1				No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-06

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile			Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description	Depth (m)				
0		Ground Surface	0.0				
0		Topsoil Silt, roots, dark brown, frozen	0.2	10			Upper 175 mm is frozen
1		Overburden (Weathered Till) Silt and sand, some gravel, light greyish brown, dry, stiff becoming hard	0.9	19	10.6		
2		Till Silt and sand, some gravel (sub-rounded to sub-angular), greyish brown, slight moisture, hard		>50 _c			
3							
4							
5							
6					9.0		
7							
8							
9							
10			3.0				No groundwater
11		End of Borehole					
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-07

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile			Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description	Depth (m)				
0		Ground Surface	0.0				
0		Topsoil Silt, roots, dark brown, frozen becoming moist	0.4				Frozen at surface
1		Overburden (Weathered Till) Silt and sand, some gravel, greyish brown, dry, stiff becoming hard	1.1				
2		Till Silt and sand, some gravel (sub-rounded to sub-angular), greyish brown, slight moisture, hard	3.0		9.4		Hard drilling at 4.5'
3		End of Borehole					No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-08

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile			Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description	Depth (m)				
0		Ground Surface	0.0				
0.3	Topsoil	Silt, roots, dark brown, moist, soft	0.3	4			
1.1	Overburden (Weathered Till)	Silt and sand, some gravel, greyish brown, very moist, soft becoming stiff	1.1	18	17.8		
3.0	Till	Silt and sand, some gravel (sub-rounded to sub-angular), greyish brown, slight moisture becoming moist near 10', hard	3.0	>50 _c	8.6		Hard drilling at 3.5'
3.0		End of Borehole					No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-09

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile			Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description	Depth (m)				
0		Ground Surface	0.0				
0 to 1		Topsoil Silt, roots, dark brown, moist, soft	0.4	5			
1 to 3		Overburden (Weathered Till) Silt, sandy, some gravel (sub-rounded to sub-angular), brown, trace white pockets, very moist, soft	1.2	6, 13	15.5		
3 to 10		Till Silt and sand, some gravel (sub-rounded to sub-angular), greyish brown, slight moisture, hard	3.0	32, >50			Standard Proctor SPMDD = 2201 kg/m ³ , 8.6% moisture
10 to 11		End of Borehole					No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-10

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface	0.0			
0.3	Topsoil	Silt, roots, dark brown, moist, soft				
0.9	Overburden (Weathered Till)	Silt, sandy, some gravel, brown, moist, soft becoming stiff		15.5		
3.0	Till	Silt and sand, some gravel (sub-rounded to sub-angular, fine to medium), greyish brown, slight moisture becoming dry with depth, hard				
3.0		End of Borehole				No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-11

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile			Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description	Depth (m)				
0		Ground Surface	0.0				
0.2		Topsoil Silt, roots, dark brown, moist, soft	0.2	3			
1.2		Overburden (Weathered Till) Silt, sandy, some gravel, some wood and roots, brown, moist, soft becoming stiff - Green staining and some rock flour from 3 to 4', likely boulder	1.2	6, 22, 44	9.2		
3.0		Till Silt and sand, some gravel, greyish brown, slight moisture, hard	3.0	>50			
3.0		End of Borehole					No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-12

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile			Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description	Depth (m)				
0		Ground Surface	0.0				
0.2		Topsoil Silt, roots, dark brown, moist, soft	0.2				
0.8		Overburden (Weathered Till) Silt, sandy, some gravel, greyish brown, moist, soft becoming very stiff	0.8				
0.9		Bedrock Bedrock, some angular rock fragments and rock flour, drill refusal	0.9				
21		End of Borehole					No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-13

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface	0.0			
0.2		Topsoil Silt, some gravel, roots, brown, slight moisture				
0.9		Overburden (Weathered Till) Silt, sandy, some gravel, greyish brown, slight moisture, firm				
1.1		Bedrock Bedrock, some angular rock fragments and rock flour, drill refusal				
6		End of Borehole				
10						No groundwater

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-14

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile			Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description	Depth (m)				
0		Ground Surface	0.0				
0		Topsoil Silt, sandy, roots, brown, slight moisture	0.2				
1		Weathered Till Silt, sandy, some gravel, greyish brown, slight moisture, soft to firm	0.8				
2		Till Silt, sandy, some gravel, some cobbles/boulders, greyish brown, slight moisture, very stiff to hard					
3							
4							
5							
6							
7							
8							
9							
10							
11							
12		- Thin greenish brown seam at 14.5'					
13							
14							
15			4.6				No groundwater
16		End of Borehole					
17							
18							
19							
20							
21							

Date of Drilling: March 18 & 19, 2022

Rig Type: Track-Mounted Auger

Logged By: AKB

Datum: Ground Surface

Page: 1 of 1

Test Hole Log: TH22-15

Project No.: 1067

Project: Ironstone Ridge Subdivision Phase 4

Client: TRUE Consulting

Location: Calcite Drive, Logan Lake, BC



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Depth	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface	0.0			
0 to 1		Topsoil Silt, sandy, roots, brown, slight moisture, very soft	3			
1 to 3		Overburden (Weathered Till) Silt, sandy, some gravel, greyish brown, some green staining, soft	12, 26			
3 to 6		Till Silt and sand, gravelly (fine to medium), greyish brown, slight moisture, hard	25, 42	10.4		
6 to 10			>50			
10 to 11		End of Borehole				No groundwater

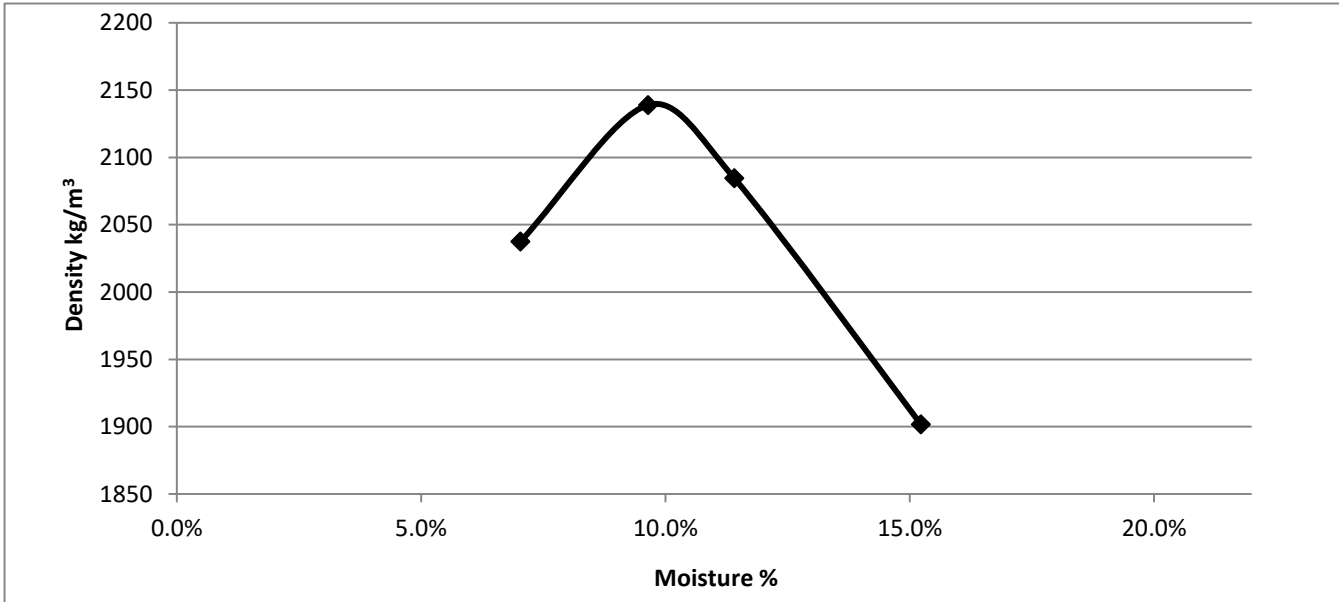
Date of Drilling: March 18 & 19, 2022
Rig Type: Track-Mounted Auger
Logged By: AKB

Datum: Ground Surface
Page: 1 of 1

APPENDIX B – LABORATORY TEST RESULTS

MOISTURE DENSITY RELATIONSHIP REPORT

CLIENT:	TRUE CONSULTING	JOB #	1067
PROJECT NAME:	IRONSTONE RIDGE SUBDIVISION PHASE 4		
PROJECT LOCATION:	CALCITE DRIVE, LOGAN LAKE, BC		
PROCTOR TYPE:	Standard Proctor - ASTM D698	DATE SAMPLED:	19-Mar-22
PROCTOR METHOD:	Mold B: 101.6mm	DATE TESTED:	23-Mar-22
TYPE OF SAMPLE:	Till	SOURCE:	TH22-09, 5.0'-10.0'



MAXIMUM DRY DENSITY:	2139 kg/m³	CORRECTED DENSITY:	2201 kg/m³
OPTIMUM MOISTURE:	9.7 %	CORRECTED MOISTURE:	8.6 %

DRY DENSITY DETERMINATION						Screen	
Wt. Sample Wet (g)	2044	2199	2177	2054		Size:	9.5mm
Volume Mold (cm ³)	937	937	937	937		Retained:	827.25
Wet Density (kg/m ³)	2181	2345	2322	2191		Passing:	4817.55
Dry Density (kg/m ³)	2037	2139	2085	1902		Total:	5644.8
MOISTURE CONTENT DETERMINATION							
Wt. Water	47.3	56.0	70.5	82.3			
Wt. Dry Soil	672.2	580.7	618.0	540.2			
Moisture Content	7.0%	9.6%	11.4%	15.2%			
						Oversized %	14.7%

Comments:

Per: Gabriela Vina

Reviewed by: Bill Telford, M.Eng., P.Eng.

Materials Technician

Geotechnical Engineer

FINES CONTENT REPORT
(ASTM C117)

CLIENT:	TRUE CONSULTING	PROJECT #	1067
PROJECT NAME:	IRONSTONE RIDGE SUBDIVISION PHASE 4		
PROJECT LOCATION:	CALCITE DRIVE, LOGAN LAKE, BC		
SAMPLED BY:	AMEETA BHABRA	DATE SAMPLED:	18-Mar-22
TESTED BY:	GABRIELA VINA	DATE TESTED:	22-Mar-22

Hole #:	TH22-01	TH22-01	TH22-02	TH22-02
Depth:	4.0'	9.0'	3.0'	13.0'
Fines Content:	56.5%	46.9%	45.2%	50.7%

Hole #:	TH22-03	TH22-03	TH22-04	TH22-05
Depth:	2.0'	7.0'	13.5'	8.0'
Fines Content:	57.6%	36.0%	52.2%	37.0%

Hole #:	TH22-05	TH22-06	TH22-07	TH22-09
Depth:	18.0'	2.5'	5.0'	2.5'
Fines Content:	26.7%	53.3%	53.9%	63.6%

Hole #:	TH22-15			
Depth:	6.0'			
Fines Content:	58.8%			

Hole #:				
Depth:				
Fines Content:				

Hole #:				
Depth:				
Fines Content:				

Comments:

Per: Gabriela Vina

Reviewed by: Bill Telford, M.Eng., P.Eng.

Geotechnical Materials Technician

Geotechnical Engineer

**MOISTURE CONTENT REPORT
(ASTM D2216)**

CLIENT:	TRUE CONSULTING	PROJECT #	1067
PROJECT NAME:	IRONSTONE RIDGE SUBDIVISION PHASE 4		
PROJECT LOCATION:	CALCITE DRIVE, LOGAN LAKE, BC		
SAMPLED BY:	AMEETA BHABRA	DATE SAMPLED:	18-Mar-22
TESTED BY:	GABRIELA VINA	DATE TESTED:	21-Mar-22

Hole #:	TH22-01	TH22-01	TH22-01	TH22-02
Depth:	4.0'	9.0'	12.0'	3.0'
Moisture:	10.5%	8.3%	7.9%	8.8%

Hole #:	TH22-02	TH22-02	TH22-03	TH22-03
Depth:	8.0'	13.0'	2.0'	7.0'
Moisture:	6.8%	8.7%	16.4%	6.8%

Hole #:	TH22-03	TH22-04	TH22-05	TH22-05
Depth:	14.5'	13.5'	8.0'	18.0'
Moisture:	9.7%	10.2%	7.5%	7.0%

Hole #:	TH22-06	TH22-06	TH22-07	TH22-08
Depth:	2.5'	7.0'	5.0'	1.5'
Moisture:	10.6%	9.0%	9.4%	17.8%

Hole #:	TH22-08	TH22-09	TH22-11	TH22-15
Depth:	10.0'	2.5'	3.5'	6.0'
Moisture:	8.6%	15.5%	9.2%	10.4%

Hole #:				
Depth:				
Moisture:				

Comments:

Per: Gabriela Vina

Reviewed by: Bill Telford, M.Eng., P.Eng.

Geotechnical Materials Technician

Geotechnical Engineer

NRFP 992-608
IRONSTONE RIDGE SUBDIVISION PH 4A
APPENDIX

APPENDIX 4: Sample Agreement

DISTRICT OF LOGAN LAKE

IRONSTONE RIDGE PHASE 4A
MMCD CONTRACT DOCUMENTS

Owner:



District of Logan Lake
1 Opal Drive, PO Box 190
Logan Lake, BC V0K 1W0

Contract Administrator:



TRUE Consulting
2089 Falcon Road
Kamloops, BC V2C4J2

May 2026
992-608

Owner: **District of Logan Lake**
Contract: **Ironstone Ridge Phase 4A**
Reference No. **992-608**

The complete **Ironstone Ridge Phase 4A Contract Documents** are based on the Master Municipal Construction Documents and consist of the following parts:

1. Documents provided herein:

- Agreement
Schedule 1 - Schedule of Contract Documents
Schedule 2 - List of Drawings
Schedule 3 - Schedule of Quantities and Prices
Schedule 4 – List of Subcontractors
- Supplementary General Conditions
- Supplementary Specifications
- Geotechnical Report (separate)
- Contract Drawings (combined separately)
- Appendix A – Force Account Rates
- Appendix B – Prime Contractor Form

2. Documents that must be obtained by the Tenderer / Contractor:

- Master Municipal Construction Documents, 2019 Edition Volume II
(Available at MMCD website www.mmcd.net)
General Conditions
Schedules and Diagrams
Standard Specifications
Standard Detail Drawings
- MMCD Supplemental Updates (document changes prepared by MMCD)
(Available at MMCD website www.mmcd.net)
Please ensure that all updates have been reviewed.

BETWEEN *OWNER* AND *CONTRACTOR*

This agreement made in duplicate this

_____ day of _____, 2026.

Project: **Ironstone Ridge Phase 4A**

Reference No: **992-608**

BETWEEN:

The **District of Logan Lake**
(the "*Owner*")

AND:

(NAME AND OFFICE ADDRESS OF CONTRACTOR)

(the "*Contractor*")

The *Owner* and the *Contractor* agree as follows:

Article 1 The Work Start / Completion Dates

- 1.1 The *Contractor* will perform all *Work* and provide all labour, equipment and material and do all things strictly as required by the *Contract Documents*.
- 1.2 The *Contractor* will commence the *Work* in accordance with the *Notice to Proceed*. The *Contractor* will proceed with the *Work* diligently, will perform the *Work* generally in accordance with the construction schedules as required by the *Contract Documents* and will achieve the *Milestone Dates*, including *Substantial Performance* and *Total Performance* of the *Work* on or before the dates listed in Appendix 2 of the Form of Tender, subject to the provisions of the *Contract Documents* for adjustments to the *Contract Time*
- 1.3 Time shall be of the essence of the Contract.

- Article 2 Contract Documents**
- 2.1 The "*Contract Documents*" consist of the documents listed or referred to in Schedule 1, entitled "Schedule of Contract Documents", which is attached and forms a part of this Agreement, and includes any and all additional and amending documents issued in accordance with the provisions of the *Contract Documents*. All of the *Contract Documents* shall constitute the entire *Contract* between the *Owner* and the *Contractor*.
- 2.2 The *Contract* supersedes all prior negotiations, representations or agreements, whether written or oral, and the *Contract* may be amended only in strict accordance with the provisions of the *Contract Documents*.
- Article 3 Contract Price**
- 3.1 The price for the *Work* ("*Contract Price*") shall be the sum in Canadian dollars of the following:
- .1 the product of the actual quantities of the items of *Work* listed in the *Schedule of Quantities and Prices* which are incorporated into or made necessary by the *Work* and the unit prices listed in the *Schedule of Quantities and Prices*; plus
 - .2 all lump sums, if any, as listed in the *Schedule of Quantities and Prices*, for items relating to or incorporated into the *Work*; plus
 - .3 any adjustments, including any payments owing on account of *Changes* and agreed to *Extra Work*, approved in accordance with the provisions of the *Contract Documents*.
- 3.2 The *Contract Price* shall be the entire compensation owing to the *Contractor* for the *Work* and this compensation shall cover and include all profit and all costs of supervision, labour, material, equipment, overhead, financing, and all other costs and expenses whatsoever incurred in performing the *Work*.
- Article 4 Payment**
- 4.1 Subject to applicable legislation and the provisions of the *Contract Documents*, the *Owner* shall make payments to the *Contractor*.
- 4.2 If the *Owner* fails to make payments to the *Contractor* as they become due in accordance with the terms of the *Contract Documents* then interest calculated at 2% per annum over the prime commercial lending rate of the Royal Bank of Canada on such unpaid amounts shall also become due and payable until payment. Such interest shall be calculated and added to any unpaid amounts monthly.
- Article 5 Rights and Remedies**
- 5.1 The duties and obligations imposed by the *Contract Documents* and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

5.2 Except as specifically set out in the *Contract Documents*, no action or failure to act by the *Owner*, *Contract Administrator* or *Contractor* shall constitute a waiver of any of the parties' rights or duties afforded under the *Contract*, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach under the *Contract*.

Article 6 Notices

6.1 Communications among the *Owner*, the *Contract Administrator* and the *Contractor*, including all written notices required by the *Contract Documents*, may be delivered by hand, by email, or by fax, or by pre-paid registered mail to the addresses as set out below:

The *Owner*:

District of Logan Lake

1 Opal Drive, PO Box 190

Logan Lake, BC V0K 1W0

Phone: (250) 523-6225

Email: cao@loganlake.ca

Attention: Wade Archambault, CAO

The *Contractor*:

Phone: _____

Email: _____

Attention: _____

The *Contract Administrator*:

TRUE Consulting

2089 Falcon Road

Kamloops, BC V2C4J2

Phone: (250) 828-0881

Email: dyoung@true.bc.ca

Attention: Derek Young

6.2 A communication or notice that is addressed as above shall be considered to have been received

.4 immediately upon delivery, if delivered by hand; or

- .5 immediately upon transmission if sent by fax and received in hard copy;
or
- .6 after 5 Days from date of posting if sent by registered mail.

6.3 The *Owner* or the *Contractor* may, at any time, change its address for notice by giving written notice to the other at the address then applicable. Similarly if the *Contract Administrator* changes its address for notice then the *Owner* will give or cause to be given written notice to the *Contractor*.

6.4 The sender of a notice by fax assumes all risk that the fax is received in hard copy.

Article 7 General

7.1 This *Contract* shall be construed according to the laws of British Columbia.

7.2 The *Contractor* shall not, without the express written consent of the *Owner*, assign this *Contract*, or any portion of this *Contract*.

7.3 The headings included in the *Contract Documents* are for convenience only and do not form part of this *Contract* and will not be used to interpret, define or limit the scope or intent of this *Contract* or any of the provisions of the *Contract Documents*.

7.4 A word in the *Contract Documents* in the singular includes the plural and, in each case, vice versa.

7.5 This agreement shall ensure to the benefit of and be binding upon the parties and their successors, executors, administrators and assigns.

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

Contractor:

(FULL LEGAL NAME OF CORPORATION, PARTNERSHIP OR INDIVIDUAL)

(AUTHORIZED SIGNATORY)

(AUTHORIZED SIGNATORY)

Owner:

(FULL LEGAL NAME OF CORPORATION, PARTNERSHIP OR INDIVIDUAL)

(AUTHORIZED SIGNATORY)

(AUTHORIZED SIGNATORY)

Schedule 1

Schedule of Contract Documents

The following is an exact and complete list of the *Contract Documents*, as referred to in Article 2.1 of the Agreement.

NOTE: The documents noted with “*” are contained in the “Master Municipal Construction Documents - 2019 Edition Volume II”. All sections of these publications are included in the *Contract Documents*.

- 1.1 Agreement, including all Schedules;
- 1.2 Supplementary General Conditions;
- 1.3 General Conditions *;
- 1.4 Supplementary Specifications;
- 1.5 MMCD Supplemental Updates (available at www.mmcd.net);
- 1.6 Specifications *;
- 1.7 Geotechnical Report
- 1.8 *Contract Drawings* listed in Schedule 2 to the Agreement - “List of *Contract Drawings*”;
- 1.9 Standard Detail Drawings *;
- 1.10 Third Party Utility Specifications (BC Hydro and Telus)

Schedule 2 List of Contract Drawings

(COMPLETE LISTING OF ALL DRAWINGS, PLANS AND SKETCHES WHICH ARE TO FORM A PART OF THE CONTRACT, OTHER THAN STANDARD DETAIL DRAWINGS AND SUPPLEMENTARY STANDARD DETAIL DRAWINGS.)

TITLE	DRAWING NO.	DATE	REVISION NO.	REVISION DATE
TITLE SHEET, LOCATION PLAN, AND DRAWING LIST AND GENERAL NOTES	992-608-01	MAY 2026	R1	May 20 2026
EROSION AND SEDIMENT CONTROL PLAN	992-608-02	MAY 2026	R1	May 20 2026
OVERALL SITE SERVICING PLAN	992-608-03	MAY 2026	R4	May 20 2026
CALCITE DRIVE CROSS SECTIONS 0+010m TO 0+260m	992-608-04	MAY 2026	R1	May 20 2026
ROAD A CROSS SECTIONS 2+000m TO 2+296m	992-608-05	MAY 2026	R1	May 20 2026
CALCITE DRIVE EXENSION SERVICING PLAN AND PROFILE	992-608-06	MAY 2026	R1	May 20 2026
ROAD A AND UTILITY CORRIDOR SERVICING PLAN AND PROFILE	992-608-07	MAY 2026	R1	May 20 2026
SITE FINISHED GRADE PLAN	992-608-08	MAY 2026	R1	May 20 2026
SHALLOW UTILITIES PLAN	992-608-09	MAY 2026	R1	May 20 2026
STANDARD DRAWINGS 1 OF 2	992-608-10	MAY 2026	R1	May 20 2026
STANDARD DRAWINGS 2 OF 2	992-608-11	MAY 2026	R1	May 20 2026
BC HYDRO UNDERGROUND DUCT AND STRUCTURES FOR NEW SUBDIVISION CALCITE DR SHEET 1 OF 2	605-U07-06094	MAY 2026	R0	May 14 2026
BC HYDRO UNDERGROUND DUCT AND STRUCTURES FOR NEW SUBDIVISION CALCITE DR SHEET 2 OF 2	605-U07-06094	MAY 2026	R0	May 14 2026

The General Conditions for this project are contained in the Master Municipal Construction Documents (MMCD) 2019 Edition Volume II, except as specified in the following Supplementary General Conditions and MMCD Supplemental Updates (see Schedule 1 of the Agreement). These Supplementary General Conditions take precedence over the applicable MMCD General Conditions.

1.0 DEFINITIONS

- SGC 1.19.1 Contingency or Contingency Allowance.**
Delete portion of clause "Tender Closing Date" and substitute with "Notice of Award"
- 1.19 Contingency or Contingency Allowance.** Add new clauses:
- SGC 1.19.2 The *Owner* will retain any unused portion of the *Contingency Allowance*, and the *Contractor* cannot make a claim for lost overhead or profit on the unused portion of the *Contingency Allowance*.
- GC 1.45.1 Notice of Award.** Delete and replace with the following:
- SGC 1.45.1 Notice of Award is a written notice by which the Owner and Contractor agree to enter into a Contract subject to the Contractor delivering to the Owner any required items outlined in the NRFP.
- GC 1.46.1 Notice to Proceed.** Delete and replace with the following:
- SGC 1.46.1 Notice to Proceed is a written notice from the Owner or Contract Administrator to the Contractor directing the Contractor to commence the Work.
- 1.46 Notice to Proceed.** Add new clause:
- SGC 1.46.2 Pricing for Optional Work shall not include any general overhead costs or profit not directly related to the Optional Work.
- SGC 1.50.1 Owner.** Delete portion of clause "Instruction to Tenderers."
- GC 1.54.1 Preliminary Construction Schedule.** Delete clause.
- SGC 1.59.1 **Schedule of Quantities and Prices.**
Delete portion of clause "Appendix 1 to the Form of Tender" and substitute with "Schedule 3 – Schedule of Quantities and Prices to the Agreement."
- GC 1.70.1 Tender Closing Date and Tender Closing Time.** Delete clause.
- GC 1.71.1 Tender Price.** Delete clause.

GC 1.72.1 Tender Quantity. Delete clause.

SGC 1.76.1 Variance Threshold Percentage.
Delete portion of clause "Tendered Schedule of Quantities and Prices for that item" and substitute with "on Schedule 3 of the Agreement for that item."

4.0 CONTRACTOR

SGC 4.6.1 Construction Schedule.
Delete portion of clause "Within the time set out in the Form of Tender" and substitute with "within 15 days of receipt of the written Notice of Award."

SGC 4.6.6 Construction Schedule.
Delete portion of clause "under paragraph 5.1.1 of the Form of Tender" and substitute with "under paragraph 1.46.1."

SGC 4.11.2 Subcontractors.
Delete portion of clause "in Appendix 5 of the Form of Tender" and substitute with "in Schedule 4 of the Agreement"

4.12 Tests and Inspections. Add new clauses:

SGC 4.12.11 The Owner will retain and pay for the services of a mutually agreed upon independent testing agency to complete proctor testing in the event of a dispute between quality control and quality assurance test results. The results of the independent testing agency will be considered conclusive.

SGC 4.12.12 The cost of failed tests due to non-compliance of the work with the minimum requirements of materials and workmanship shall be paid for by the Contractor. The costs of extra tests will be calculated by the Contract Administrator, based on the invoices submitted to the Owner for testing and will be subtracted from the monthly progress payment.

6.0 OTHER CONTRACTORS

SGC 6.2.1 Coordination and Connection.
Delete portion of clause "at the Tender Closing Time and Date" and substitute with "at the time of Notice of Award."

6.0 OTHER CONTRACTORS. Add new sub-section and clause:

SGC 6.4 Shallow Utility Work By Others

SGC 6.4.1 Utility removal, relocation, adjustment or upgrading work may be required to be completed by others within the work area during the project. The Owner reserves the right to make

changes in the design and scope of work as a result of conflicting utilities if required. Standard Contract clauses for Changes will apply.

7.0 CHANGES

SGC 7.1.4 Changes.

Delete portion of clause "Tender Quantity" and substitute with "quantity."

Delete portion of clause "tendered unit prices" and substitute with "unit prices."

9.0 VALUATION OF CHANGES AND EXTRA WORK

SGC 9.4.1 Quantity Variations.

Delete portion of clause "(the Tender Quantity)."

SGC 9.4.2 Quantity Variations.

Delete portion of clause "For references see Instructions to Tenderers, paragraph 17 regarding prices for Optional Work."

SGC 9.4.3 Quantity Variations.

Delete all occurrences of "Tender Quantity" and substitute with "quantity shown in the Schedule of Quantities and Prices."

10.0 FORCE ACCOUNT

10.1 Force Account Costs. Add new clauses:

SGC 10.1.2 Within 15 *Days* of receipt of the written *Notice of Award*, the *Contractor* shall deliver a **Force Account Rate Schedule** to the *Owner*. The Force Account Rate Schedule shall include hourly rates for all Labour and Equipment intended to be used in completion of the works. These hourly rates are to be 'all-inclusive', or 'all-found'. Labour rates are to be inclusive of wages, insurance, holiday pay, benefits, small tools, overhead, and profit. Equipment rates are to be inclusive of operator, overhead, and profit.

If the *Owner* is in agreement with the **Force Account Rate Schedule** as submitted, written acceptance will be given by the *Contract Administrator*, and the payment for *Force Account Work* shall be calculated based on the rates included in the **Force Account Rate Schedule** instead of the rates noted in General Conditions item 10.1.1.

However, if the *Owner* does not agree to the rates shown in the **Force Account Rate Schedule**, or if the *Contractor* utilizes Labour, Equipment, or Subcontractors whose rates are not shown in the **Force Account Rate Schedule**, then MMCD items 10.1.1 (1), (2), (3), and (4) will be used to determine applicable payment for *Force Account Work*.

13.0 DELAYS

13.1.1 (2) **Delay by Owner or Contract Administrator.** Delete and replace with the following:

SGC 13.1.1 (2) Reimbursement by the *Owner* for directly related out of pocket additional costs reasonably and necessarily incurred by the *Contractor* as a result of such delay, plus payment of a markup of 10% on such costs shall be allowed for overhead, plus a further markup of 10% on the total of the foregoing shall be allowed for profit. No payment shall be owed for lost opportunity or other indirect cost. Directly related out of pocket additional costs which are submitted to the *Contract Administrator* will be reviewed for reasonableness, with consideration given to whether the Delay is 'short term' (Hours) or 'long term' (Days or more). When reviewing costs, the *Contract Administrator* shall have consideration for the following components:

- Labour: Labour and site overheads at the job site (such as the Superintendent, field office staff, site staff vehicles, site office utilities, and site security) are out of pocket costs during a short term delay only.
- Equipment: Only the fixed costs associated with equipment such as depreciation, interest cost, insurance cost, shop cost allocation, and support staff such as mechanics or purchasing agents are out of pocket costs.

13.9 **Liquidated Damages.** Add new clauses:

SGC 13.9.2 The Total Performance Date identified in the Contractor's Proposal and accepted by the Owner shall constitute the Contractor's **Schedule Commitment**. The Contractor acknowledges that the Schedule Commitment formed a material basis for evaluation and award of the Contract.

SGC 13.9.3 If the Contractor fails to achieve Total Performance by the Schedule Commitment date, the Owner may deduct additional liquidated damages from monies owing to the Contractor, as liquidated damages and not as a penalty, as follows:

- **\$2,000 per Day** for each calendar day from the Schedule Commitment date up to and including **May 28, 2027**; and
- **\$5,000 per Day** for each calendar day after **May 28, 2027** until the date of Total Performance.

These additional liquidated damages:

- represent a genuine pre-estimate of the value attributed by the Owner to early completion and the impacts of delay; and
- shall be in addition to, and not in substitution for, the liquidated damages set out in Clause 13.9.1.

18.0 PAYMENT

18.6 **Substantial Performance.** Add new clauses:

SGC 18.6.7 If the Contractor is unable to complete a portion of the Work because of climatic or other conditions beyond the Contractor's reasonable control, and the Work, or a substantial part of it, is ready for use or is being used for the purpose intended, the uncompleted work may be

removed from the calculation for determination of Substantial Performance as outlined in GC 18.6.8.

SGC 18.6.8 If uncompleted work is removed from the calculation for determination of Substantial Performance as described in 18.6.7, a new date for Substantial Performance and Total Performance for the remaining work will be established by the Contract Administrator in consultation with the Contractor. All Contract provisions for GC 13 Delays and GC 18 Payment shall apply to the remaining work.

18.7 Total Performance. Add new clauses:

SGC 18.7.4 If *Total Performance* is not achieved on the date as outlined in SGC 18.6.4, upon written notification to the *Contractor*, the *Owner* may complete or cause to be complete any and all outstanding deficiencies. All resulting costs incurred by the *Owner* in completing the *Work*, including administration and inspection costs, will be deducted from the amounts owing by the *Owner* to the *Contractor*.

19.0 TAXES, DUTIES, AND GST

SGC 19.1.2 Taxes.

Delete all occurrences of "Tender Closing Date and Time" and substitute with "date of Notice of Award."

20.0 LAWS, NOTICES, PERMITS, AND FEES

SGC 20.2.1 Permits.

Delete portion of clause "Tender Closing Date and Time" and substitute with "date of Notice of Award."

22.0 INDEMNIFICATION

22.1 Contractor to Indemnify. Add new clauses:

SGC 22.1.2 The *Contractor* shall indemnify the *Owner* from third party liability with respect to health care costs recoverable under the *Health Care Costs Recovery Act* arising out of the *Contractor's* performance of the Contract Work.

26.0 EARLY USE OF THE WORK

26.3.1 Effect on Maintenance Period. Delete and replace with the following:

- SGC 26.3.1 There will be no effect on the *Maintenance Period* if the *Owner* takes over and begins to use a portion of the *Work* before *Substantial Performance* is achieved. The *Maintenance Period* for all *Work* shall commence from the date of *Substantial Performance* of the *Contract*.

SAMPLE

The Construction Specifications for this project are contained in the Master Municipal Construction Documents (MMCD) 2019 Edition Volume II, except as specified in the following Supplementary Specifications and MMCD Supplemental Updates (see Schedule 1 of the Agreement). These Supplementary Specifications take precedence over the applicable MMCD Specifications.

The payment structure for the items outlined in the Schedule of Quantities may not be in accordance with the Measurement and Payment outlined in the MMCD. The units and unit prices outlined in the Schedule of Quantities is the agreed upon structure for Measurement and Payment apart from the clarifications below.

Project Specific Supplementary Specifications

Section 01 33 01 Project Record Documents

1.7 Recording Actual Site Conditions. Add the following:

- .5S Survey layout and as-built pick-up for all Work shall be the Contractor's responsibility. The Contract Administrator will provide a digital base plan in AutoCAD format, including survey control points and bench marks. The Contractor's surveyor shall locate, confirm and protect control points and preserve permanent reference points during construction, including property pins and survey monuments.
- .6S *Contractor* shall be responsible to complete and submit a complete digital survey of all Work in AutoCAD format prior to Substantial Performance. Survey data shall include all visible and nonvisible construction items, including but not limited to inverts, end stakes, valves, hydrants and curb stops. The survey shall include buried items, such as pipe inverts, bends, tees, deflections and pipe crossings.
- .7S The Contractor shall be responsible for the cost of verifying non-disturbance or replacing any legal survey pins or monuments damaged during construction operations. In the event that the Contractor requires the removal of any legal survey markers for the purpose of the Work, the Contractor must receive written consent from the Contract Administrator and the pin must be adequately referenced by a BCLS prior to removal.

Section 01 52 01 Temporary Structures – Site Office

- 1.3.1 (1) **Site Offices.** Remove clause.

Section 26 42 13 Cathodic Protection

1.8 Measurement & Payment. Delete clause and replace with:

- 1.8.1S Cathodic protection of all metallic water fittings with mastic fill and petrolatum tape shall be Lump Sum.

Section 26 56 01 Street Lighting

1.9 Measurement & Payment. Add the following:

1.9.4S Where specified in the Contract Documents, electrical work including street lighting and shallow utilities will be paid as per the Schedule of Quantities and Prices.

1.9.5S All work shall be in conformance with Street Lighting Plan (dwg. 992-608-E01) and construction drawings from third party utilities.

Section 32 12 16 Hot-Mix Asphalt Concrete Paving

1.5.1 Measurement & Payment. Delete clause and replace with:

1.5.1S Payment for asphaltic concrete paving includes all construction joint preparation, supply and placing of the asphaltic concrete, compaction, adjusting and cleaning frames, covers and lids of all castings affected and taped temporary pavement markings.

Measurement for asphaltic concrete paving for the specified design mixes will be by area of asphaltic concrete paving placed.

Section 33 11 01 Waterworks

1.8.9 Measurement & Payment. Delete clause and replace with:

1.8.9S Payment for localized concrete encasement, anchor blocks, and support blocks as shown on Contract Drawings or directed by Contract Administrator includes all necessary extra excavation and formwork and supply and placement of concrete as specified in Section 03 30 53 – Cast-In Place Concrete. Measurement will be based on each type and size as detailed in the Contract.

Payment for thrust blocks will be incidental to the contract.

2.6 Hydrants. Add the following:

2.6.1(6)(3)S Pumper nozzle shall be STORZ type.

2.6.2S Colour: Hydrant colour shall be fire engine red.

2.6.4S Hydrant manufacturer shall be Mueller (Canada Valve Century).

3.24 Bacteriological Sampling and Testing. Add the following:

.1 Bacteriological tests shall be as per the current ANSI/AWWA C651 Standard for Disinfecting Water Mains. It is the *Contractor's* responsibility to sample for and complete bacteriological testing. All associated costs are to be borne by the *Contractor*.

Quoting from AWWA C651-14, Section 5: Verification:

“Option A: Before approving a main for release, take an initial set of samples and then resample again after a minimum of 16 hr using the sampling site procedures outlined. Both sets of samples must pass for the main to be approved for release.

Section 33 40 01 Storm Sewers

1.7.2 Inspection and Testing. Add the following:

1.7.2S Storm sewer mains shall be tested as per Sanitary sewers, Section 33 30 01 Items 3.13 to 3.15.

SAMPLE

Owner: **District of Logan Lake**
Contract: **Ironstone Ridge Phase 4A**
Reference No. **992-608**

See paragraph 5.1.1.6 of the Form of Tender.

The Contractor shall provide hourly rates for all Labour and Equipment intended to be used in completion of the works. These Hourly Rates are to be 'all-inclusive', or 'all-found'. Labour rates are to be inclusive of wages, insurance, holiday pay, benefits, small tools, overhead, and profit. Equipment rates are to be inclusive of operator, overhead, and profit.

LABOUR	
CLASSIFICATION BY TRADE	ALL-INCLUSIVE HOURLY RATE

EQUIPMENT		
TYPE	UNIT AND MODEL DESCRIPTION	ALL-INCLUSIVE HOURLY RATE

Contractor's Initials _____

PRIME CONTRACTOR DECLARATION

PROJECT: _____

LOCATION(S): _____

This declaration is a WorkSafe BC requirement for work on road allowances, and City-owned properties, projects, and developments.

As per the requirements of the Workers' Compensation Act Part 3, Division 3, Section 118 (1-3) which states:

Coordination of multiple-employer workplaces:

118 (1) *In this section:*

"multiple-employer workplace" means a workplace where workers of 2 or more employers are working at the same time;

"prime contractor" means in relation to a multiple-employer workplace;

(a) *the directing contractor, employer or other person who enters into a written Agreement with the owner of that workplace to be the prime contractor for the purposes of this Part, or*

(b) *if there is no Agreement referred to in paragraph (a), the owner of the workplace.*

(2) *The prime contractor of a multiple-employer workplace must*

(a) *ensure that the activities of employers, workers and other persons at the workplace relating to occupational health and safety are coordinated, and*

(b) *do everything that is reasonably practicable to establish and maintain a system or process that will ensure compliance with this Part and the regulation in respect to the workplace.*

(3) *Each employer of workers at a multiple-employer workplace must give to the prime contractor the name of the person the employer has designated to supervise the employer's workers at that workplace.*

By signing this Agreement, the undersigned accepts all responsibilities of a Prime Contractor as outlined in the Workers' Compensation Act, and WorkSafe BC (OH&S Regulation).

As a contractor signing this Agreement, you are agreeing that your Company, Management staff, Supervisory staff and workers will comply with the Work Safe B.C. Occupational Health and Safety Regulations OH&S Regulations and the Workers' Compensation (WC) Act.

Any penalties, sanctions or additional costs levied against the municipality, as a result of the actions of the Prime Contractor are the responsibility of the Prime Contractor.

I, the undersigned, acknowledge having read and understand the information above.

By signing this Agreement, I agree as a representative of the firm noted below, to accept all responsibilities of the Prime Contractor for this project.

I fully understand and accept the responsibilities of the Prime Contractor designation in accordance with the Workers' Compensation Act for all work on road allowances, rights-of-way in favour of the municipality and municipal-owned property; as described above and will abide by all WorkSafe BC Regulation requirements.

Municipal File #: _____ WorkSafe B.C. Notice of Project No.: _____

Company: _____ Date: _____

Authorized Rep.: _____ Signature: _____