



**Central Coast**  
REGIONAL DISTRICT

**MASTER MUNICIPAL CONSTRUCTION DOCUMENTS**

**PLATINUM EDITION**

**UNIT PRICE CONTRACT**

**Central Coast Regional District**

**Denny Island Water Distribution System Phase 1**

**Reference No.: 17-2184-SPF**

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## **INVITATION TO TENDERERS**

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**Owner:** Central Coast Regional District

**Contract:** Denny Island Water Distribution System Phase 1

**Reference No.:** 17-2184-SPF

**The Owner invites tenders  
for:**

- Supply and installation of approximately 1,050 m of 200 mm diameter HDPE watermain;
- Supply and installation of approximately 75 m of 100 mm diameter HDPE watermain;
- Supply and installation of approximately 4 hydrant assemblies;
- Supply and installation of approximately 18 water service connection laterals;
- Supply and installation of approximately 2 combination air valve assemblies;
- Supply and installation of meters at each water service connection; and
- Supply and installation of one bulk water fill station.

**Contract Documents may be  
viewed and obtained:**

Documents will be available commencing Thursday February 5, 2026.

Tender Documents and reference material for this *Contract* will only be distributed electronically in digital format through the tendering website at: <https://www.bcbid.gov.bc.ca/>

All addenda, amendments or further information will be published on this website. It is the sole responsibility of the Tenderer to monitor the website regularly to check for updates.

**A non-mandatory pre-tender  
meeting will be held:**

An optional online pre-tender meeting will be held for this project as follows:

Date: Wednesday February 18, 2026

Time: 10:00 AM Local Time

Platform: MS Teams

**Tenders are scheduled to  
close:**

***Tender Closing Time:*** 2:00 PM Local Time

***Tender Closing Date:*** Thursday February 26, 2026

through the tendering website at: <https://www.bcbid.gov.bc.ca/>.  
Tenders received by other methods will not be accepted.

# MASTER MUNICIPAL CONSTRUCTION DOCUMENTS

## Platinum Edition

### CONTENTS

The complete **Master Municipal Construction Documents** consist of the following parts:

#### 1. **Project Specific Documents**

(contained within this document and the *Contract Drawings*)

- Invitation to Tenderers
- Instructions to Tenderers, Part I
- Form of Tender
  - Appendix 1 – *Schedule of Quantities and Prices*
  - Appendix 2 – *Preliminary Construction Schedule*
  - Appendix 3 – Experience of *Superintendent*
  - Appendix 4 – Comparable Work Experience
  - Appendix 5 – Subcontractors
- Form of Agreement
  - Schedule 1 – Schedule of *Contract Documents*
  - Schedule 2 – List of *Contract Drawings*
- Supplementary General Conditions
- Supplementary Specifications
- *Contract Drawings* – under separate cover
- Appendix A – Reference Materials
  - Project Phasing Figure
  - Geotechnical Investigation Report

#### 2. **Standard Complete Master Municipal Construction Documents – Platinum Edition**

(not contained herein - available in the "MMCD Platinum Edition – Volume II")

- Instructions to Tenderers, Part II
- General Conditions
- Schedules and Diagrams
  - Schedule 17.5.3 – Letter Agreement with *Referee*
  - Flow Chart – Changes and *Extra Work*
  - Flow Chart – *Dispute* Resolution Process
- Specifications
- Standard Detail Drawings

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## **INSTRUCTIONS TO TENDERERS – PART 1**

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(TO BE READ WITH “INSTRUCTIONS TO TENDERERS – PART II”  
CONTAINED IN THE EDITION OF THE PUBLICATION  
“MASTER MUNICIPAL CONSTRUCTION DOCUMENTS” SPECIFIED IN ARTICLE 2.2 BELOW)

	<b>Owner:</b>	Central Coast Regional District
	<b>Contract:</b>	Denny Island Water Distribution System Phase 1
	<b>Reference No.:</b>	17-2184-SPF
<b>1.0</b>	<b>Introduction</b>	<b>1.1</b> These Instructions apply to and govern the preparation of tenders for this <i>Contract</i> . The <i>Contract</i> is generally for the following work: <ul style="list-style-type: none"><li>• Supply and installation of approximately 1,050 m of 200 mm diameter HDPE watermain;</li><li>• Supply and installation of approximately 75 m of 100 mm diameter HDPE watermain;</li><li>• Supply and installation of approximately 4 hydrant assemblies;</li><li>• Supply and installation of approximately 18 water service connection laterals;</li><li>• Supply and installation of approximately 2 combination air valve assemblies;</li><li>• Supply and installation of meters at each water service connection; and</li><li>• Supply and installation of one bulk water fill station.</li></ul>
<b>2.0</b>	<b>Tender Documents</b>	<b>2.1</b> The tender documents which a tenderer should review to prepare a tender consist of all of the <i>Contract Documents</i> listed in Schedule 1 entitled “Schedule of <i>Contract Documents</i> ”. Schedule 1 is attached to the Agreement which is included as part of the tender package. The <i>Contract Documents</i> include the drawings listed in Schedule 2 to the Agreement, entitled “List of <i>Contract Drawings</i> ”.  <b>2.2</b> A portion of the <i>Contract Documents</i> are included by reference. Copies of these documents have not been included with the tender package. These documents are the Instructions to Tenderers – Part II, General Conditions, Specifications and Standard Detail Drawings. They are those contained in the publication entitled “Master Municipal Construction Documents - General Conditions, Specifications and Standard Detail Drawings” (Platinum edition dated 2009). All sections of this publication are by reference included in the <i>Contract Documents</i> .  <b>2.3</b> Any additional information made available to tenderers prior to the <i>Tender Closing Time</i> by the <i>Owner</i> or representative of the <i>Owner</i> , such as geotechnical reports or as-built plans, which is not

expressly included in Schedule 1 or Schedule 2 to the Agreement, is not included in the *Contract Documents*. Such additional information is made available only for the assistance of tenderers who must make their own judgment about its reliability, accuracy, completeness and relevance to the *Contract*, 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.

**3.0 Submission of  
Tenders**

- 3.1** Tenders shall be delivered prior to the date and time specified by the *Online Bidding System* (the "*Tender Closing*"). In the event there is a failure of the *Online Bidding System* within the three hours preceding the *Tender Closing*, the *Tender Closing* will be extended by one *Business Day*.
- 3.2** Each tender shall be submitted to the *Owner* through the *Online Bidding System*. The submission containing the fully executed Form of Tender, all required Appendices set out in Instructions to Tenderers – Part II, and evidence of *Bid Security* shall be submitted before the *Tender Closing* to the *Owner* in accordance with the Invitation to Tender and the Instructions to Tenderers. Tenders submitted to the *Owner* through methods other than the *Online Bidding System* will not be accepted by the *Owner*.
- 3.3** Tenders submitted after the *Tender Closing* will not be allowed by the *Online Bidding System* and will not be accepted by the *Owner*.
- 3.4** The tenderer assumes the entire risk for accessing the *Online Bidding System*, including tenderer's equipment and third-party internet access, including that of ebond providers. The *Owner* assumes no risk or responsibility whatsoever associated with the access to the *Online Bidding System*.
- 3.5** Following the *Tender Closing*, the names of the tenderer, and the corresponding Tender Price, will be posted on the *Online Bidding System* and to the BC Bid website if the *Contract* will be awarded. The *Owner* shall thereafter examine the tenders during the irrevocable period set out hereinafter. The tenderer acknowledges and agrees that the posting of the tenderer's name and *Tender Price* shall not constitute in any way a final determination, by the *Owner*, of the *Tender Price* or of the compliance of the tender submitted by the tenderer.

**4.0 Additional  
Instructions to  
Tenderers**

- 4.1** Refer to Supplementary General Conditions
- 4.2** Refer to Supplementary Specifications
- 4.3** Tenderers must obtain their own copy of the correct edition of the MMCD, Volume II, which includes Instructions to Tenderers – Part II, General Conditions, Specifications and Standard Detail Drawings from <https://mmcd.net/documents/>.



- 4.4** Delete Instructions to Tenderers – Part II Section 5.1 and replace with the following:
- 5.1 Tenders shall be properly executed in full compliance with the requirements of the *Online Bidding System*. A tender must be on the Form of Tender as provided and be signed by the authorized signatory(s) as follows:
- 4.5** Delete Instructions to Tenderers – Part II Section 5.2.1 and replace with the following:
- 5.2.1 an electronic bid bond, complete with digital signatures and digital seals issued by a surety licensed to carry on the business of suretyship in British Columbia in a form reasonably satisfactory to the *Owner*. The electronic bond must be verifiable by the *Owner*. Scanned copies of hardcopy bonds will not be accepted.
- 4.6** Delete Instructions to Tenderers – Part II Section 5.2.2.
- 4.7** Delete Instructions to Tenderers – Part II Sections 12.1 through 12.5 and replace with the following:
- 12.1 Tenders may be revoked, amended, or clarified on the *Online Bidding System* until the *Tender Closing*.
- 4.8** Delete Instructions to Tenderers – Part II Section 17.1 and replace with the following:
- 17.1 If the *Schedule of Quantities and Prices* includes any tender prices for *Optional Work*, as defined in GC 1.48, then tenderers must complete all the unit prices for such *Optional Work*. Such tender prices shall not include any general overhead costs, or other costs, or profit, not directly related to the *Optional Work*. Tenderers are directed to GC 9.4.2.
- 4.9** Contract documents, contract drawings and any reference material for this project will only be distributed electronically in digital format (PDF) through the BC Bid tendering website at: <https://bcbid.gov.bc.ca/>. (the “*Online Bidding System*”). All addenda, amendments or further information will be published on the *Online Bidding System*. It is the sole responsibility of the tenderer to monitor the website regularly to check for updates.
- 4.10** An optional online pre-tender meeting will be held for this project as follows:

Date: Wednesday February 18, 2026

Time: 10:00 AM Local Time

Platform: MS Teams

Tenderers interested in attending this pre-tender meeting shall contact Lauren Lee, P.Eng., *Contract Administrator* at [lee@urbansystems.ca](mailto:lee@urbansystems.ca) at least three (3) calendar days prior to the meeting to request login / access details.

Following the meeting, minutes will be posted in an addendum listing the meeting attendees, a summary of information and context provided by the *Owner*, and pertinent answers to questions posed by attendees.

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END OF SECTION

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## **FORM OF TENDER**

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**Owner:** Central Coast Regional District

**Contract:** Denny Island Water Distribution System Phase 1

**Reference No.:** 17-2184-SPF

**To Owner:**

**WE, THE UNDERSIGNED:** 1.1 have received and carefully reviewed all of the *Contract Documents*, including the Instructions to Tenderers, the specified edition of the "Master Municipal Construction Documents – General Conditions, Specifications and Standard Detail Drawings" and the following Addenda:

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(ADDENDA, IF ANY)

1.2 have full knowledge of the *Place of the Work*, and the *Work* required; and

1.3 have complied with the Instructions to Tenderers.

**ACCORDINGLY WE HEREBY OFFER:** 2.1 to perform and complete all of the *Work* and to provide all the labour, equipment and material all as set out in the *Contract Documents*, in strict compliance with the *Contract Documents*;

2.2 to achieve *Substantial Performance* of the *Work* on or before September 30, 2026; and

2.3 to do the *Work* for the price, which is the sum of the products of the actual quantities incorporated into the *Work* and the appropriate unit prices set out in Appendix 1, the "*Schedule of Quantities and Prices*", plus any lump sums or specific prices and adjustment amounts as provided by the *Contract Documents*. For the purposes of tender comparison, our offer is to complete the *Work* for the "*Tender Price*" as set out on Appendix 1 of this Form of Tender. Our *Tender Price* is based on the estimated quantities listed in the *Schedule of Quantities and Prices*, and excludes GST.

**WE CONFIRM:** 3.1 that we understand and agree that the quantities as listed in the *Schedule of Quantities and Prices* are estimated, and that the actual quantities will vary.

**WE CONFIRM:** 4.1 that the following appendices are attached to and form a part of this tender:

4.1.1 the appendices as required by paragraph 5.3 of the Instructions to Tenderers – Part II.

4.1.2 the *Bid Security* as required by paragraph 5.2 of the Instructions to Tenderers – Part II.

**WE AGREE:**

**5.1** that this tender will be irrevocable and open for acceptance by the *Owner* for a period of forty-five (45) calendar days from the day following the *Tender Closing Date* and *Tender Closing Time*, even if the tender of another tenderer is accepted by the *Owner*. If within this period the *Owner* delivers a written notice ("*Notice of Award*") by which the *Owner* accepts our tender we will:

5.1.1 within 15 Days of receipt of the written *Notice of Award* deliver to the *Owner*:

.1 a Performance Bond and a Labour and Material Payment Bond, each in the amount of 50% of the *Contract Price*, covering the performance of the *Work* including the *Contractor's* obligations during the *Maintenance Period*, issued by a surety licenced to carry on the business of suretyship in the province of British Columbia, and in a form acceptable to the *Owner*;

.2 a *Baseline Construction Schedule*, as provided by GC 4.6.1;

.3 a "clearance letter" indicating that the tenderer is in WorkSafeBC compliance; and

.4 a copy of the insurance policies as specified in GC 24 indicating that all such insurance coverage is in place and;

5.1.2 within two (2) Days of receipt of written "*Notice to Proceed*", or such longer time as may be otherwise specified in the *Notice to Proceed*, commence the *Work*; and

5.1.3 sign the *Contract Documents* as required by GC 2.1.2.

**WE AGREE:**

**6.1** that, if we receive written *Notice of Award* of this *Contract* and, contrary to paragraph 5 of this Form of Tender, we:

6.1.1 fail or refuse to deliver the documents as specified by paragraph 5.1.1 of this Form of Tender; or

6.1.2 fail or refuse to commence the *Work* as required by the *Notice to Proceed*,

6.1.3 then such failure or refusal will be deemed to be a refusal by us to enter into the *Contract* and the *Owner* may, on written notice to us, award the *Contract* to another party. We further agree that, as full compensation on account of damages suffered by the *Owner* because of such failure or refusal, the *Bid Security* shall be forfeited to the *Owner*, in an amount equal to the lesser of:

6.1.4 the face value of the *Bid Security*; and

the amount by which our *Tender Price* is less than the amount for which the *Owner* contracts with another party to perform the *Work*..

**OUR ADDRESS IS AS  
FOLLOWS:**

\_\_\_\_\_  
(ADDRESS)

\_\_\_\_\_  
(ADDRESS)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(EMAIL)

\_\_\_\_\_  
(ATTENTION TO)

This Tender is executed this

\_\_\_\_\_ day of \_\_\_\_\_  
(DAY) (MONTH) (YEAR)

*Contractor:*

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

\_\_\_\_\_  
(AUTHORIZED SIGNATORY NAME)

\_\_\_\_\_  
(AUTHORIZED SIGNATORY SIGNATURE)

\_\_\_\_\_  
(AUTHORIZED SIGNATORY NAME)

\_\_\_\_\_  
(AUTHORIZED SIGNATORY SIGNATURE)

**Central Coast Regional District**  
**Denny Island Water Distribution System Phase 1**  
**Schedule of Quantities and Prices**

**(See paragraph 5.3.1 of the Instructions to Tenderers - Part II)**

(All prices and *Quotations* including the *Contract Price* shall include all *Taxes* , but shall not include *GST* . *GST* shall be shown separately.)

Item	MMCD Ref.	Description	Unit	Est. Qty.	Unit Price	Amount
<b>Division 1 - General Requirements</b>						
<b>1.0</b>	<b>01 71 13 Mobilization</b>					
.1	SS 1.1.1	Mobilization and Demobilization	L.S.	1		
<b>Division 33 – Utilities</b>						
<b>2.0</b>	<b>33 11 01 - Waterworks</b>					
.1	SS 1.8.2	Watermain - 200 mm diameter HDPE DR17 Marine Drive - Dwg C06 Sta. 3+000 to Sta. 3+080	m	80		
.2	SS 1.8.2	Watermain - 200 mm diameter HDPE DR17 Marine Drive - Dwg C07 Sta. 4+145 to Sta. 4+270	m	125		
.3	SS 1.8.2	Watermain - 100 mm diameter HDPE DR17 Marine Drive - Dwg C07 Sta. 4+070 to Sta. 4+145	m	75		
.4	SS 1.8.2	Watermain Stub - 150 mm diameter HDPE DR17 Marine Drive - Dwg C07 Sta. 4+200	m	10		
.5	SS 1.8.2	Watermain - 200 mm diameter HDPE DR17 Airport Road - Dwg C08 Sta. 2+000 to Sta. 2+220	m	220		
.6	SS 1.8.2	Watermain - 200 mm diameter HDPE DR17 - OPTIONAL Shearwater Road - Dwg C09/C10/C11 Sta. 6+210 to Sta. 6+565	m	355		
.7	SS 1.8.2	Watermain - 200 mm diameter HDPE DR17 - OPTIONAL Shearwater Road - Dwg C09/C10/C11 Sta. 5+940 to Sta. 6+210	m	270		
.8	1.8.3	Gate Valves - 200 mm diameter	ea.	4		
.9	1.8.3	Gate Valves - 200 mm diameter - OPTIONAL	ea.	1		
.10	1.8.3	Gate Valves - 150 mm diameter	ea.	1		
.11	1.8.3	Tee - 200 mm x 200 mm x 200 mm diameter	ea.	2		
.12	1.8.3	Tee - 200 mm x 200 mm x 150 mm diameter	ea.	1		
.13	1.8.3	End Cap - 200 mm diameter	ea.	3		
.14	1.8.3	End Cap - 150 mm diameter - OPTIONAL	ea.	1		
.15	1.8.3	End Cap - 100 mm diameter	ea.	1		
.16	1.8.3	Reducer - 200 mm x 100 mm diameter	ea.	1		

## APPENDIX 1- SCHEDULE OF QUANTITIES AND PRICES

Item	MMCD Ref.	Description	Unit	Est. Qty.	Unit Price	Amount
.17	SS 1.8.4	Water Service Connection - Saddle and Corp Stop	ea.	7		
.18	SS 1.8.4	Water Service Connection - Saddle and Corp Stop - OPTIONAL	ea.	8		
.19	SS 1.8.4	Water Service Connection - Linear Works	m.	105		
.20	SS 1.8.4	Water Service Connection - Linear Works - OPTIONAL	m.	120		
.21	SS 1.8.4	Water Service Connection - Curb Stop, Meter Setter, Meter Box	ea.	7		
.22	SS 1.8.4	Water Service Connection - Curb Stop, Meter Setter, Meter Box - OPTIONAL	ea.	8		
.23	SS 1.8.4	Water Service Connection - Meter and Touchpad	ea.	7		
.24	SS 1.8.4	Water Service Connection - Meter and Touchpad - OPTIONAL	ea.	8		
.25	1.8.5	Combination Air Valve Assembly	ea.	1		
.26	1.8.5	Combination Air Valve Assembly - OPTIONAL	ea.	1		
.27	SS 1.8.13	Tie-In to Existing Main Marine Drive - Dwg C06 - Sta. 3+080 Airport Road - Dwg C08 - Sta. 2+220	ea.	2		
.28	SS 1.8.14	Hydrant Assembly	ea.	3		
.29	SS 1.8.14	Hydrant Assembly - OPTIONAL	ea.	1		
.30	SS 1.8.15	Sampling Station - OPTIONAL	ea.	1		
.31	SS 1.8.16	Extra Over and Above for CSP Culvert Crossing - OPTIONAL Shearwater Road - Dwg C09 Sta. 6+045	L.S.	1		
.32	SS 1.8.16	Extra Over and Above for CSP Culvert Crossing - OPTIONAL Shearwater Road - Dwg C09 Sta. 6+080	L.S.	1		
.33	SS 1.8.17	Bulk Water Fill Station - OPTIONAL	L.S.	1		
.34	SS 1.8.18	Shearwater Meter Connections - OPTIONAL	ea.	2		
.35	SS 1.8.19	50mm Meter Connection - Old Cannery Site	ea.	1		
Subtotal (less Optional Work)						
Optional Work						
5% GST						
Tender Price with GST						



## Central Coast Regional District

# Denny Island Water Distribution System Phase 1

See paragraph 5.3.2 of the Instructions to Tenderers – Part II.

Indicate schedule with bar chart with major item descriptions and time.

MILESTONE DATES:

*Substantial Performance Date: September 30, 2026*

[illegible]

**Central Coast Regional District**

Denny Island Water Distribution System Phase 1

See paragraph 5.3.3 of the Instructions to Tenderers – Part II.

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

**Experience**

Project Name: \_\_\_\_\_

Dates: \_\_\_\_\_

Responsibility: \_\_\_\_\_

References: \_\_\_\_\_

Project Name: \_\_\_\_\_

Dates: \_\_\_\_\_

Responsibility: \_\_\_\_\_

References: \_\_\_\_\_

Project Name: \_\_\_\_\_

Dates: \_\_\_\_\_

Responsibility: \_\_\_\_\_

References: \_\_\_\_\_

Project Name: \_\_\_\_\_

Dates: \_\_\_\_\_

Responsibility: \_\_\_\_\_

References: \_\_\_\_\_

## Central Coast Regional District

# Denny Island Water Distribution System Phase 1

See paragraph 5.3.4 of the Instructions to Tenderers – Part II.

[illegible]

See paragraph 5.3.5 of the Instructions to Tenderers – Part II.

[illegible]

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## **FORM OF AGREEMENT**

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BETWEEN OWNER AND CONTRACTOR

This agreement made in duplicate this

\_\_\_\_\_ day of \_\_\_\_\_  
(DAY) (MONTH) (YEAR)

**Contract:** Denny Island Water Distribution System Phase 1

**Reference No.:** 17-2184-SPF

BETWEEN Central Coast Regional District  
626 Cliff Street, Box #186  
Bella Coola, BC V0T 1C0  
(NAME AND OFFICE ADDRESS OF OWNER)  
("the Owner")

AND

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(NAME AND OFFICE ADDRESS OF CONTRACTOR)  
("the Contractor")

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

- |                  |  |            |  |
|------------------|--|------------|--|
| <b>Article 1</b> | <b>The Work Start / Completion Dates</b> | <b>1.1</b> | The <i>Contractor</i> will perform all <i>Work</i> and provide all labour, equipment, and material and do all things strictly as required by the <i>Contract Documents</i> .   |
|                  |  | <b>1.2</b> | The <i>Contractor</i> will commence the <i>Work</i> in accordance with the <i>Notice to Proceed</i> . The <i>Contractor</i> will proceed with the <i>Work</i> diligently, will perform the <i>Work</i> generally in accordance with the <i>Construction Schedules</i> as required by the <i>Contract Documents</i> and will achieve <i>Substantial Performance</i> of the <i>Work</i> on or before September 30, 2026 subject to the provisions of the <i>Contract Documents</i> for adjustments to the <i>Contract Time</i> . |
|                  |  | <b>1.3</b> | Time shall be of the essence of the <i>Contract</i> .  |
| <b>Article 2</b> | <b>Contract Documents</b>                | <b>2.1</b> | The " <i>Contract Documents</i> " consist of the documents listed or referred to in Schedule 1, entitled "Schedule of <i>Contract Documents</i> ", 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 <i>Contract Documents</i> . All of the <i>Contract Documents</i> shall constitute the entire <i>Contract</i> between the <i>Owner</i> and the <i>Contractor</i> .  |

- 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:
- 3.1.1** 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
- 3.1.2** all lump sums, if any, as listed in the *Schedule of Quantities and Prices*, for items relating to or incorporated into the *Work*; plus
- 3.1.3** 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, or by email, or by pre-paid registered mail to the addresses as set out below:

The *Owner*:

Central Coast Regional District

(NAME OF OWNER)

626 Cliff Street, Box #186,

(ADDRESS)

Bella Coola, BC V0T 1C0

(ADDRESS)

jmanson@ccrd.ca

(EMAIL)

John Manson, P.Eng.

(ATTENTION)

The *Contractor*:

\_\_\_\_\_  
(NAME OF CONTRACTOR)

\_\_\_\_\_  
(ADDRESS)

\_\_\_\_\_  
(ADDRESS)

\_\_\_\_\_  
(EMAIL)

\_\_\_\_\_  
(ATTENTION)

The *Contract Administrator*:

Urban Systems Ltd.

(NAME OF CONTRACT ADMINISTRATOR'S COMPANY)

550 – 1090 Homer Street

(ADDRESS)

Vancouver, BC V6B 2W9

(ADDRESS)

llee@urbansystems.ca

(EMAIL)

Lauren Lee, P.Eng.

(ATTENTION)

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

6.2.1 immediately upon delivery, if delivered by hand; or

6.2.2 immediately upon transmission, if sent by email; or



6.2.3 after five (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 email assumes all risk that the email is received.

**Article 7 General**

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

**7.2** This *Contract* may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. It shall not be necessary that any single counterpart hereof be executed by all parties so long as at least one counterpart is executed by each party.

**7.3** This *Contract* may be digitally signed via a reputable commercial digital signature provider, on the conditions that the signer has sole access to the signer's account with such provider and that an electronic copy of the digitally-certified signed *Contract* is provided to all of the parties. Delivery of a signed copy of this *Contract* by facsimile or electronically reproduced transmission shall be effective as delivery of an originally-executed copy of this *Contract* and any such copy so delivered shall be deemed to be an originally-executed copy for all intents and purposes.

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

**7.5** 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*.

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

**7.7** 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)

---

(FULL NAME OF AUTHORIZED SIGNATORY)

*Owner:*

---

(FULL LEGAL NAME OF CORPORATION, PARTNERSHIP OR INDIVIDUAL)

---

(AUTHORIZED SIGNATORY)

---

(FULL NAME OF 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 – General Conditions, Specifications and Standard Detail Drawings", Platinum edition dated 2009. All sections of this publication 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**      Specifications\*
- 1.6**      Supplementary Detail Drawings
- 1.7**      Standard Detail Drawings\*
- 1.8**      Executed Form of Tender, including all Appendices
- 1.9**      *Contract Drawings* listed in Schedule 2 to the Agreement – "List of *Contract Drawings*"
- 1.10**    Instructions to Tenderers - Part I
- 1.11**    Instructions to Tenderers - Part II\*
- 1.12**    The following Addenda:

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(ADDENDA, IF ANY)

**Schedule 2    List of Contract Drawings**

<b>TITLE</b>	<b>DRAWING NO.</b>	<b>REVISION NO.</b>	<b>REVISION DATE</b>
Cover	C00	2	2026-02-05
Legend	C01	2	2026-02-05
Key Plan	C02	2	2026-02-05
Hydrant Coverage	C03	2	2026-02-05
Notes	C04	2	2026-02-05
Details	C05	2	2026-02-05
Details (2)	C05A	1	2026-02-05
Watermain – Marine Drive	C06	2	2026-02-05
Watermain – Marine Drive	C07	2	2026-02-05
Watermain – Airport Road	C08	2	2026-02-05
Watermain – Shearwater Road	C09	2	2026-02-05
Watermain – Shearwater Road	C10	2	2026-02-05
Watermain – Shearwater Road	C11	2	2026-02-05
Bulk Fill Station	C12	1	2026-02-05

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## **SUPPLEMENTARY GENERAL CONDITIONS**

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## **Supplementary General Conditions**

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<b>SGC 1.30</b>	<b><i>Deleted Items</i></b>
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<b>SGC 3.4</b>	<b>Inspection and <i>Site Inspector</i></b>
<b>SGC 4.3</b>	<b>Protection of <i>Work</i>, Property and the Public</b>
<b>SGC 4.6</b>	<b><i>Construction Schedule</i></b>
<b>SGC 4.7</b>	<b><i>Superintendent</i></b>
<b>SGC 4.11</b>	<b>Subcontractors</b>
<b>SGC 7.1</b>	<b>Changes</b>
<b>SGC 9.2</b>	<b>Valuation Method</b>
<b>SGC 9.4</b>	<b>Quantity Variations</b>
<b>SGC 10.1</b>	<b><i>Force Account</i> Costs</b>
<b>SGC 10.3</b>	<b>Submit Accurate Records</b>
<b>SGC 12.2</b>	<b><i>Discovery of Hazardous Materials</i></b>
<b>SGC 13.1</b>	<b>Delay by Owner or Contract Administrator</b>
<b>SGC 13.3</b>	<b>Unavoidable Delay</b>
<b>SGC 13.9</b>	<b>Liquidated Damages for Late Completion</b>
<b>SGC 17.5</b>	<b><i>Referee</i></b>
<b>SGC 18.2</b>	<b>Supporting Documentation</b>
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<b>SGC 18.6</b>	<b><i>Substantial Performance</i></b>
<b>SGC 24.1</b>	<b>Required Insurance</b>
<b>SCHEDULE 17.5.3</b>	<b>Letter Agreement with <i>Referee</i></b>

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The following Supplementary General Conditions included in this section of the *Contract Documents* are modifications or additions to the General Conditions in the Master Municipal Construction Document Volume II (Platinum Edition):

**SGC 1.21      *Contract Administrator*<sup>‡</sup>**

Delete GC 1.21.1 and replace with the following:

**“Contract Administrator”** means the person appointed by the *Owner* and identified by the *Owner* in writing to the *Contractor*. The *Contract Administrator* may be an officer of the *Owner*, a direct employee of the *Owner*, an officer or employee of the consultant who designed the *Work* for the *Owner*, or an independent consultant.

**SGC 1.30      *Deleted Items*<sup>‡</sup>**

Delete GC 1.30.1 “*Deleted Items*”

**SGC 2.2      *Interpretation*<sup>‡</sup>**

Delete GC 2.2.4 (1) (i) and replace with the following:

- (i)      Standard Detail *Drawings*

**SGC 3.4      *Inspection and Site Inspector*<sup>‡</sup>**

Delete GC 3.4.5 and replace with the following:

- .5      If at any time and for any reason the *Contract Administrator* determines that inspection or testing of the *Work*, or portion of the *Work*, is required that was not called for in the *Contract Documents*, then the *Contract Administrator* may direct the *Contractor* to perform, or have performed, that inspection or testing, as provided in GC 4.12.6.

**SGC 4.3      *Protection of Work, Property and the Public*<sup>‡</sup>**

Add GC 4.3.3 as follows:

- .3      The *Contractor* shall at the *Contractor's* own cost, as part of the *Work*, provide all necessary safety devices and supervision at the *Place of the Work* so as to protect the public, including pedestrians and cyclists.

**SGC 4.6      *Construction Schedule*<sup>‡</sup>**

Delete GC 4.6.2 and replace with the following:

- .2      The *Contractor* shall update the Baseline *Construction Schedule* monthly to produce an adjusted Baseline Schedule (the “Adjusted Baseline Schedule”) that reflects any adjustments to the *Milestone Date(s)* or the *Contract Time* as provided by the *Contract Documents*, including without limitation if the *Contract Administrator* issues a *Change Order* or other *Contract Document(s)* which adjusts any *Milestone Date(s)*. Each Adjusted Baseline Schedule will replace the previous *Baseline Construction Schedule*.

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Delete GC 4.6.6 and replace with the following:

- .6 The time for the performance of the *Work* shall commence on the date specified in the *Notice to Proceed*, or if not so specified, on the date the *Notice to Proceed* is issued. Subject to a contrary provision in the *Contract Documents*, the *Owner* shall issue the *Notice to Proceed* within 10 Days of receipt of the documentation required from the *Contractor* under paragraph 5.1.1 of the Form of Tender. Failure by the *Owner* to issue the *Notice to Proceed* within the 10 Days shall entitle the *Contractor* to a claim for delay under GC 13.1.1.

**SGC 4.7      *Superintendent* ‡**

Delete GC 4.7.1 and replace with the following:

- .1 The *Contractor* shall employ a competent senior representative at the *Place of the Work* (the "*Superintendent*") who shall have the responsibility to ensure that the *Work* is performed in compliance with the *Contract Documents*. Unless otherwise permitted in writing by the *Owner*, the *Superintendent* shall be the person whose experience was submitted in Appendix 3 of the Tender. The *Contractor* shall also employ necessary assistants for the *Superintendent* and the *Superintendent* and assistants shall be in attendance at the *Place of the Work* while *Work* is being performed.

**SGC 4.11      *Subcontractors* ‡**

Delete GC 4.11.2 and replace with the following:

The *Contractor* shall employ only the Subcontractors listed in Appendix 5 of the Form of Tender, or others as approved in writing by the *Owner*, and shall not change or employ additional Subcontractors without the approval of the *Owner*, which approval shall not be unreasonably withheld.

**SGC 7.1      *Changes* ‡**

Delete GC 7.1.3 and replace with the following:

- .3 Additional work that the *Owner* may wish performed that does not satisfy the requirements of subparagraphs (a) and (b) of GC 7.1.1(1) is *Extra Work* and not a *Change*. Pursuant to GC 8, *Extra Work* may be declined by the *Contractor* or may, upon agreement between the parties, be undertaken as *Extra Work*.

**SGC 9.2      *Valuation Method* ‡**

Delete GC 9.2.3 (1) and replace with the following:

- (1) shall be interpreted to include compensation on account of all related costs, including but not limited to all direct, indirect, "impact", head office, overhead, and all other costs, and all markups and profits, even if the *Quotation* does not specifically mention such items; and



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#### SGC 9.4      **Quantity Variations**

Delete GC 9.4.1 and replace with the following: ‡

- .1      If for any reason, including an addition or deletion under GC 7.1.1.(1) or GC 7.1.1.(2) respectively, the actual quantity of a unit price item varies by more than plus or minus the *Variance Threshold Percentage* from the estimated quantity for that unit price item as listed in the *Schedule of Quantities and Prices* (the “*Tender Quantity*”) or as otherwise agreed to pursuant to these *Contract Documents*, then either the *Owner* or the *Contractor* may by written notice request the other party to agree to a revised unit price, considering the change in quantities. A party shall make a request for a revised unit price as soon as reasonably possible after the party concerned becomes aware of the quantity variation.

Delete GC 9.4.2 (2) and replace with the following: ‡

- (2)      If there is an overrun in the estimated quantity, GC 9.4.3 (2) shall apply to the overrun.

#### SGC 10.1      **Force Account Costs ‡**

Delete GC 10.1.1(4) and replace with the following:

- (4)      *Force Account Work Performed* by a *Subcontractor* shall be paid for in the lesser of: (i) the amount as provided by subparagraphs (1), (2) and (3) of this GC, plus a markup of 5%, or (ii) the actual amount the *Contractor* pays the *Subcontractor* including a markup of 10% on such actual cost to cover all overhead and profit.

#### SGC 10.3      **Submit Accurate Records ‡**

Delete GC 10.3.2 and replace with the following:

- .2      The *Contract Administrator* shall, within one *Day* of the receipt of a *Force Account* report:
- (1)      certify the information in the submitted *Force Account* report that the *Contract Administrator* accepts as correct; and
  - (2)      reject in writing the information, if any, in the *submitted Force Account* report that the *Contract Administrator* does not accept as correct.

Add SGC 10.3.3, 10.3.4, and 10.3.5 as follows:

- .3      Any information in a submitted *Force Account* report which the *Contract Administrator* fails to either certify or reject within the one *Day* period will be deemed to have been certified as accepted.
- .4      Any information in a submitted *Force Account* report that is rejected by the *Contract Administrator* and which remains disputed by the *Contractor* and the *Contract Administrator* will be resolved in accordance with GC 17.
- .5      The *Owner* shall not be liable to pay for any *Work* based on *Force Account* for which the daily *Force Account* reports were not prepared and submitted as set out in GC 10.3.1.

#### SGC 12.2      **Discovery of Hazardous Materials ‡**

Delete GC 12.2.2 and replace with the following:

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- .2 If the *Contract Administrator* observes any materials at the *Place of the Work* that the *Contract Administrator* knows or suspects may be *Hazardous Materials* then the *Contract Administrator* shall immediately give written notice to the *Contractor* and the *Contractor* shall immediately stop the *Work* or portion of the *Work* as required by GC 12.2.1 (1).

**SGC 13.1 Delay by Owner or Contract Administrator ‡**

Delete GC 13.1.1 (2) and replace with the following:

- (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.

**SGC 13.3 Unavoidable Delay ‡**

Delete GC 13.3.1 and replace with the following:

- .1 If the *Contractor* is delayed in the performance of the *Work* by any cause that is beyond the reasonable control of the *Contractor*, *Owner* or *Contract Administrator*, including *Abnormal Weather*, labour disputes, strikes, lockouts (including lock-outs decreed or recommended for its members by a recognized contractors' association, of which the *Contractor* is a member or to which the *Contractor* is otherwise bound), fire, or unusual delay by common carriers, then, on written notice as required by GC 13.6, the *Contractor* shall be entitled to an extension of the *Contract Time*, but shall not be entitled to reimbursement of any costs. For certainty "common carrier" in this GC does not include an entity offering services to the public over wires or satellite systems.

**SGC 13.9 Liquidated Damages for Late Completion ‡**

Delete GC 13.9.1 and replace with the following:

- .1 If the *Contractor* fails to meet the *Milestone Date* for *Substantial Performance* as set out in the Form of Tender, paragraph 2.2 as may be adjusted pursuant to the provisions of the *Contract Documents*, then the *Owner* may deduct from any monies owing to the *Contractor* for the *Work*:

- (1) as a genuine pre-estimate of the *Owner's* increased costs for the *Contract Administrator* and the *Owner's* own staff caused by such delay an amount of \$250 per day or pro rata portion for each *Day* that actual *Substantial Performance* is achieved after the *Substantial Performance Milestone Date*; plus
- (2) all direct out-of-pocket costs, such as costs for safety, security, or equipment rental, reasonably incurred by the *Owner* as a direct result of such delay.

If the monies owing to the *Contractor* are less than the total amount owing by the *Contractor* to the *Owner* under (1) and (2) then any shortfall shall immediately, upon written notice from the *Owner*, and upon *Substantial Performance*, be due and owing by the *Contractor* to the *Owner*.

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**SGC 17.5      *Referee* ‡**

Delete GC 17.5.2 (2) and replace with the following:

- (2) if the parties have not agreed upon a *Referee* within 3 Days of a submission of names by one party to the other as provided by GC 17.5.2 (1), then either party may request in writing the Master Municipal Construction Documents Association to appoint the *Referee*. The Association will have the authority to appoint a *Referee* without further consultation with the parties and the parties shall accept the Association's appointment. If for any reason the Association fails to appoint a *Referee* within 5 Days of the written request then such failure shall be deemed to be an agreement between the parties to omit a review of that *Dispute* by a *Referee* and a party may at the end of the 5 Days request a *Settlement Meeting* and proceed with the remaining steps in the *Dispute* resolution process as described in this GC.

Delete GC 17.5.8 and replace with the following:

- .8      The *Referee* shall render a brief and impartial decision in writing on the *Dispute*, with copies to both parties within 15 *Days* of the *Referee*'s appointment or such longer period as agreed to in writing by both parties. A value to the parties of the review is in having the *Referee* give a timely decision. The decision shall include consideration of the amount, if any, of an adjustment to the *Contract Time* and *Contract Price* that should be made arising out of the matters relating to the *Dispute*.

**SGC 18.2      *Supporting Documentation* ‡**

Delete GC 18.2.2 and replace with the following:

- .2      If requested in writing by the *Contract Administrator* the *Contractor* shall as a precondition to the issuance of the *Payment Certificate* provide a sworn declaration in a form acceptable to the *Contract Administrator*, that as of the date set out in the sworn declaration all amounts which have been incurred directly by the *Contractor* relating to the *Work* that are due and owing to third parties have been paid.

**SGC 18.4      *Holdbacks***

Delete GC 18.4.2 and replace with the following:

- .2      Defects and Deficiencies: In addition to other holdbacks as provided by the *Contract Documents*, when considering *Substantial Performance*, the *Owner* may hold back from payments otherwise due to the *Contractor* 200% of a reasonable estimate, as determined by the *Contract Administrator*, on account of deficient or defective *Work* already paid for. This holdback may be held, without interest, until all deficiencies or defects are remedied. The items of defect or deficiency and the amounts of related holdbacks shall be listed separately on the *Payment Certificate*.

Add SGC 18.4.6 as follows:

- .6      At the time of *Substantial Performance* the *Contractor* is required to provide record drawing information that meets Section 01 33 01 – Project Record *Drawings*. Should the *Contractor* fail to provide the record drawing information, this will be taken to be a deficiency and the *Owner* may hold back \$10,000 from payments otherwise due to the *Contractor*. This holdback may be held until record drawing

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information is submitted and approved by the *Contract Administrator*, and the conditions of SGC 18.4.2 are met.

**SGC 18.6      *Substantial Performance*<sup>‡</sup>**

Delete GC 18.6.3 (1) and replace with the following:

- (1)      a sworn declaration in a form in accordance with SGC 18.2.2; and;

**SGC 24.1      *Required Insurance*<sup>‡</sup>**

Delete GC 24.1.1 (2) and replace with the following:

- (2)      Commercial General Bodily Injury and Property Damage liability Insurance

Limits: Bodily Injury and Property damage – inclusive \$5,000,000

The insurance shall include Completed Operations, *Contractor's* Contingent Liability and Contractual Liability of sufficient scope to include the liability assumed by the *Contractor* under the terms of this *Contract*, and Completed Operations Liability. The policy shall include the *Owner* and the *Contract Administrator* as additional insured's with a cross liability clause. Any property damage deductible shall be for the account of the *Contractor* and shall not exceed \$10,000.00 for any one occurrence.

Delete GC 24.1.1 (3) and replace with the following:

- (3)      Course of Construction Builders' Risk Insurance

Coverage on an "All Risks" basis in the amount of not less than the amount of the *Contract Price*; subject to a deductible provision for the *Contractor's* account not exceeding \$10,000.00 each loss. Coverage to include the *Owner* as an additional insured.

Add GC 24.1.1 (5) as follows:

- (5)      Boiler and machinery Insurance in the joint names of the *Contractor*, and the *Owner*. The policy shall include as insured's all Subcontractors. The coverage shall be maintained continuously from commencement of use or operation of the boiler and machinery objects insured by the policy and until 10 calendar days after *Substantial Performance*.

Delete GC 24.1.5 and replace with the following:

- .5      All policies referred to in this GC shall provide that thirty (30) days notice of cancellation will be given in writing to the Named Insured and the *Owner*, otherwise the policies to remain in full force and effect until the *Work* has been completed.

Notwithstanding the foregoing, the Commercial General Bodily Injury and Property Damage Liability insurance referred to in GC 24.1.1 (2) shall remain in full force and effect from the commencement of the performance of the *Work* for a period of not less than twelve (12) months following *Total Performance*, and with respect to completed operations coverage for a period of not less than 24 months following *Total Performance*.

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**SCHEDULE 17.5.3      Letter Agreement with *Referee* ‡**

Add following Schedule 17.5.3 to Supplementary General Conditions:

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Schedule 17.5.3

Letter Agreement with *Referee*

(Name and Address of *Referee*)

*Contract:*

Reference No.

BETWEEN:

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(the "*Owner*")

AND:

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(the "*Contractor*")

We write to confirm your appointment as a *Referee* under the above *Contract*. The terms of your appointment are as contained in GC 17.5 of the *Contract Documents*. The parties specifically confirm GC 17.5.5, GC 17.5.13 and GC 17.5.14.

We confirm that you agree to review any Disputes in accordance with the *Contract Documents* that may be sent to you by either of the parties, and perform the functions of a *Referee* as described in the *Contract Documents*. The written *Dispute* and related materials, including a copy of the *Contract Documents*, shall be forwarded to you.

We confirm that your daily/hourly rate for fees is \$\_\_\_\_\_. In addition to your invoiced fees the *Owner* will pay any and all reasonable disbursements incurred in providing your services.

Please submit your invoices on a monthly basis directly to the *Contract Administrator*. The *Owner* shall make payment within 20 calendar days of receipt.

Please confirm your agreement to the terms as set out in this letter by signing a copy of the enclosed letter and returning it to the *Contract Administrator*.

Yours truly,

---

Authorized Signatory of *Owner*

---

Date

---

Authorized Signatory of *Contractor*

---

Date

---

*Referee*

---

---

Date

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**END OF SUPPLEMENTARY GENERAL CONDITIONS**

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## **SUPPLEMENTARY SPECIFICATIONS**



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## **Division 1**

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**MOBILIZATION**

**1.0 GENERAL**

1.1 Measurement and Payment

Add 1.1.1 as follows:

- .1 Payment for mobilization and demobilization shall be full compensation for all *Work* not otherwise reflected in the *Schedule of Quantities and Prices* including bonding and insurance, mobilization and demobilization, temporary signage or fencing, temporary facilities, erosion and sedimentation controls, communication and notification to residents, traffic control, project record documents, and all other direct and indirect costs associated with managing the site and project not included elsewhere.

Payment will be made based on percentage of *Contract Price* completed.

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**END OF SECTION**

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## **Division 33**

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## **WATERWORKS**

### **1.0 GENERAL**

#### **1.8 Measurement and Payment**

Delete 1.8.2 and replace with the following:

- .2 Payment for watermain and service connections includes saw cutting pavement, trench excavation, disposal of surplus excavated material, bedding, supply and installation of all pipe, bolts, gaskets, tie rods, thrust blocks, anodes, imported or native backfill as shown on the Drawings, cleaning, testing, flushing, disinfection, all surface restoration as specified under Section 31 23 01 – Excavating, Trenching and Backfilling – 3.6, except permanent pavement restoration, and all other work and materials necessary to complete the installation as shown on the Drawings and specified under this Section.

Measurement for watermain will be made along centreline of main, through valves and fittings, with no deduction for length of valves or fittings, over surface after work has been completed.

Delete 1.8.4 and replace with the following:

- .4 Payment and measurement for each water service connection has been delineated between several different sub-items below. Note that payment for each of the following sub-items also includes all applicable work described in 1.8.2 of this Section. Size and location of each service connection to be confirmed with Contract Administrator prior to supply and installation.

Payment and measurement under Item 2.17 and 2.18 will be per each water service connection installed for scope between the new watermain saddle and corporation stop.

Payment and measurement under Item 2.19 and 2.20 will be per linear metre of new polyethylene water service supplied and installed between corporation stop to curb stop.

Payment and measurement under Item 2.21 and 2.22 will be per each water service connection installed of the curb stop, meter setter, and meter box.

Payment and measurement under Item 2.23 and 2.24 will be per each water service connection installed of meter unit and touchpad.

Delete section 1.8.13 and replace with the following:

- .13 Payment for tie-ins to existing mains where all pipework is to be undertaken by the Contractor will be as 1.8.12 of this Section, including all pipes, fittings and necessary tie-in work to complete tie-in as shown on Contract Drawings.

**WATERWORKS**

Add section 1.8.14 as follows:

- .14 Payment for hydrants includes the hydrant body, mainline tee, lateral connections from mainline tee off watermain to hydrants, isolation valve with adjustable valve box, thrust blocks and all other incidental work as shown on Contract Drawings.

Add section 1.8.15 as follows:

- .15 Payment for water sampling station includes supply and installation of all materials, works, and appurtenances required to complete the work as shown on the Contract Drawings. This includes the main corporation stop, curb stop assembly, and associated piping. Payment includes all applicable work described in Section 1.8.2.

Measurement will be for each complete water sampling station regardless of length of service pipe.

Add 1.8.16:

- .16 Payment for culvert crossing includes all works extra over and above all applicable work described in Section 1.8.2 including excavating up to and under the existing culvert, supporting the culvert as required, supply and installation of insulation, and similar works required to complete the crossing.

Add 1.8.17:

- .17 Payment for bulk water fill station includes supply and installation of all work required to deliver a complete and functional fill station including but not limited to:
- Submission of complete shop drawing package;
  - Potable water service saddle, corporation stop, curb stop, and lateral piping to supply the bulk fill station from the existing distribution watermain, including any insulation or frost protection measures;
  - Site preparation and supply, placement, and compaction of subgrade material to support fill station, including all works associated with ensuring proper drainage and erosion control for any discharge or overflow from the kiosk area;
  - Supply and installation of fill station and payment kiosk;
  - Extension of electrical service from adjacent water treatment plant;
  - Supply and installation of antenna and similar cellular connectivity components;
  - Placement of locally sourced boulders to serve as bollard protection;
  - Commissioning and training; and
  - Submission of record drawing and O&M manuals.

## **WATERWORKS**

Add 1.8.18:

- .18 Payment for each meter connection to Shearwater Resort & Marina includes supply and installation of all work required to deliver a complete and functional meter and backflow prevention assembly, including but not limited to:
- Submission of complete shop drawing package;
  - Meter chamber complete with frame and lid, including any insulation/frost protection and thrust restraint measures;
  - Meter unit, with supports;
  - Backflow preventer, with supports;
  - Site preparation and supply, placement, and compaction of subgrade material to support chamber, including all works associated with ensuring proper drainage and erosion control for any discharge or overflow from the sump;
  - All associated piping and tie-in work between the gate valve and the tie-in to the property's service connection, including cap;
  - Commissioning and training; and
  - Submission of record drawing and O&M manuals.

Add 1.8.19:

- .19 Payment for 50mm water service connections includes main line saddles, corporation stops, curb stops, meter, meter box with "touch" lid opening and all associated box supports, polyethylene pipe (regardless of length) and all related fittings and appurtenances required to install or transfer the existing water service connection from the existing pipe to new watermain. Payment includes all applicable work described in 1.8.2 of this Section.

## **2.0 PRODUCTS**

### **2.2 Mainline Pipe, Joints and Fittings**

Delete section 2.2.2.2 and replace with the following:

- .2 Joints: Push-on bell and spigot type conforming to ASTM D3139 with single elastomeric gasket to ASTM F477.

Delete section 2.2.4.13 and replace with the following: ‡

- .13 Joint Restraint Devices: General Requirements:
- .1 Ductile iron castings to ASTM A536.
  - .2 Anti-corrosion coating of ductile iron castings to AWWA C219, AWWA C210, C213 or C550.

**WATERWORKS**

- .3 Bolts and nuts high strength low alloy steel to AWWA C111 or as specified in Contract Documents, stainless steel to ASTM F593 or F738 for bolts and ASTM F594 or F836 for heavy hex nuts. Rolled threads, fit and dimensions to AWWA C111.
- .4 Tie rods to 2.2.4.10 of this Section.
- .5 Restrainers for ductile iron pipe shall be mechanical joint fittings or push-on joint fittings with tie rod.
- .6 Restrainers for PVC pipe shall be mechanical joint fittings or push-on joint fittings with tie rod lugs.
- .7 Restrained harnesses or integral restraint systems manufactured as part of the pipe joint.
- .8 All joint restraint systems for PVC pipe to be approved by the specific PVC pipe manufacturer, and that they do not derate the pipe manufacturer's recommended working pressures.
- .9 Restrainers for PVCO pipe shall be mechanical joint fittings or push-on joint fittings with tie rod lugs.
- .10 All joint restraint systems for PVCO pipe to be approved by the specific PVCO pipe manufacturer, and that they do not derate the pipe manufacturer's recommended working pressures.

**2.4 Valve and Large Meter Chambers**

Delete section 2.4.7 and replace with the following:

- .7 Mortar: aggregate to CAN/CSA-A82.56, masonry cement to CSA A3000

**2.6 Hydrants**

Add section 2.6.4:

- .4 Hydrants to be Mueller / Canada Valve A-489 Century.

**3.0 EXECUTION**

**3.5 Granular Bedding**

Delete section 3.5.5 and replace with the following:

- .5 Compact each layer full width of bed to minimum 95% Modified Proctor Maximum Dry Density (MPDD) in compliance with ASTM D698. (All following references to density imply compliance with ASTM D698).

**3.6 Pipe Installation**

Add section 3.6.15:

- .15 All directional drilling for the installation of HDPE pipe for river crossings shall meet ASTM F1962.

**WATERWORKS**

**3.15 Pipe Surround**

Delete section 3.15.3 and replace with the following:

- .3 Compact each layer from pipe invert to underside of backfill to minimum 95% Modified Proctor Maximum Dry Density.

**3.19 Testing Procedures**

Delete 3.19.2 and replace with the following:

- .2 Before pipe is filled with water, pipe bedding, concreting of all valves and fittings and backfilling to be completed as required in this specification. Fill each section of pipe and allow to remain full of water for a period of at least 24 hours prior to commencement of any pressure tests. Submit pipeline to a test of 1.5 x working pressure applied at highest elevation in each section, with a minimum of 1034 kPa applied at lowest point of test section. Ensure that test pressure does not exceed pipe or thrust restraint design pressures. Minimum duration of test period to be 2 hours. Maximum test pressures should not exceed those specified in CSA B137.3 – Table 9.

Add new section 3.19.7 as follows:

- .7 Fire Hydrants to be included in all watermain testing.

**3.20 Disinfection, General**

Add new section 3.20.3 as follows:

- .3 All water mains to be flushed, disinfected, and bacteriological tested in accordance with AWWA C651. Bacteriological testing to include total coliforms, fecal coliforms, and heterotrophic plate count (HPC). Bacteriological samples to be collected by the Contractor, and submitted to an approved laboratory for testing.

**3.23 Connection to Existing Mains**

Delete section 3.23.1 and replace with the following:

- .1 Connections to existing waterworks systems will be made by the Contractor. The Contractor shall provide the Contract Administrator at least (7) seven Days advance written notice prior to beginning Work on any watermain tie-in.

**3.24 Testing, Disinfection, and Tie-In Plan**

Add new section 3.24 as follows:

- .24 Provide a detailed testing, disinfection, and overall tie-in plan for all sections of watermain.



**WATERWORKS**

The Contractor is expected to provide a plan outlining the items above at least 20 Days prior to the Contract Administrator for approval. The plan shall include the following:

- detailed schedule of events
- contingency plans in the event of a process malfunction
- drawings and sketches as required to illustrate the planned sequence of events

---

**END OF SECTION**

## **CONTRACT DRAWINGS**

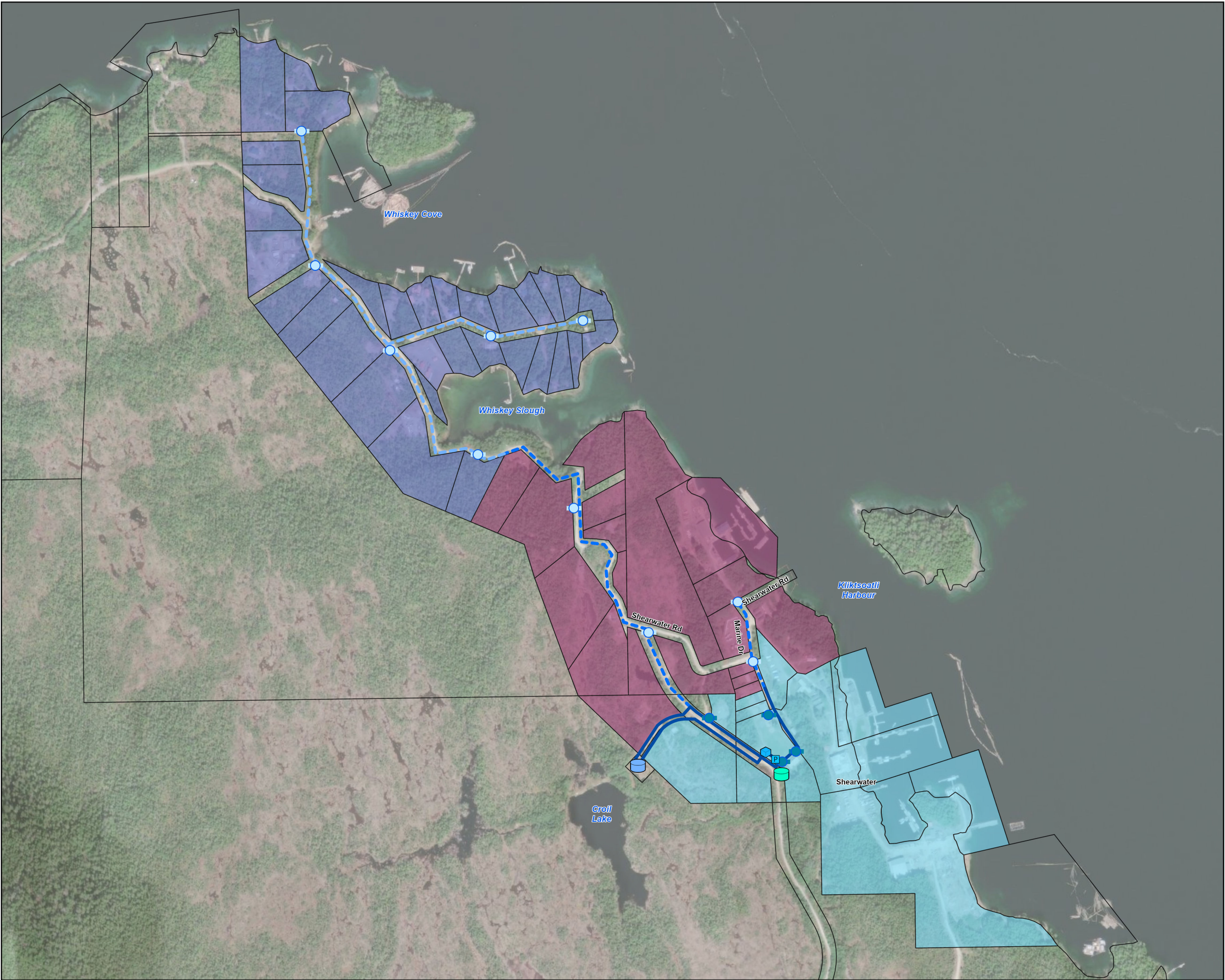
**Drawings have been provided in a separate file due to authentication purposes.**

## **APPENDIX A – REFERENCE MATERIALS**

## **Project Phasing Figure**



\\usurban-systems.com\projects\Projects\_KAM\3383\0005\02\Design\GIS\Projects\Pro\_Projects\CCRD\_Electoral\3383.0005.02\_Water\_System\_Phasing - JW.aprx Last updated by JW on Tuesday, December 16, 2025 at 3:21 PM

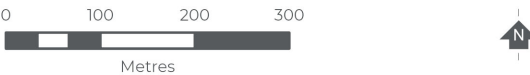


## Denny Island Community Water System

### Proposed Water Servicing Concept

- Legend
- Existing Well
  - Existing WTP
  - Existing Reservoir
  - Proposed Bulk Water Fill Station
  - Existing Watermain
  - Proposed Watermain Phase 1
  - Proposed Watermain Phase 2
  - Existing Hydrant
  - Proposed Hydrant
  - CCRD Service Area Phase 1 (Served)
  - CCRD Service Area Phase 1 (To be serviced)
  - CCRD Service Area Phase 2

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Coordinate System: NAD 1983 UTM Zone 9N

Scale: 1:8,000 (When plotted at 11"x17")

Data Sources:

- Data provided by ParcelMap BC, Esri Basemaps

Project #: 3383.0005.02  
Author: LS/JW  
Checked: JS  
Status:  
Revision: A  
Date: 2025 / 12 / 16



FIGURE 1



# **Geotechnical Investigation Report**

August 21, 2018

Project # 2018-0669

URBAN SYSTEMS  
#200 – 286 St Paul Street  
Kamloops, BC  
V2C 6G4

**Attention:**      **Jacob Scissons, P.Eng.**

**Reference:**      **Geotechnical Engineering Services – Shearwater Water Projects  
School District #49 Elementary School Water System Project, AND  
CCRD Water Distribution System Project**

Please accept the following letter/report in support of the above-mentioned project(s).

The proposed projects include a proposed reservoir, pump house, and water main route (up to 3.5km).

The following information is based on test pits excavated by a local contractor and witnessed by a representative of Fraser Valley Engineering Ltd (in place of the undersigned due to a last minute scheduling issue). The undersigned received all the field notes/information from Fraser Valley Engineering to be used in the preparation of this report.

Generally the test pits encountered shallow bedrock with a variety of materials including fill, root mat, debris, cobbles, broken rock and silty sand above the rock. As can be observed in the test pit logs (attached), there was not a consistent type of material or any homogeneity. Also attached is a rough map of the test pit locations. It is understood that the test pit locations may have been surveyed by others after excavation. If a surveyed location map is available, please make it available to append to this report.

Consider the following list as a summary of pertinent information for use in structural design and construction of the proposed project.

#### **Site Grading/Preparation – Proposed Reservoir and Pump House**

Based on the soils observed in the test pits, it is recommended that the locations of the reservoir and pump house be stripped to competent bedrock. Then compacted three-inch minus crushed material be used as a levelling material prior to placing the foundations. Consider proof-rolling the prepped pads (observed by a qualified soils engineer) to confirm suitability of the pad to support the proposed structures. Loose/soft soils, as disclosed by the proof-rolling, should be excavated out and replaced with thoroughly compacted granular soil. An acceptable proof-roller would be a fully-loaded, tandem-axle, dump truck. Place at least four tire tracks on all areas.

#### **Compaction and Fill Requirements**

It is understood that two local sources of crushed material is available (up to 12-inch minus). Consider using a fine crusher dust as pipe bedding/surround with coarser material being suitable away from the pipes. Three-inch minus is a suitable material for pad prep at the proposed reservoir and pump station location. At the time of construction, this writer or another qualified soils engineering firm should verify that proposed fill soils are acceptable. Any required fill should be placed in lifts not exceeding 0.3m (1



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foot) un-compacted. Compact all fill to at least 95 percent of the maximum density (modified Proctor - ASTM D-1557).

### **Bearing Capacity**

Consider designing for a) Ultimate Limit State (ULS) bearing pressure of 215 kPa (4500 pounds per square foot (psf)), and ii) Serviceability Limit State (SLS) of 180 kPa (3750 psf) where the bedrock has been exposed and suitable compacted granular fill is used to establish final foundation grades.

### **Footing Widths**

Regardless of the aforementioned allowable bearing capacities, the minimum width of strip footings should not be less than 450mm (18 inches) and pad footings should not be less than 600mm square (24 inches square).

### **Frost Depth**

For this particular area, consider a frost depth of 1.2m when designing foundations and pipe depths/cover.

### **Excavation**

The soils and material overlying the bedrock should not pose a difficulty for most common excavators. However, the bedrock encountered in the test pits could be difficult or impossible to excavate without blasting. One could consider a two-tiered classification of the bedrock for payment purposes. One class is rock that is rippable by a D-8 crawler with ripper or a backhoe with 250 net engine horsepower with ripper. The second class is rock that requires drilling and blasting to loosen. This may also apply to trenches in rock that could be rippable except for tight working areas.

All excavation should be performed fully in accordance with WorkSafe standards.

### **Site Classification for Seismic Design**

Based on the shallow bedrock here and the recommendation for exposing bedrock and using well-compacted granular fill, one could consider that site would qualify as "Site Class D" as defined in the BC Building Code

### **Closure**

This investigation and report were completed for use by the client and the client's design team, and was done in general conformance for similar works in this area. Use of this report by others than our client and team requires the permission of the client and the undersigned.

Should information other than what was used for the purpose of this report become available, please contact this writer to see if additional recommendations are warranted.

I trust that this report meets the needs of the client at this time. However, if there are any questions, please do not hesitate to contact the undersigned.

Regards,



Collin S. Johnson, P.Eng.

2018-0669  
Shearwater, BC

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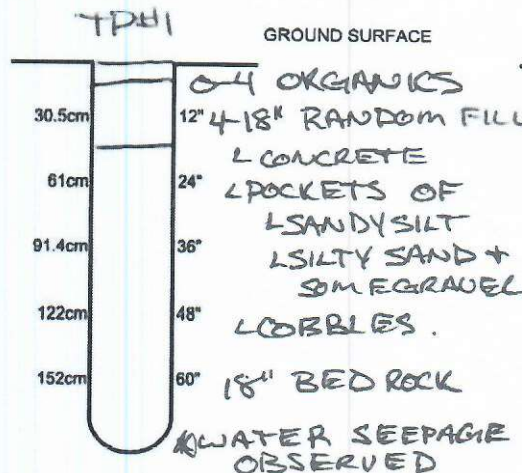


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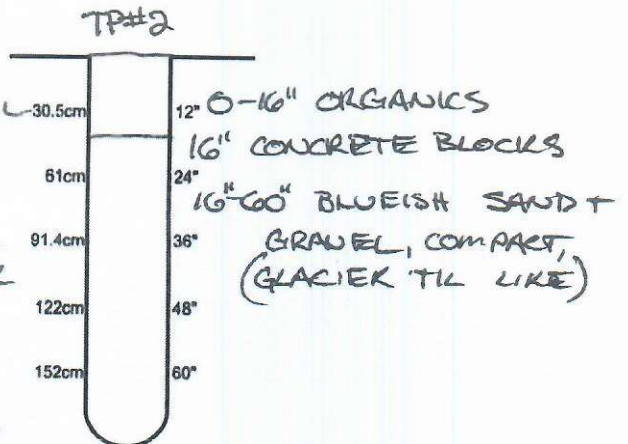
101-33465 Maclure Road  
Abbotsford, B.C. V2S 7W2  
Tel: 604-850-0364 Fax: 604-557-0390  
Email: info@fvel.com

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SITE: DENNY ISLAND - BELLA BELLA  
SUBJECT: TEST PIT    PG 1 OF 6.

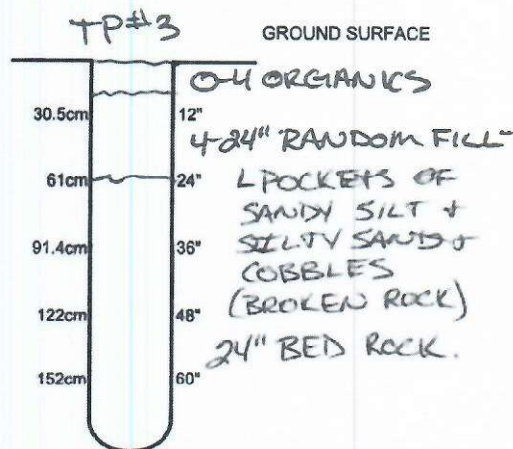
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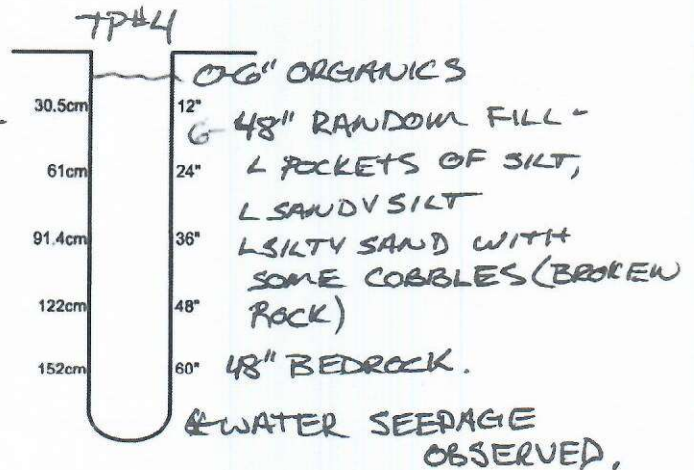
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Observation hole #2



Observation hole #3



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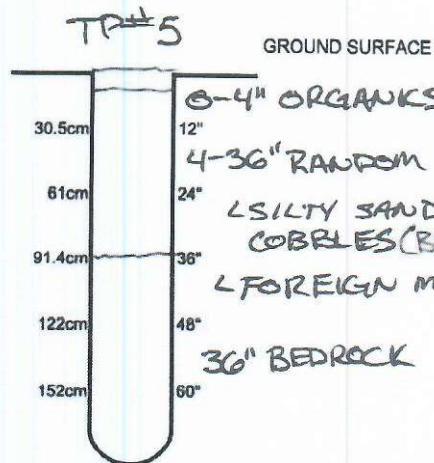


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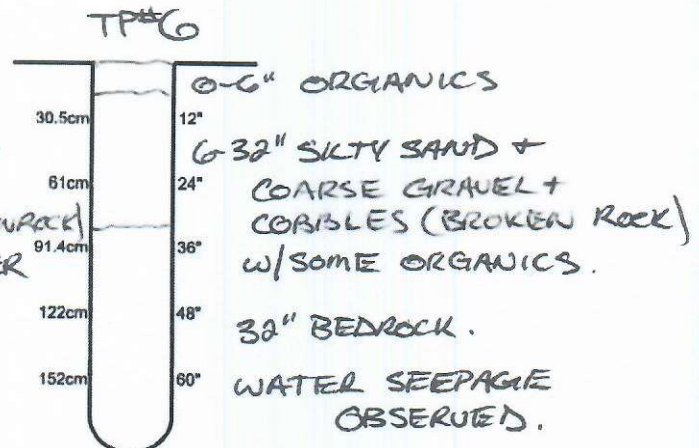
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Abbotsford, B.C. V2S 7W2  
Tel: 604-850-0364 Fax: 604-557-0390  
Email: info@fvel.com

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SITE: DUNDY ISLAND - BELLA BELLA		
SUBJECT: TEST PIT      PCL 20FG.		

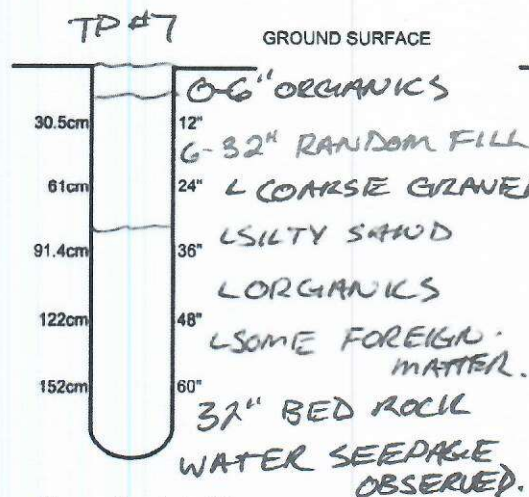
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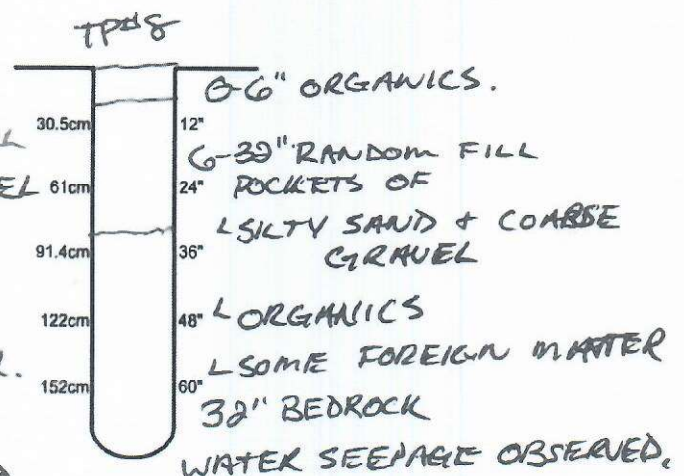
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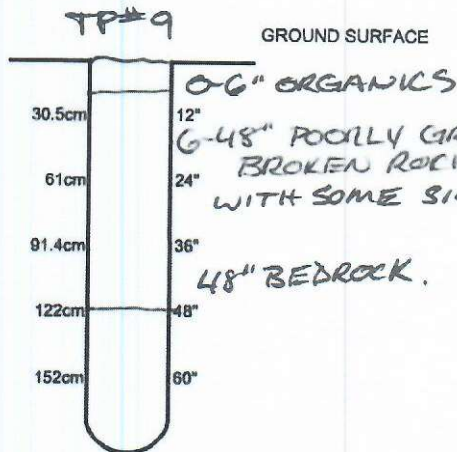


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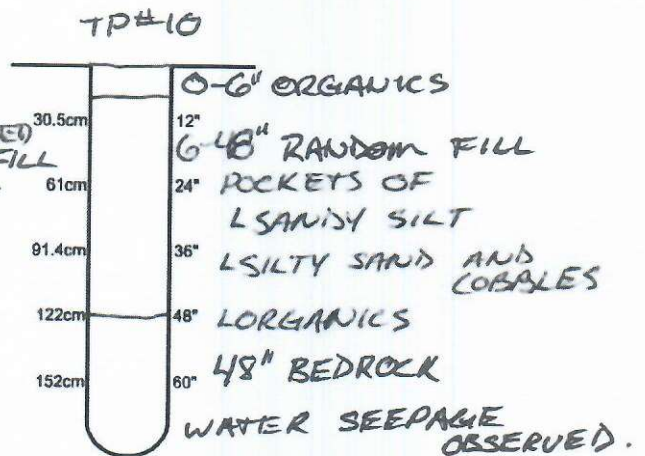
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Tel: 604-850-0364 Fax: 604-557-0390  
Email: info@fvel.com

CLIENT: URBAN SYSTEMS    DATE: APRIL 10-11/18    FV #  
SITE: DENNY ISLAND - BELLA-BELLA  
SUBJECT: TEST PIT PG 30FC

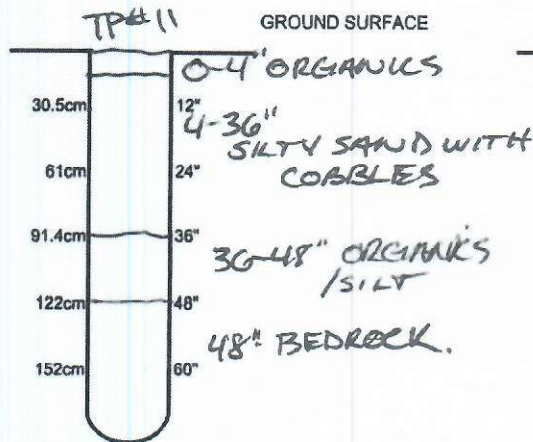
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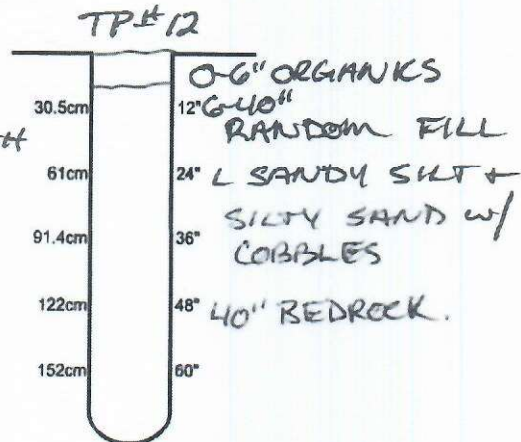
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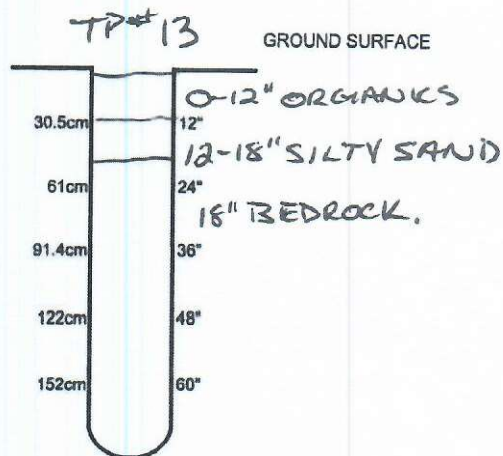


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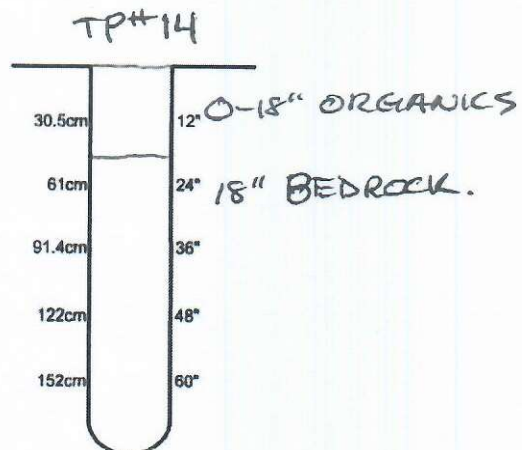


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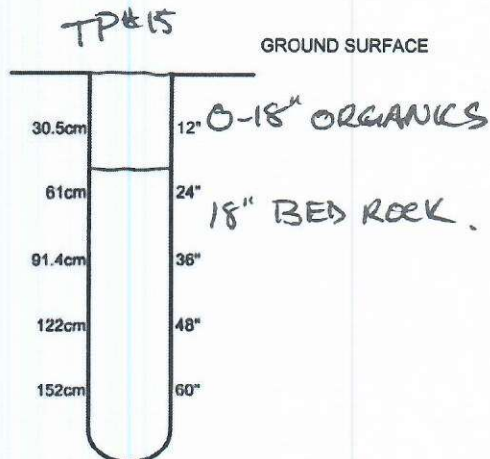
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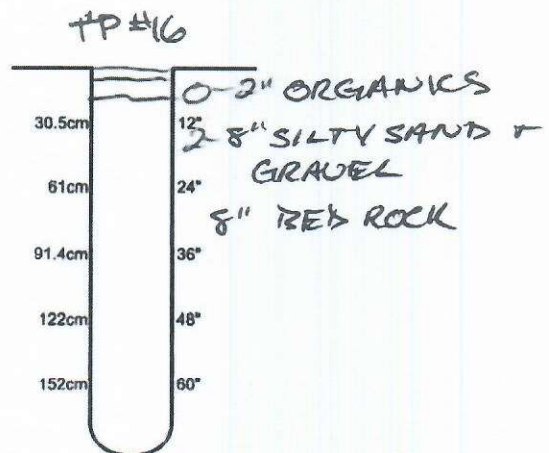
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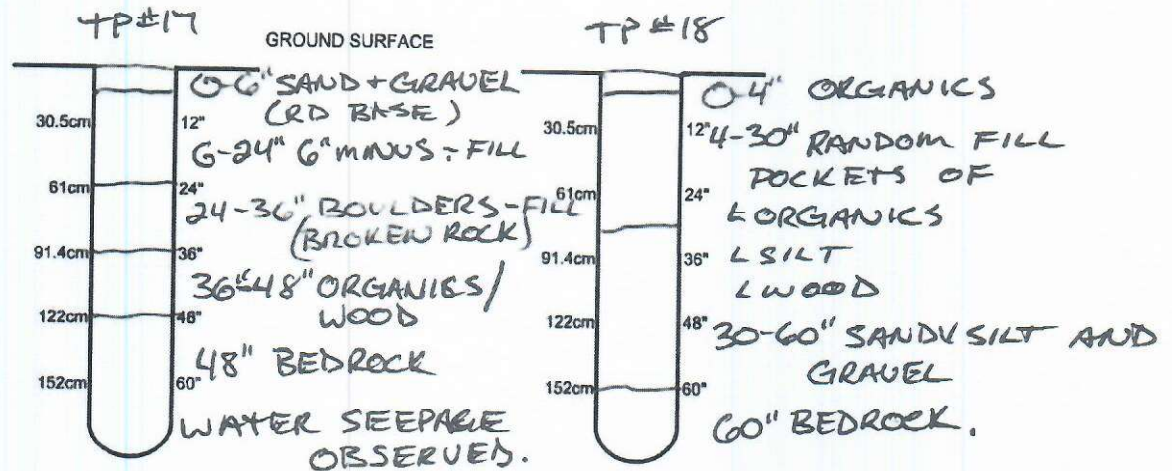


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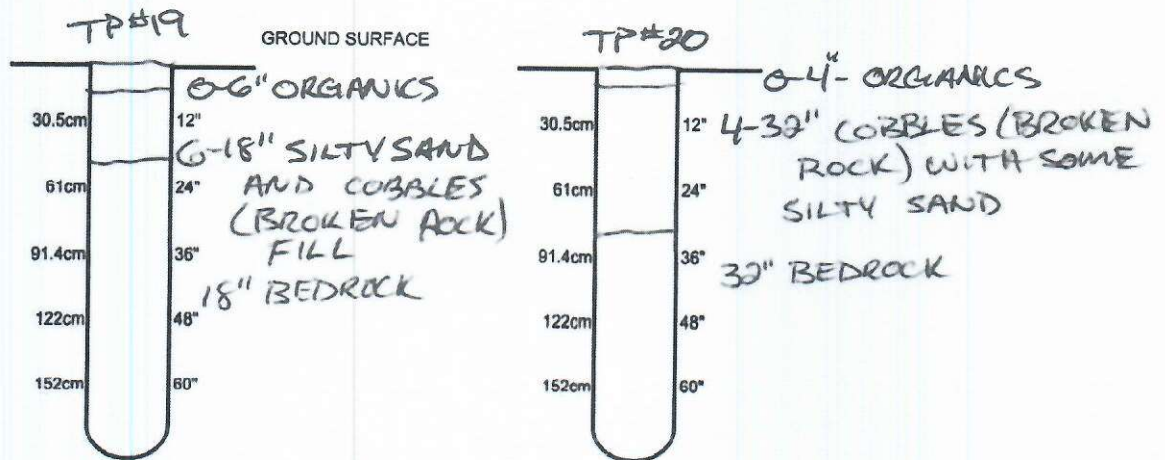
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### SOIL DESCRIPTION REPORT



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Observation hole #2



Observation hole #3

Observation hole #4



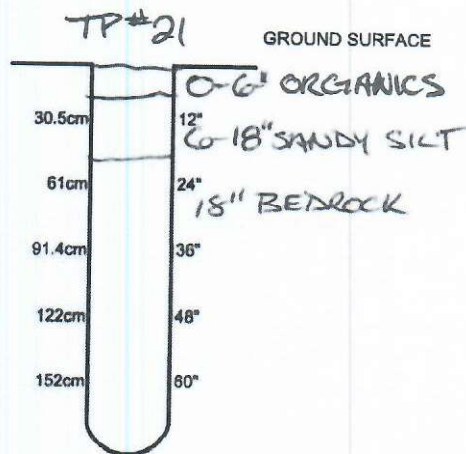


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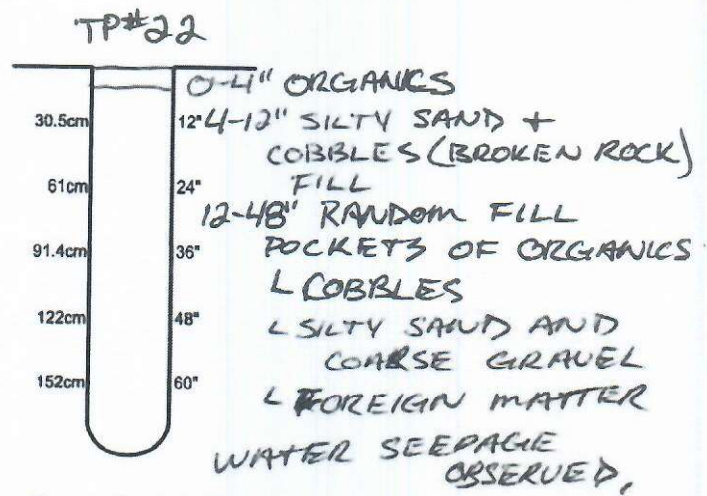
101-33465 Maclure Road  
Abbotsford, B.C. V2S 7W2  
Tel: 604-850-0364 Fax: 604-557-0390  
Email: info@fvel.com

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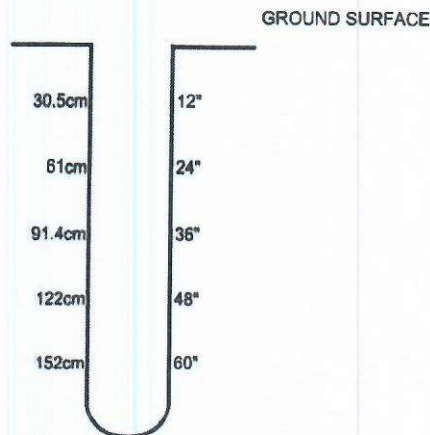
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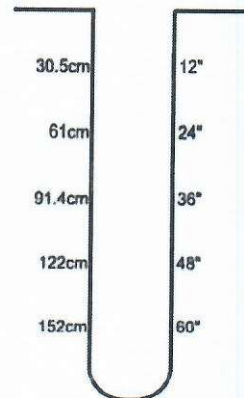
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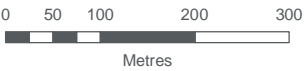




Denny Island North



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Coordinate System:  
NAD 1983 UTM Zone 9N

Scale:  
1:4,000

Data Sources:  
Data provided by -

TEST PIT LOCATION MAP

Project #:	3383.0005.01
Author:	JC
Checked:	JS
Status:	
Revision:	A
Date:	2018 / 4 / 4



FIGURE 1