

**Regional District of Fraser Fort George
Contractor's Meeting regarding RFP DS-02-09
2:00 PM, May 19, 2009**

In attendance:

Terry McEachen
Katherine Scouten
Tara Bogh

Jim Sosiak
Nick Ploysou
Ed Chanter

The contractor's meeting began with Terry McEachen providing an overview of RFP DS-02-09, with the following items of note:

- the RFP has two addendums, posted on the Regional District website:
 1. Addendum 1 is a notice of a deadline extension (May 25, 2009)
 2. Addendum 2 includes a clause re: contractor relationship to employees of the Regional District;
- the sites outlined in the RFP are the sites coincide with the 2008 Industrial Land Profile and have been listed in priority order on page 4 of the RFP;
- proponents may submit proposals for any or all of the three areas identified in the RFP;
- the budget available for the RFP is \$89,000;
- regarding the scope of the proposals, the RD would like to see the information areas identified in the RFP addressed as much as can be done within the specified budget.

The questions addresses regarding RFP DS-02-09 were as follows:

1. **Q:** How much detail will be required regarding soil bearing capacity and compaction?
A: The detail delivered should provide information on the ability of the site to support a range of industrial buildings.
2. **Q:** How much detail will be required regarding soil chemistry? It is typically quite expensive to obtain useful information, and as such is usually only done if required by the construction project (i.e. if it is suspected the site is contaminated).
A: The budget for the project has been outlined, and any budget constraints affecting the ability to gather information should be addressed in the proposal. For this specific area of information, given the budget constraints.
3. **Q:** How much detail will be required regarding bedrock?
A: It is not expected that any significant drilling will be undertaken during the course of this project. For this area of information, any information that is already available or observable.
4. **Q:** How much detail will be required regarding clearing/grading time and costs, and at what scale?
A: This is a very important component to the project; given the largely undeveloped nature of the sites in question, preparation costs will be a consideration for any company wanting to locate on the site. However, the information can be general in nature, and may include the proportion of sites covered by vegetation/significant terrain and a per acre/hectare cost estimation.
5. **Q:** How much detail will be required regarding potential soil, rock and groundwater interactions and other relevant environmental considerations?
A: This area is of definite interest for this project, as environmental considerations are very high on the public agenda. Having information about these areas will be useful for the development process.

6. **Q:** Regarding the priority rankings of the identified sites, which is preferred: more information on fewer sites or less information on more sites?
A: Given that there will be a trade-off between number and detail of sites, it is recommended that proposals are submitted from both perspectives, so as to reflect what can be done within the budget. Once the proposals are evaluated, the decision will be made regarding the option(s) that will result in best delivering the information required.
7. **Q:** How have the sites been ranked?
A: The rankings have been chosen based on the characteristics and assets (location, proximity to City) of the sites. Through this ranking, the Hart North site is ranked as the best site for development. However, depending on the industrial activity in question, some sites may have assets that make them preferable to investors.
8. **Q:** Is the air quality study a separate RFP?
A: Yes, while the air quality aspect is part of the Industrial Lands Analysis project, it has been issued as a separate RFP that is posted on the Regional District's website.
9. **Q:** Is the intent of the site analysis to use the information for marketing?
A: The information obtained may well be used to eventually market the sites, and also to help understand what needs to be done in order to bring the lands to a market-ready stage. Initiatives Prince George, as the contract manager, is approaching the project from a marketing perspective. The Regional District is approaching it from a land use planning and regulatory perspective. The information provided through this project will assist with both of these goals.
10. **Q:** Should the proposals be submitted by one contractor, with other contractors named as 'sub-contractors' if required, or should proposals be made for each of the areas separately? Which is preferred, given that sub-contracting often involves a greater cost?
A: Ideally, the RD would prefer to award the entire project to a single contractor, but could also award three separate contracts for each of the information areas, as specified in the RFP.